



Agenda

Planning Committee

Date:	Wednesday, 22 January 2020 at 18:30
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.</p>

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 15 January 2020 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
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The code of conduct for members can be found in the council's constitution at

<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	22 JANUARY 2020	4
BUDGET SETTING – FEES AND CHARGES 2020/21			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Each year, as part of the budget-setting process, the schedule of fees and charges for the coming year (for each of the services that the Council provides) is reviewed by budget-holders prior to that schedule being considered by the relevant Programme Committee and finally being approved at the March Budget Council meeting.

Each Programme Committee is required to recommend to the Council for approval a schedule of fees and charges for those activities within the remit of the Committee.

This report requests that Members consider the proposed schedule of fees and charges for those services within the remit of this committee as detailed at Appendix A to this report and provide a recommendation to Council in this regard.

Note: A full schedule of proposed fees and charges for all Council services for 2020/21 is accessible at the link below:

<https://new.fylde.gov.uk/council/finance/draft-fees-and-charges-2020-21/>

RECOMMENDATIONS

The Committee is requested to consider the schedule of fees and charges for those activities within the remit of this committee as detailed in Appendix A to this report and:

1. To recommend to Council a proposed schedule of fees and charges applicable for 2020/21; and
2. To note that the final fees and charges for 2020/21 will be approved by the Budget Council in March 2020.

SUMMARY OF PREVIOUS DECISIONS

The proposed fees and charges for services that are within the terms of reference of each programme committee are recommended to Council for approval as part of the annual budget-setting process. There have been no previous decisions in respect of these fees and charges for 2020/21.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	

REPORT

1. Each year, as part of the budget-setting process for the coming financial year, budget-holders are required to review the fees and charges that the Council applies to the range of services which it delivers.
2. There are different considerations for assessing changes to the level of fees and charges depending upon the nature of the service. This is explained below:
 - For certain activities, for example some environmental health-related activities, fee levels are set by statute at a prescribed level. In respect of these types of activity the review of fees and charges is restricted to ensuring that the correct amount is approved by Council and is correctly applied for the forthcoming year;
 - For other types of charges in respect of services for which the Council has statutory responsibilities (for example in relation to licensing matters) fee levels must be set at an appropriate level such that only eligible costs are recovered. In respect of these types of activity the review of fees and charges comprises a review of costs and the adjustment of fees where necessary to avoid the under or over-recovery of costs. Where only minor discrepancies are found between costs and fee levels the charges may be left unchanged until the next review to avoid the costs associated with more regular leaflet re-printing etc.; and
 - For other activities which are not set by statute and for which the Council is not acting under statutory powers (e.g. games site fees) fee levels may be set at levels that are determined by the Council itself. In respect of these types of activity the review of fees and charges comprises a review of costs, a review of the fee levels of competitor providers and after a consideration of the likely effect on demand for the services and the total income that would be received at different fee levels.
3. Fee levels for all services have been reviewed according to the differing criteria as described above and the Programme Committee is invited to consider and provide comments as appropriate.
4. The role of the Council's Programme Committees in providing a recommendation to Council of a schedule of fees and charges for services within the remit of that committee is a key part of the budget-setting process for the coming year. The final schedule of fees and charges for all Council services will be considered by the Budget Council in March 2020.

IMPLICATIONS	
Finance	The recommendation to Council of a schedule of proposed fees and charges for services within the remit of each Programme Committee is a key part of the budget-setting process for the coming year. This report requests that Members consider the schedule of fees and charges as detailed at Appendix A and provide a recommendation to Council as appropriate. Any financial implications from proposed changes to fees and charges will be quantified and reflected in the financial forecast contained in the final Medium Term Financial Strategy report to be considered by Budget Council in March 2020.
Legal	None arising from this report
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team		December 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
n/a	n/a	n/a

Attached document:
Appendix A - Schedule of Fees and Charges

DRAFT Fees and Charges 2020/21

Appendix A

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
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Planning Pre-application Advice: Large Scale Major Development Significant Major Development Small Scale Major Development Minor Development (A) Minor Development (B) Householder Meeting Householder Written Only (N.B the above charges relate to a revised scheme of charging introduced for 2016/17. Accordingly there are no comparative charges for 2015/16). Printing Charges: A4 Documents including Decision Notes, Completion Certificates and Plans: Up to 14 Copies 15 Copies Further copies A3 Documents including Plans: Up to 7 Copies 8 Copies Further Copies A combination of the above shall be treated on the basis of 10p per copy for A4 and 20p per copy for A3. When the trigger of £1.50 is reached in any combination charging should commence.					
	a	Per Enquiry	D	1,000.00	1,000.00
	a	Per Enquiry	D	750.00	750.00
	a	Per Enquiry	D	500.00	500.00
	a	Per Enquiry	D	350.00	350.00
	a	Per Enquiry	D	250.00	250.00
	a	Per Enquiry	D	100.00	100.00
	a	Per Enquiry	D	50.00	50.00
	N/A	Up to 14 Copies	D	No Charge	No Charge
	a	15 Copies	D	2.00	2.00
	a	Per Copy	D	15p	15p
	N/A	Up to 7 Copies	D	No Charge	No Charge
	a	8 Copies	D	2.00	2.00
	a	Per Copy	D	25p	25p

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

DRAFT Fees and Charges 2020/21

Appendix A

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
A2 Plans:					
1 st Copy	a	1 st Copy	D	4.30	4.30
Additional Copies	a	Per Additional Copy	D	3.00	3.00
A1 Plans:					
1 st Copy	a	1 st Copy	D	8.50	8.50
Additional Copies	a	Per Additional Copy	D	5.75	5.75
Publications:					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	75.00
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	50.00
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	46.00
Postage	c	Per document		3.00	3.00
Housing Land Availability	e	Per document	D	15.50	15.50
Postage	c	Per document		1.00	1.00
2002 Housing Needs Survey	e	Per document	D	51.00	51.00
Postage	c	Per document		3.00	3.00
House Extending Your Home	e	Per document	D	30.00	30.00
Postage	c	Per document		0.60	0.60
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50

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DRAFT Fees and Charges 2020/21**Appendix A**

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
Land at Wesham Hospital	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Land at Queensway	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Queen Mary School	e	Per document	D	5.50	5.50
Postage	e	Per document		0.50	0.50
Windows Doors and Architectural Joinery	e	Per document	D	5.50	5.50
Postage	e	Per document		0.50	0.50
Wimbourne Stables	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Policy for Shop Front Design Guide	e	Per document	D	3.30	3.30
Postage	e	Per document		0.50	0.50
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
Land at Weeton Road, Wesham	e	Per document	D	2.20	2.20
Postage	e	Per document		0.50	0.50
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	3.30
Postage	e	Per document		0.50	0.50
Any document not included in the above list will be charged at the relevant charge per page as set out above					

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PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
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<p><u>Planning Fees</u></p> <p>Planning fees are charged at the national rates which are established and set by the Government.</p> <p>https://new.fylde.gov.uk/resident/planning/planning-application-fees/</p> <p><u>Building Control</u></p> <p><u>Full Plans</u></p> <p>Standard charge for erection or conversion of dwelling houses up to 300m2 and up to 3 storeys</p>					
1 dwelling	a	Per application	D	690.00	690.00
2 dwellings	a	Per application	D	930.00	930.00
3 dwellings	a	Per application	D	1,170.00	1,170.00
4 dwellings	a	Per application	D	1,410.00	1,410.00
5 dwellings	a	Per application	D	1,650.00	1,650.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
<p>Standard charges for extensions to existing dwellings</p>					
Extension with floor area not exceeding 10m2	a	Per application	D	375.00	390.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	475.00	500.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	650.00	675.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	800.00	825.00

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Standard charges for extensions to existing dwellings continued:					
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	375.00	390.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	475.00	500.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	275.00	300.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	375.00	400.00
Conversion of domestic garage to habitable room	a	Per application	D	325.00	350.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	Minimum 150%
Standard charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	150.00
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	150.00	150.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee

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PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
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Standard charges to other works to dwellings continued					
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	150.00	150.00
£1,000 to £5,000	a	Per application	D	250.00	250.00
£5,000 to £10,000	a	Per application	D	300.00	300.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated Fee	Negotiated Fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated Fee	Negotiated Fee
Standard charges for work to non-domestic buildings:					
Extensions and new buildings (commercial)					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	300.00	350.00
Not exceeding 10m2 (other use classes)	a	Per application	D	350.00	400.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	400.00	450.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	500.00	550.00
Exceeding 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee

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Standard charges for work to non-domestic buildings continued					
All other work and alterations to non-domestic buildings					
Window replacement (up to 10 windows)	a	Per application	D	150.00	150.00
Window replacement (over 10 windows)	a	Per application	D	Negotiated fee	Negotiated fee
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	150.00	250.00
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	Negotiated fee
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	250.00	300.00
£5,000 to £10,000	a	Per application	D	300.00	350.00
£10,000 to £20,000	a	Per application	D	360.00	400.00
£20,000 to £30,000	a	Per application	D	450.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k
Miscellaneous Charges					
Re-open an archive file	a	Per file	D	90.00	84.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	60.00
Subsequent site inspections on applications previously archived	a	Per file	D	-	60.00
Copy Decision Notices and Completion certificates	a	Per Notice	D	20.00	20.00
Demolition application to demolish existing property under Section 80 of the Building Act 1984 and issuing of counter notice under Section 81 of the Building Act 1984.	a	Per application	D	-	150.00
NOTES:					
1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.					
2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%.					
3) Where the person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.					

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Building Notice					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	759.00
2 dwellings	a	Per application	D	1,023.00	1,023.00
3 dwellings	a	Per application	D	1,287.00	1,287.00
4 dwellings	a	Per application	D	1,551.00	1,551.00
5 dwellings	a	Per application	D	1,826.00	1,826.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Building Notice charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	412.50	429.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	522.50	550.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	715.00	742.50
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	880.00	907.50
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	412.50	429.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	522.50	550.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	302.50	330.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	412.50	440.00
Conversion of domestic garage to habitable room	a	Per application	D	357.50	385.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00

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Building Notice charges for extensions to existing dwellings continued:					
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Building Notice charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	165.00	165.00
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	165.00	165.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	165.00	165.00
£1,000 to £5,000	a	Per application	D	275.00	275.00
£5,000 to £10,000	a	Per application	D	330.00	330.00
£10,000 to £20,000	a	Per application	D	440.00	440.00
£20,000 to £30,000	a	Per application	D	550.00	550.00
£30,000 to £40,000	a	Per application	D	660.00	660.00

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PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2019/20 Fees & Charges £	Draft 2020/21 Fees & Charges £
Building Notice charges to other works to dwelling continued:					
£41,000 to £100,000	a	Per application	D	£80.00 per £10k	£80.00 per £10k
£101,000 to £1,000,000	a	Per application	D	£50.00 per £10k	£50.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	Negotiated fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	Negotiated fee

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	22 JANUARY 2020	5
BUDGET SETTING – PRIORITISATION OF CAPITAL BIDS 2020/21			

PUBLIC ITEM

SUMMARY

The Council has a duty to manage its assets and capital resources in order to best deliver its objectives as set out in the Corporate Plan.

The consideration of capital bids for inclusion or otherwise within the Council's approved Capital Programme is a key component of the budget-setting process and contributes to the longer-term management of the Council's resources in an efficient and effective manner. This report requests that Members provide that consideration and prioritisation process in respect of the capitals bids for 2020/21 which fall within the terms of reference of this Committee.

RECOMMENDATIONS

The Committee is requested:

1. To consider and provide any feedback or comments on each of the capital bids relevant to this Committee's terms of reference as shown at Appendix A to this report; and
2. To provide a prioritised list of bids supported by the Committee for further consideration by the Budget Working Group.

SUMMARY OF PREVIOUS DECISIONS

The capital bids that are relevant to the terms of reference of this Committee are considered and prioritised each year as part of the annual budget-setting process. There have been no previous decisions in respect of these capital bids.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

1. The Council has a duty to manage its assets and capital resources in order to best deliver its objectives as set out in the Corporate Plan.

2. The prioritisation of capital investment according to a well-defined and rational approach is especially important in helping to prioritise resources when the demand for such resources exceeds the total of the resources available. This process is defined within the Council's Capital Strategy, the latest revision of which was approved by Council on 11th April 2016.
3. A key element of the prioritisation process, as described within the Capital Strategy, is the consideration of capital bids by the Council's Programme Committees. The capital bids for 2020/21 which fall within the terms of reference of this committee are shown at Appendix A to this report. The Committee is requested to consider and prioritise the capital bids relevant to this Committee's terms of reference.
4. Once capital bids have been prioritised by each programme committees, the Budget Working Group will review the outcome of the deliberations of programme committees and will make recommendations to the Finance and Democracy Committee via an updated Medium Term Financial Strategy (MTFS) report on a proposed budget package which will include capital budget proposals.

IMPLICATIONS	
Finance	The consideration of capital bids for inclusion or otherwise within the Council's approved Capital Programme is a key component of the proper financial management of the Council's resources. This report requests that Members provide that consideration and prioritisation process in respect of the capitals bids for 2020/21 which fall within the remit of this Committee.
Legal	No implications arising from this report.
Community Safety	No implications arising from this report.
Human Rights and Equalities	No implications arising from this report.
Sustainability and Environmental Impact	No implications arising from this report.
Health & Safety and Risk Management	No implications arising from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team	mark.evans@fylde.gov.uk or 01253 658460	January 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Council Report - Approved Capital Strategy	11th April 2016	www.Fylde.gov.uk

Attached documents

Appendix A – Capital Bids for Consideration and Prioritisation:

1. Kirkham Heritage Action Zone
2. Wesham Community Centre
3. Elswick Village Green

No 1: KIRKHAM HERITAGE ACTION ZONE

Description of Scheme: Background

The Heritage Action Zone initiative is an integral part of the Governments Future High Street Funding initiative, although separately administered by Historic England. Officers are currently engaged in selecting appropriately qualified consultants to assist with the preparation of the broader Future High Street Funding bid, which will be submitted in June 2020.

The HAZ is essentially a heritage based initiative and this Council has been asked to proceed to the next stage with a detailed submission. This was to be submitted on the 20th December 2019. A full report was submitted to Planning Committee in the 14th of November, which sets out in some detail the way the scheme operates and where matters stood at that time.

Since this date extensive discussions have taken place with Historic England about the form of the bid and extensive details have been required. As the HAZ bid was to some extent speculative, when first submitted as far as possible detailed costings, in kind contributions, potential private sector match and other contributions were calculated.

The project would commence in April 2020 with many of the schemes of the project drawn up from that date.

The full bid value is currently £2.79m of which Historic England has been asked to contribute 60%. If the scheme is approved on the basis of the percentage grant, the match contribution will be £1.110m. Of this, capital contributions are known to be £760k with the remainder being private sector match, in kind contributions and professional time of officers. It should be noted that this is a 4 year programme.

A full copy of the bid is available should Committee members wish to see it. In view of the status of the bid, this contribution is viewed as a significant priority.

Further updates on the bid will be reported in due course. A strategy and full delivery plan will be compiled and agreed post April 2020 and brought to Committee for consideration. This would clearly define what aspects of the scheme would be funded by the Council contribution.

Committee will note that it is recommended that the £150,000 contribution be phased over 2 years. In view of the profiling of spend, it is considered appropriate that this be released on the basis of £100,000, Year 1 (2020/1) and £50,000, Year 2 (2021/2).

Appendix 1 to this report sets out a schedule of the expected S106 payments from a number of developments in the Kirkham area that are expected to contribute to this project, the expected date of payment and the limitations on the use of the monies set out in each S106 agreement. It is considered that all of the S106 monies would be used in accordance with the terms of the agreements.

Capital cost plan:

Cost Heading	Description (Detailed layout plan prepared)		Total £
Fylde Council	Present 'ask'. Capital Reserve		150,000
Kirkham Town Council	Committed		150,000
Section 106 commuted payments	12/0376	£29,000	460,000
	15/0177	£231,000	
	15/0547	£170,000	
	16/0112	£30,000	
Private Sector Match, in kind etc.			356,000
Historic England			1,674,000
Total			£2,790,000

Outputs (i.e. details of what the investment will specifically deliver):

Town Centre Regeneration initiative of the Market Town
 Public Realm enhancements
 Building Refurbishments to key buildings within the conservation area
 Formation of the Heritage Skills/community centre
 Public Engagement and Business Community involvement
 Private Sector Match Funding
 Scheme complimentary to the FHSF Bid, potentially maximising impact over the whole of the Town Centre. At present private sector match included as estimates.

Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan?)

- Value for Money. The scheme would deliver a significant community benefit with strategic intervention proposed in the town centre/conservation area to assist in the regeneration of the high street with enhanced public spaces and buildings. If approved the scheme would lever significant match funding.
- A Great Place to Live. Enhancing the local town centre with access to an enhanced place to visit for residents. Increased business confidence and long term prosperity.
- A Great Place to Visit. Enhancing the character and appearance of the town centre in the heart of rural Fylde complimenting other attractions of the locality. Drawing in visitor spend as a result of an enhanced reputation.

Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications

Estimated **Total Capital costs** of bid (£000's): **£150,000**

Annual future **additional Revenue costs** arising from the bid as applicable (£000's): None specific at this stage. Any costs will be brought forward as the scheme develops and the viability of aspects of the scheme are understood as fully costed business cases e.g. the Heritage Skills Centre and brought forward for consideration to Committee(s) for consideration.

Value and phasing of bid (amend dates as necessary):

2020/21 £100,000	2021/22 £50,000	2022/23 £000	2023/24 £000	Total £000

Existing resources in the Capital Programme relating to this scheme (as applicable):

2020/21 £NIL	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
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Estimated timescales for the bid:

Project Start Date: Financial Year 2020 – 21. Start date dependant on grant award.

Project Completion Date: March 2024

Project Risks (outline any risks to delivery of the project and how these will be mitigated)

Risk	Impact	Mitigating Action
1. That the grant award would not be made	This aspect of the town centre regeneration would not proceed from this overall funding source.	The Council would review its position with regards to the Capital contribution.
2. Other funding sources would not be made.	The Council could be committed to spend without the assurance of other contributions.	A legal agreement will be required to be signed to ensure that all of the parties make the relevant contributions. However, specific aspects of the scheme will be the subject of match funding being assured or otherwise in place prior to the particular scheme commencing.
3. Grant aid schemes are not protected for the long term.	The capital or other spend would not be safeguarded.	Both this Council and partners, including Historic England will need to ensure that legal agreements are signed to protect the investment for the long term – typically 25 years.
4. Aspects of the scheme prove not to be deliverable.	The scheme is less effective and impact reduced. The level of the Councils investment would be less than envisaged.	With scheme of this nature, there is an element of risk that match funding may not be made available – normally private sector related. However, the early part of the programme interest in the scheme e.g. shopfront grants will be explored in depth prior to any commitment to spend, thereby safeguarding the investment.
5. Progress with the delivery of the scheme is delayed or off target	The effectiveness of the scheme is less and overall impact reduced. Potentially reputational damage and loss of grant	With the grant aid requested and match funding, in addition to potential public expectations, it will be essential that the scheme is very well organised and run to a specific timetable and delivery plan. Therefore a full delivery plan on a year by year basis will be required and the four year funding plan will be required on an annual basis – and agreed with Historic England.

Appendix 1 Summary of expected Sn 106 contributions for public realm works at Kirkham

App No	Site	Amount	Trigger	Estimated Trigger date (based on APS trajectory 2019)	Obligation limitations
12/0376	West End Caravan Park	£29,000	5 th Residential Park Home	Received	Public Realm in accordance with Kirkham Renaissance Scheme or such other named scheme in replacement thereof
15/0177	Kirkham Triangle North	£231,000	58 dwellings	2021	Public Realm in Kirkham Town Centre and the improvement of sustainable transport through the improvement of footpaths to improve the accessibility to Kirkham from the site Facilitate provide or improve publicly owned streets, pathways, rights of way, parks, publicly accessible open spaces or public or civic buildings or facilities in Kirkham
15/0547	Land at Brooke Farm, Dowbridge	£170k	£85k at 51 £85k at 136	2021 2024	Sustainable transport contribution as a contribution towards public transport and/or sustainable transport/public realm initiative in the vicinity of the site
16/0112	Campbell's Caravans	£30,000	8 dwellings	2024	Facilitate, provide or improve publicly owned streets, pathways, rights of way, parks, publicly accessible open spaces or public or civic buildings within Kirkham Town Centre
Total		£460,000			

No 2: WESHAM COMMUNITY CENTRE

Description of Scheme: Background

This capital bid relates to enhancements to the community centre at Wesham. As a result of two previous planning permissions two commuted payments totalling £45,000 are available for public realm related projects. A payment of £25,000 was made against application 13/0449 (Former Council Offices, Derby Road, Wesham) *"towards the enhancement of the public realm of Wesham town centre in accordance with Project 10 of the Fylde Borough Regeneration Framework or replacement thereof."* Whilst the community centre sits outside the area of the town centre as identified in the Regeneration Framework as it stood in 2013, Project 10 has subsequently been amended following consideration by the Planning Committee on 7 March 2018 and so the spend would be in accordance with the terms of the S106 agreement, the revised project being a replacement for the original Project 10. A further payment of £20,000 was made against application 13/0655 (Mill Farm, Wesham) *"towards securing of Public Realm Works in the vicinity of the Development (and, for the avoidance of doubt, the parties agree that Kirkham and Wesham town centres are within the vicinity of the Development)"*. The community centre enhancement scheme would clearly fall within this definition and so it is considered that the use of the S106 monies received as a result of both these developments would be in line with the terms of the legal agreements that secured their payment.

The Town Council (TC) have a long-term ambition to enhance the environs of the Community Centre (CC) where the surrounding spaces are quite poor. Spend of this nature would legitimately meet the public realm definition and the CC and the adjoining facilities relating to the Scouts and Bowling Club combine to form an intensely used hub. It would be a good use of the funding and the desire to improve this well used area one that generally deserves support.

On the basis that public realm contributions are involved and that Wesham is included within the Council's Regeneration Framework, the Regeneration Team have, over time, offered advice and assistance in the development of a scheme around the Community Centre. The initial scheme looked in detail at the area around the entrance to the centre.

In the course of the discussions, it was decided to look more broadly at the surroundings of the CC to include the car park, adjoining highway and 'refuse' area that also acts as a key link to the Wesham Park residential site. It was always known that the full scheme cost would be well in excess of the current funding available. For this reason a plan has been produced for the Town Council that looks at the broader environs of the Community Centre. In full, a scheme has been devised that could fall into 3 phases although 1 and 3 are very much linked together.

The costings have been quantified and are as follows (When first calculated)

Phase 1 : Area directly outside the CC = £61, 775

Phase 2 : Community Garden £31,782

Phase 3 : £82, 026

Total of £175,583

Ideally, the implementation of the whole scheme would be ideal as this will maximise the impact, create an attractive entrance, improve vehicular circulation, add in landscaping and, overall, provide an attractive civic setting for the community hub.

Needless to say, the TC would like to see the whole scheme completed. However, the likely funding including that requested from this Council would be considerable as shown.

However, with some changes to the technical specification and the deletion of the phase relating to the civic garden (Phase 2 – to be undertaken at a later date) and a change in some of the specifications and a full review of detailed costings the figure has been revised to £118,650.

It is agreed that implementing two, rather than three phases would nonetheless result in an attractive and effective scheme. Wesham Town Council has set out what it considers to be a mix of funding sources and it will be seen that the request of funding to the level of £57,796 has been requested of this Council.

One further matter that requires drawing to the attention of Committee is the issue relating to the expiry date of the Section 106 contributions. These expire in the next financial year which means that should the funding not be used the developer could request that the funding be repaid. There is no knowledge that this would be the case since the developer has not requested details of the 'spend'. However, from a legal point of view this potential situation remains.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description	Total £
Section 106 Contributions	13/0449 (£25,000) 13/0655 (£20,000)	45,000
Wesham Town Council	New Homes Bonus 2019/20	8,959
Wesham Town Council	New Homes Bonus 2020/21	6,895
Fylde Council	Capital bid request	57,796
Total		£118,650

The Town Council have been requested to supply details of their available resources that they are able to contribute to the scheme. An analysis of their reserves and balances as provided by the Town Council can be found attached to this bid.

The Budget Working Group has considered the capital bid request of £57,796 and does not recommend making the level of contribution as requested by the Town Council. The Budget Working Group recommends that the Town Council reconsiders the level of contribution it will make towards the scheme from its own resources.

Outputs (i.e. details of what the investment will specifically deliver):

An overall enhancement to the community hub to include :

- Enhanced access including steps and graded ramp
- Landscaping and tree planting
- Enhanced surface materials
- Rationalisation of car park access and egress
- Traffic calming to provide increased pedestrian safety
- Marked car park
- Later Phase – Community Garden/Open space – as a later phase

Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan?)

- Value for Money. Procure the works to maximise high quality physical outputs commensurate with best value through contract arrangements
- A Great Place to Live. Enhancing the local community centre, quality of the environment for residents inducing civic pride

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Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications				
Estimated Total Capital costs of bid (£000's): £57,796				
Annual future additional Revenue costs arising from the bid as applicable (£000's):				
This would be capital grant to Wesham Town Council and any future revenue expenses would lie with the Town Council.				
Value and phasing of bid (amend dates as necessary):				
2020/21 £57,796	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Existing resources in the Capital Programme relating to this scheme (as applicable):				
2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Estimated timescales for the bid:				
Project Start Date : Post April 2020		Project Completion Date: Prior to March 2021		

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
1. That the scheme would not go ahead	The benefits of the scheme would not materialise	Fund the scheme
2. That the Council grant was not provided	The scheme may not go ahead potentially at all but not to the extent envisaged.	The Council would in any event need to earmark the Section 106 funding to a scheme possible towards the delivery of one phase only at the Community Centre, otherwise the S106 funding that has been secured may need to be returned to the developer, depriving the local community of the benefits that would have been secured from this investment.

Reserves as at 31st March 2019

		Cumulative 31/03/2019 £	Estimated Cost £
Community Centre - specific reserves			
Repairs/ replacement roof	10,000		20,000
Repairs/ replacement of floor	5,000		
Refurbishment of Kitchen	5,000		10,000
Refurbishment of toilets including intallation of accessible toilet	15,000		20,000
Replacement of equipment - chairs, tables etc	5,000		
Replacement of windows and doors	10,000		15,000
Heating - additions, repairs and replacement	3,500	53,500	
Open Spaces Reserves			
Doorstep Green - Play Equipment Repair & Replacement	9,608		
Doorstep Green - Dog walking area	0		
Doorstep Green - Tree Planting project/ site security	0		2,400
Fleetwood Road - Play Equipment Repairs and Replacement	14,250		
Fleetwood Road - Trim Trail equipment repairs & Replacement	4,506		
Pavilion - repairs	2,613		
Fleetwood Road - Tree planting/drainage	0	30,978	3,600
Specific Reserves			
Allotments - for skip hire, repairs etc	400		
Election Expenses	1,750		
Civic Regalia - additional bars required	3,500		
Memorial - cleaning & repairs	4,500		
Events including Fun Day - funds raised to support orther Community Events	722		
Solar Lighting - repairs and replacement	570		
New Equipment - lap tops, projector, PA system etc	946		
New Equipment - Spids Equipment x 2	5,000		5,200
Sub-total: Planned Specific Reserves		101,866	
General Reserves - to support Council activites		32,197	
Community Centre Reserves - to support running of centre		<u>24,753</u>	
<u>Total Reserves</u>		<u>158,816</u>	

MEDLAR-with-WESHAM TOWN COUNCIL

Reserves as at 31st March 2019

Medlar-with-Wesham Town Council have a policy of providing for the repairs, refurbishment and replacement of their capital assets and “saving” for aspirational projects.

Attached is a detailed analysis of the Town Council reserves as at 31st March 2019 including estimates for several projects which the Council hoped could be achieved in 2019-20.

The Town Council will if required revise the allocation of funding to deal with urgent projects or any issues that may arise relating to security, health and safety.

WCC – this note indicates that the project is associated with the Wesham Community Centre Project currently being considered by Fylde BC. Ideally these projects would be carried at prior to the Fylde BC project or at the same time.

General Town Council Reserves – the Town Council's policy is to maintain a level of 50% of the precepted amount. The level is considered prudent by Auditors and LALC.

Community Centre Reserves – the Town Council's policy is to maintain a level equal to approximately 8 months running costs.

The Council are concerned that the most intensive issuer of the Community Centre, Wesham Preschool, may close. This would result in income being reduced by a third.

The second biggest user of the centre are seeking their own premises and again this would have a major impact on the income of the centre.

Whilst replacement hirers could be found the income generation may be reduced and may not be as consistent.

Jean Priestley
Town Clerk

18th December 2019

No 3: ELSWICK VILLAGE GREEN

Description of Scheme: Background

Despite a range of 20th century development and that of a more recent origin, Elswick is a longstanding Fylde village with a long history. The high street originally contained a series of farms making it quite a unique settlement within the Borough. High Street contains an attractive mix of development types and with extensive landscaped frontages presents a rural village character. The cross – roads of Roseacre Road and High Street is a natural confluence and village centre with views of the church, trees, hedgerow and the open paddock combining to create a distinctive rural character. The local store located at this point.

The community has been involved with assessing village character and how its local environment may be improved for some time. Fylde Council Regeneration and Design Team were requested in about 2005 to undertake a village appraisal and draw up some ideas for enhancement. This was undertaken. At around the same time, a Parish Plan was produced, which, included assessments through questionnaires, meetings, discussions, analysis and the drawing together of a number of ideas.

The former village design study proposed the creation of a 'focal point', with the natural location being around the cross-roads as referenced. The potential for a village green, located on the paddock adjoining the church was considered but at the time, the church's governing body wished to keep the land within its ownership. The Parish Plan also endorsed the idea. The village design plan is still relevant and the idea of the village green remaining as a long term ambition.

More recently, a fortuitous meeting with a church representative resulted in the issue of the village green being raised. This was partly as a result of an on-going problem for the church with flooding in the basement and the discussion as to how this might be remedied. With the assistance of colleagues from Lancashire County Council, a number of investigative surveys into the land drainage for the area seems to indicate the problem drainage might be the result broken pipes but the problem could not be pinpointed. However, an idea to divert the pipe around the site and in doing so creating a 'balancing pond' within the adjoining paddock may well resolve the issue. The pond could of course form a centrepiece for the site and the potential for the village green re-emerged as a topic for discussion. On the basis that the drainage scheme could be undertaken as part of the design scheme, this has resulted in officials from the URC agreeing to the opening up of the site and its use for public access. This is to be applauded.

The Regeneration Team has drawn together a village green scheme, partly because Section 106 commuted payments had been negotiated and as such it was always anticipated that the public realm contributions would help achieve enhancements as set out in the Village Design Guide. The Section 106 agreement attached to planning permission 08/0829 (Elswick Trading Estate, High Street, Elswick), secured the payment of a sum of £140,000 to be used for "*the purposes of affordable housing in the district of the Council and public realm works in Elswick in such proportions as the Council considers appropriate from time to time*". It has previously been agreed that the £105,000 of the monies should be used for affordable housing provision, leaving £35,000 for public realm works. The scheme under consideration here is to improve the public realm of the village of Elswick and so in line with the terms of the legal agreement.

The scheme is considered to be one which should be supported as it offers a unique opportunity to provide a village green in the tradition of some of the villages and towns of Fylde which makes them unique. The idea has been well received by the local community with numerous letters of support and particular support from the Parish Council.

The scheme has yet to receive planning permission but from a design and conservation point of view it is supported.

It will be seen that the village green scheme has been fully costed in detail and it is envisaged that the scheme would start as soon as all of the relevant agreements are in place. The village green has been designed such that it could be phased for example, put in place the pond and basic ground preparation. However, as with schemes of this nature, it would be far preferable if the scheme was delivered as one phase, thus maximising its visual and use impact as well as being more cost effective from a constructional point of view. This would include all of the key infrastructure. Incidental items of seating, historical information etc. can be layered onto the scheme later quite easily.

The 'quantified' scheme as designed to include all aspects is estimated at £131,000. The scheme cost as outlined on the table below, excluding benches etc. is £120,000. Whilst contributions are available from various sources, including the parish council itself, there is a funding shortfall if the full scheme is to be realised.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description (Detailed layout plan prepared)	Total £
Section 106 Contributions	Committed (08/0829)	35,000
Elswick Parish Council	Committed	10,000
Lancashire Environment Fund	Bid to be submitted shortly	30,000
Ministry Pocket Park's Initiative	Ditto	15,000
Fylde Council	Capital Reserve Contribution	25,000
Total		£115,000

Outputs (i.e. details of what the investment will specifically deliver):

Village centre green with access to the new public space
Pond to enhance nature conservation of the site
Footpaths to provide enhanced linkages and circulation
Opens out enhanced views of the listed church
Safeguards the fabric of the Church from water ingress damage – as a key listed building
Provision of events space for church and other events
Increased lengths of hedgerow and trees
Visual enhancements to the part of the village

Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan?)

- Value for Money. The scheme would deliver a significant community benefit with the land in effect being gifted for public use. In so far as Fylde Council is concerned it requested contribution would equate to 21% of the budget total but would ensure a sustainable long term amenity benefitting local residents and visitors.
- A Great Place to Live. Enhancing the local village centre with access to a centrally located amenity facility.
- A Great Place to Visit. Enhancing the character and appearance of the village centre in the heart of rural Fylde complimenting other attractions of the locality.

Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications				
Estimated Total Capital costs of bid (£000's): £25,000				
Annual future additional Revenue costs arising from the bid as applicable (£000's): The village green will become the subject of a long lease arrangement between the Parish Council and the United Reformed Church. It will be maintained by the Parish Council and so there will be no on-going revenue implications for Fylde Council				
Value and phasing of bid (amend dates as necessary):				
2020/21 £25,000	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Existing resources in the Capital Programme relating to this scheme (as applicable):				
2020/21 £NIL	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Estimated timescales for the bid:				
Project Start Date : Financial Year 2020 – 21. Start date dependant on grant awards and legal agreements			Project Completion Date: March 2021	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
The key risk for the Council is a financial one where the funding to be committed and the scheme not go ahead or, if sufficient match funding was not forthcoming.	The scheme would not go ahead and or the Council could invest in the scheme and the scheme would not be delivered or the land not secured for the long term.	It is recommended that the Council agrees to the match funding on the following provisos. In principle: <ol style="list-style-type: none"> 1. That the funding would only be made available should all the other funding bids be successful sufficient to enable the scheme to go ahead. 2. That the appropriate consents are in place. 3. That a long term lease of at least 25 years is agreed and signed by the main parties – the Parish Council and the United Reformed Church 4. That other legal checks are made and resolved where appropriate. 5. That the funding in made available just prior to the contract of the work being commenced or 'staged' at an appropriate time commensurate with procurement procedures of The Council.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	22 JANUARY 2020	6
WOOD STREET ENHANCEMENT, ST. ANNES REGENERATION PROGRAMME			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Regeneration Programme for St. Annes, most recently set out in the 2020 Vision document, includes an on-going commitment to the upgrading of the physical environment of its town centre streets and public spaces, to be delivered through a series of 'public realm projects'. Following the delivery of the St. Andrews Road South project, it was agreed by Planning Committee that the next phase to be delivered would be the easterly end of Wood Street (car park) and to follow, the important link between The Square and The Pier (St Annes Road West).

The scheme for Wood Street has been the subject of long discussions with many of the frontage owners including several meetings. However, at the present time, not all of the forecourts to the southerly side can be assembled due to on-going issues with probate, as it relates to a key property frontage, including its forecourt. To be fully effective, the scheme for the southerly sides requires all of the frontages to participate in its implementation. However, as this section of Wood Street has not seen any improvements to date (apart from a small section outside Sopers undertaken by the owner albeit to a suggested design of the Regeneration Team), it was felt important to upgrade one side of the street as a first phase with the other part being re-considered at a later date.

The detailed design for the scheme and its funding is set out in the report and accompanying appendices and if approved, it is hoped that work can commence in late February, subject to normal lead in times.

The funding for the scheme is in place within the approved Capital Programme for 2019/20, which for the most part was derived from S106 payments in connection with the grant of planning permissions on development sites.

RECOMMENDATIONS

1. The Committee is recommended to approve the detailed scheme as shown in the attached drawing at Appendix 1 at a cost of £215,620 plus various remedial works totalling £225,000, to be funded as part of the St. Annes Regeneration Scheme, which is within the approved Capital Programme for 2019/20. This will be funded as part of the St Annes Regeneration Scheme which is included within the approved Capital Programme for 2019/20 in the total sum of £315,000;
2. The Committee agree and authorise the use of the existing partnership between the Council and Lancashire County Council in the procurement and implementation of the scheme;
3. Officers be authorised to make minor amendments to the Wood Street scheme as a result of consultation on the basis that this does not materially affect the scheme as presented.

SUMMARY OF PREVIOUS DECISIONS

At its meeting on 26th July 2018, The Planning Committee resolved (Resolution 2) :

To authorise the commencement of the design for the next phase of the Regeneration Programme namely Wood Street (Park Road to St Andrews Road South and Back St Annes Road West) including the appropriate level of public engagement and present, in due course, a scheme(s) in detail with its full costs of implementation.

On the 14th March 2018 Planning Committee resolved:

That the Finance and Democracy Committee be requested to agree to a fully funded budget increase of £190,000 to the approved Capital Programme, 2018/19 for the St. Annes Regeneration Programme, fully funded from Section 106 contributions now held by The Council.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	√
Delivering the services that customers expect of an excellent council (Clean and Green)	√
Working with all partners (Vibrant Economy)	√
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

Background

1. The regeneration of St Annes has largely been based around a programme of physical interventions in respect of public realm enhancements and building refurbishment. A significant proportion of funding has been secured through capital grants and more recently developer contributions by way of Section 106 Agreements. This was justified by way of the approved Regeneration Framework and the 2020 Vision Document, which sought to relate residential and other relevant approvals to the enhancement of the Town Centre to promote its economic sustainability. This model has also been used in Lytham, Kirkham and other smaller centres.
2. In respect of St. Annes, the town has effectively been divided into a series of zones, as set out in the 2020 Vision Document, each one being the subject of an individual scheme for improvement. As matters stand, large areas of the centre have been regenerated, but some remain to be refurbished in line with the standard of public realm schemes so far completed. Committee agreed, in April of 2016, that the next logical area for regeneration should be centred on The Crescent and St Andrews Road South. This scheme is complete and it was also agreed at Committee that the next area for consideration should be Wood Street.
3. For some time, discussions have been held with property owners, as is common with these schemes, to draw in the enhancement of forecourts. In the case of the southerly side of Wood Street, the forecourts are very wide and used extensively for car parking and servicing. There are small areas of ancillary landscaping. However, the area requires extensive refurbishment to enhance its overall appearance. It can be reported that a number of the frontage owners are supportive of the draft scheme. However, one owner of a key frontage is not able to commit at this time. In the circumstances, and with a need to press ahead, the logical conclusion is one of enhancing the northerly side with a view to reviewing the southerly side in due course. All of the site proposed within this phase is Council owned apart from the outer footway, which is part of the public highway and maintained by Lancashire County Council.

Funding

4. A Section 106 Agreement was signed with the developer of the 'Heyhouses' mixed use scheme totalling £350,000. Since that time, the St Andrews Road South scheme has been funded. In addition, the Council have

made a capital contribution to regeneration schemes with this particular 'pot' now totalling £305,000 as shown in the current Capital Programme.

5. The quantified cost of the scheme equates to £215,620 (Appendix 2). This does include set up costs, contingencies and some preliminary costings. It may well be the case that the outturn cost will be less, which would result in a saving. In addition to the financial figure quoted in the Bill of Quantities, a sum is included for a small number of repair costs to Wood Street, including repaving and bollard restoration, since this part of the street was completed many years ago. This would bring the total project cost to approx. £225,000.
6. The scheme also includes the refurbishment of the car park and within the broader capital programme, a sum of £20,000 was allocated to car park enhancements targeted at Wood Street, since the car park is in need of repair, maintenance and improvement (Under the remit of the Operational Management Committee). It makes obvious sense to undertake all of the operational improvements as part of the re-design of this part of Wood Street, ensuring a consistency of design and an overall coordinated, pristine appearance when completed. This contribution of £20,000 was agreed by the Operational Management Committee on the 17th January 2020. Adding this 'contribution' to the cost of the scheme results in a net cost of £205,000 to be funded from the specific St. Annes Regeneration scheme that is within the approved Capital Programme in 2019/20. This in turn means that the residual amount of funding within the Capital Programme that remains can be directed at further projects, most likely the Pier Link, to add to and enlarge the present £110,000 funding allocation within the Capital Programme, by extending the scheme beneficially in view of its high profile location.

Scheme Details

7. In essence, the scheme proposes the refurbishment and full enhancement of the northerly side of Wood Street (east end). This car park was created in the mid 1980's and is looking rather dated, with the original planters and street furniture not to the standard that is now to be expected. This section of Wood Street contains a number of specialist retail and commercial uses and so the upgrade will be of benefit to creating an enhanced quality of place. The scheme includes the following features:
 - New paving to the commercial frontage from St. Andrews Road South to Park Road. This will enhance the setting and appearance of the buildings.
 - New paving to the footway to the outer edge of the car park adjoining the carriageway which will likewise enhance the car park and overall appearance of the street.
 - Relaying of part of the paving to ensure its longevity and that it aligns better, aiding manoeuvring
 - Use of York stone paving at either end of this scheme to integrate it appropriately into those phases undertaken previously. Materials will be of the St. Annes 'palette'.
 - The removal of 4 mature trees (grouped together) in view of pavement damage hazards at the easterly end. These will be replaced by 5 semi mature specimens spaced along the whole frontage in artistically designed paving with speciality root system barriers included to ensure longevity, structural stability and minimising long term pavement damage.
 - York stone paving sections along the outer pavement frontage to visually subdivide the length of the block paving surfacing.
 - Up lighting of the trees.
 - Decorative artistic plaques to the footway adjoining the commercial frontage.
 - Enhanced shrub planting to add character to the street and soften the visual impact of parked cars.
 - Using the opportunity to undertake small scale refurbishments to Wood Street (central section), which was one of the first regeneration schemes to be completed.

The scheme concept and detailed design have been developed by the Regeneration Team and included liaison with fellow officers regarding the operational requirements of the car park and in respect of landscape maintenance.

Outcome

8. Being somewhat of a peripheral area, Wood Street has seen the emergence of a number of new business ventures but unfortunately, a number of failures. However, there are a number of established, specialist companies offering niche products and the locality has the potential to become a specialist destination within the overall town centre offer. The scheme will add to its long-term sustainability.

Value for Money and Procurement

9. In so far as procurement is concerned, it is proposed to procure the work through the commissioning framework at Lancashire County Council ensuring good value for money within the budget available. Issues relating to the cost effectiveness of this procurement path have previously been considered by The Council in the context of other public realm schemes including St. Annes, Ansdell and Kirkham. It is proposed to maintain this method of working for this scheme. This arrangement provides The Council with assurances in respect of achieving best value in the procuring of materials, equipment for construction and offers a specialist experienced workforce, both professional aspects and within the crafts, to ensure a high quality, cost effective outcome. As the County Council is not for profit organisation, this results in savings within the scheme cost. The process has also allowed for a flexible, working relationship and a saving in revenue costs e.g. the preparation of Bill of Quantities that would otherwise have to be externally procured and funded from the scheme.

This partnership approach with Lancashire County Council has thus far proven to be excellent value for money and enabled the delivery of projects that may not have been possible without this method of implementing such schemes. The process of working enables accurate costings for such schemes and guarantees about timing and financial monitoring during construction.

Method and costs of financing the scheme

10. It is proposed that the scheme be fully financed from the approved Capital Programme for 2019/20.

Future revenue budget impact

11. This will be limited since much of the scheme will be, by and large, paving works which has an extremely long, largely maintenance free lifespan. In respect of tree planting, the species to be planted are specially chosen to take account of the location, including climatic issues and future maintenance. It may be the case that limited tree replacement may be required over time, but this is funded by way of existing revenue budgets. The landscaping maintenance will be maintained in house and in the context of St. Annes (bearing in mind there is some existing planting) the costs will be minimal. The tree species will have root systems that maximise their chances of proper establishment and also future proof future surface paving damage by guiding root growth. This should minimise any future maintenance to surfaces and potential tree replacement. Overall, in respect of future revenue liabilities, the scheme should prove to be 'revenue neutral'.

Risk Assessment

12. The only potentially high level risk is in respect of budget overrun in respect of the final scheme cost. Prior to the commencement of development the fully costed scheme, based on the precise specifications are reassessed with any variations agreed. The scheme is cost limited as agreed with Lancashire County Council and contingencies are included to take account of any unforeseen issues that may arise during the construction phase of the works. As with previous schemes of this nature, they have been delivered on budget. If Committee approve the scheme, the frontage occupiers will be notified. Great care is taken to minimise disruption taking account of trading patterns. However, the long term benefits of the scheme should significantly outweigh any short term disruption. It is planned to undertake the works from February to April thereby avoiding the main holiday seasons. The scheme construction timetable assumes a 3 month timeframe dependant, of course, on factors such as the weather.

Viable Alternatives

13. The Section 106 Agreement specifies that the funding is directly allocated to the St Annes Regeneration Programme. It could be used within other parts of the town centre. However, previous resolutions of Planning Committee have indicated that the next logical phase of public realm enhancement should be Wood Street and with the Pier Link to follow. As a consequence, this report deals with the potential implementation of the former resolution relating to Wood Street. It is anticipated that a report regarding the Pier Link will follow in March.

Future Phases of Regeneration

14. It is proposed that the residual funding sum that will remain within the overall Capital Programme and relating specifically to St. Annes be retained and utilised to part fund the next phase to follow. This is the Pier Link – the highway between The Square and Promenade/Pier. A sum of £110,000 is contained within the present Capital Programme and it is suggested that the residual funding available from the Wood Street scheme (pending a later resolution of the ownership of forecourts on Wood Street) be used to extend the Pier Link initiative, which is a high profile area. This scheme will be presented for consideration by Committee when fully detailed and costed.
15. A review of the 2020 Vision is underway which will, as part of a revised Strategy framework, outline those parts of the town centre that are yet to be refurbished with approximate costings. The public realm/building refurbishment over the last 20 years has been a huge undertaking amounting to present day values of £8-10 million. Zones for completion include : Back St Annes Road West, with the potential to create a 'mews style business/retail area'; The Crescent, building in the idea of a floral 'gateway' with enhancements to the buildings and the Gardens; St Georges Road, semi-pedestrianisation, potentially including the re- purposing and development of the multi-storey car park site and the creation of a pedestrian enhanced 'loop' – enhancing the Market, the JR Taylor site, better pedestrian connectivity with Ashton Gardens, Sainsbury's and the Station; Clifton Drive Gateway; St Georges Road and a number of smaller areas. These concepts would form part of a revised strategy for St. Annes Town Centre.

Conclusion

16. The proposals before Committee seek to extend the regeneration programme by undertaking the next phase as previously identified. The costs of the scheme will be fully met from the Councils approved Capital Programme for 2019/20, relating to St Annes Town Centre, which is in turn funded by way of commuted payments under Section 106 and Council contributions. The scheme has been designed to enhance the appearance of the street through practical interventions, taking account of the nature and trading environment of the particular street.

It is recommended that this Council works in partnership with Lancashire County Council, as on previous schemes of this nature. It is envisaged that the works will commence in late February with completion well ahead of the summer season.

IMPLICATIONS	
Finance	The scheme forms part of the St Annes Regeneration Scheme in the total sum of £315,000, which is part of the approved Capital Programme for 2019/20.
Legal	The procurement path appears to be compliant with the council's contract procedure rules, in that rule 1.2(v) says that the rules do not apply where "the contract has been dealt with by another public

	authority under a procedure that complies with that authority's contracts procedure rules for contracts of that kind and the relevant director holds written confirmation of such compliance". It is assumed that the Director of Development Services will obtain the necessary confirmation before the works start.
Community Safety	The layout of the car park has improved
Human Rights and Equalities	The scheme relates directly to enhancements to the public realm would, therefore, benefit and support equality within the community and has been designed having regard to the access needs of the community
Sustainability and Environmental Impact	Proposed scheme aimed at enhancing town/district centre economic sustainability
Health & Safety and Risk Management	Matters dealt with by Lancashire County Council during the construction phase

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	Paul.drinnan@fylde.gov.uk 01253 658434	20.12.2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
LSA 2020 Vision	2010	Town Hall and web site www.fylde.gov.uk
Planning Committees referred to in the report.	14 th March 2018 26 th July 2018	

Attached documents

Appendix 1 : Principal Scheme : Design details

Appendix 2 : Bill of Quantities setting out the breakdown costs of the scheme

BILL OF QUANTITIES - WOOD STREET, ST ANNES

Wood Street Car Park, St Annes

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
SERIES 100 - PRELIMINARIES					
100.1	Traffic Management + Welfare / Site Accomodation	1	Item	£10,000.00	£10,000.00
SERIES 200 - SITE CLEARANCE					
200.1	Take up or down and dispose and stump grind existing trees	4	no	£750.00	£3,000.00
200.2	Take up or down and dispose precast concrete kerbing	322	m	£6.45	£2,076.90
200.3	Take up or down and dispose sign pole upto 150mm dia	3	no	£21.00	£63.00
200.4	Take up or down and dispose/retain motorcyle hoop and locking units	2	no	£150.00	£300.00
200.5	Take up and dispose existing planters (including walls , seats and vegetation)	4	no	£875.00	£3,500.00
200.6	Take up and set aside litter bins	2	no	£20.00	£40.00
200.7	Take up and dispose Bollards	22	no	£21.50	£473.00
200.8	Electrical disconnection Of Sign	2	no	£250.00	£500.00
200.9	Take up and set aside car park ticket machine	1	no	£1,000.00	£1,000.00
200.10	Cleaning of block paving and removal of road markings	680	m	£3.54	£2,407.20
SERIES 500 - DRAINAGE					
500.1	Complete gully class D400/G1 cover & frame, 500 x 350 clear opening	18	no	£472.48	£8,504.64
500.2	Connection of 150mm dia pipe to existing 225mm dia pipe, depth ne 3m	18	no	£74.78	£1,346.04
500.3	225mm pipe	90	m	£86.25	£7,762.50
500.4	Reinsatement of block paving after drainage and kerbing works	292	m2	£46.00	£13,432.00
500.5	Raise the level of existing Manhole cover not exceeding 150mm in footway	1	no	£88.24	£88.24
500.6	Raise the level of existing Single BT cover & frame not exceeding 150mm in	2	no	£86.00	£172.00
500.7	Raise the level of existing SV cover not exceeding 150mm in footway	8	no	£38.00	£304.00
SERIES 600 - EARTHWORKS					
600.1	Excavation of Unacceptable Material Class U1/U2	164	m3	£27.50	£4,510.00
600.2	EO for excavation in flexible footway	62	m3	£6.21	£385.02
600.3	Disposal of unacceptable material class U1	164	m3	£25.00	£4,100.00
600.4	Completion of formation	625	m2	£0.55	£343.75
SERIES 1100 - KERBING AND PAVED AREAS					
1100.1	Marshalls Tegular Paving: 120,160 & 240mm, 80mm thick. Colour special mix of all 5 colours. 320mm wide stretcher course laid throughout footways to all edges, inspection covers, grills etc.	515	m2	£68.45	£35,251.75
1100.2	Tegular edging	35	m	£68.45	£2,395.75
1100.3	Natural Stone Paving: Marshalls Cromwell diamond sawn finish. 600, 450 & 300mm Gauge. Lengths 300min to 600mm and 65mm thick(exact specification to be determined)	110	m2	£200.00	£22,000.00
1100.3A	Artistic Yorkstone (600x600x65)	5	No	£250.00	£1,250.00
1100.4	Tactile paving at crossing points	14	m2	£55.00	£770.00
1100.5	PCC Kerb Half Batter Kerbs laid straight or to a radius greater than or equal to 12m. 145mm x 255mm	346	m	£27.50	£9,515.00
1100.6	PCC Kerbs half batter laid to a radius less than 12m. 125mm x 255mm	58	m	£26.00	£1,508.00
1100.7	PCC edgings 150x125	90	m	£25.25	£2,272.50
1100.8	Transition kerbs	4	pair	£55.00	£220.00
1100.9	Granular Sub Base Type 1	95	m3	£38.00	£3,610.00
1100.10	Channel in block paving area (Delineation between parking bays/ access to car park)	90	m2	£22.00	£1,980.00
SERIES 1200 - SIGNING AND ROADMARKINGS					

1200.1 Thermoplastic road markings	1 item	£600.00	£600.00	
1200.2 Re-erect car park ticket machine - previously set aside	1 no	£1,200.00	£1,200.00	
1200.3 Bollards (specification to be advised)	6 no	£300.00	£1,800.00	
1200.4 Bollards (relocated)	7 no	£150.00	£1,050.00	
1200.5 Parking signs	1 item	£200.00	£200.00	
SERIES 1300 - STREET LIGHTING AND ELECTRICAL WORKS				
1300.1 Uplighters in footway	5 no	£1,200.00	£6,000.00	Specification Required
1300.2 Feeder Pillar / electrical works fro uplighters	1 item	£2,000.00	£2,000.00	Specification Required
1300.3 Ducting for uplighters	1 item	£3,500.00	£3,500.00	Specification Required
SERIES 3000 - LANDSCAPE & ECOLOGY				
Semi Mature trees - Rootball 20-25cm Ht 6m - exact specices to be specified, 3000.1 Including tree pit, irrigation, Root space system, Grille, Guying, root barrier	5 no	£4,000.00	£20,000.00	
3000.2 Topsoil in planters	49 m3	£72.44	£3,549.56	
3000.3 Bark Mulch in planters	6 m3	£78.25	£469.50	
3000.4 Supply and plant plants - assume 6 plants m2 and £4 per plant	1 item	£5,568.00	£5,568.00	
SERIES 9900 - PROVISIONAL				
Provisional item to allow for accommodation works around existing 9900.1 basements	1 item	£5,000.00	£5,000.00	
TOTAL			£196,018.35	
10% Contingencies			£19,601.84	
Total Works Cost			£215,620.19	
Capital Overheads @14%			£30,186.83	
Supervision @10%			£21,562.02	
Total Scheme Cost			£267,369.03	

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	22 JANUARY 2020	7
ST ANNES TOWN CENTRE			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

On 25 November 2019, Finance and Democracy Committee, when considering an item on the Kirkham Future High Street Fund, resolved "That consideration be given by the Planning Committee to submit a bid in the second round of the Future High Street Fund for St Annes Town Centre."

As part of a review of issues facing St Annes Town Centre, a workshop has been arranged to examine what intervention is required to ensure that St Annes Town Centre remains a vibrant and attractive centre that will benefit both residents of and visitors to the borough.

As it is not clear whether there will be a second round of the Future High Street Fund, whether the restrictions of one bid per local authority area applied to round 1 of the bidding process will continue if there is a round 2 and as it is by no means certain that the trading conditions faced by St Annes are such that a bid would be successful, Committee are recommended to consider the outcomes from the St Annes Town Centre workshop to examine all opportunities to secure funding to assist in the future development of St Annes, including, but not limited to any future rounds of the Future High Street Fund.

RECOMMENDATIONS

1. That a "Town Centres Working Group" consisting of 5 members be formally constituted as a working group of the Planning Committee and that they be asked to examine all opportunities to secure funding to assist in the future development of St Annes, including, but not limited to any future rounds of the Future High Street Fund.
2. That the outcomes from the St Annes Town Centre workshop be reported to the Planning Committee via Town Centre Working Group for their consideration and appropriate action.

SUMMARY OF PREVIOUS DECISIONS

None

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓

To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

1. On 25 November 2019, Finance and Democracy Committee, when considering an item on the Kirkham Future High Street Fund, resolved "That consideration be given by the Planning Committee to submit a bid in second round of the Future High Street Fund for St Annes Town Centre."[sic.]
2. The Future High Streets Fund was launched in December 2018 as part of the government's plan for the high street. The prospectus set out that there would be two rounds of bidding, one in 2019 with a further round following in 2020. On 13 February 2019, Planning Committee resolved to submit an Expression of Interest in regard to a bid based upon Kirkham Town Centre. Although Kirkham was not amongst the 50 bids that were originally announced by Government in July 2019 to progress to the second phase of the bidding process, on 26 August 2019 Government announced that it had expanded the scheme and that a further 50 towns, including Kirkham, would proceed to the second phase.
3. Successful candidates will progress to the second phase of the Future High Streets Fund and receive up to £150,000 to support the development of detailed project proposals that can be submitted for capital funding. With each of the successful towns eventually, depending on the scale of their plans, being offered funding of up to £25 million. The funding may be used by these areas to improve transport and access into town centres, convert empty retail units into new homes and workplaces, and invest in vital infrastructure.
4. Officers have sought clarification from Government as to whether it remains their intention to continue with a round 2 or whether the funding that had been earmarked for round 2 has been used to expand the list of towns that are to pass through to a second phase of round 1. The original prospectus also limited the number of bids to 1 per local authority area. Again, it is not clear whether it would be possible for Fylde to submit a second bid for an alternative town within its administrative area. Officers will continue to seek clarification as to the restrictions of any future bids.
5. It must also be noted, especially having regard to the issues faced by the 100 towns that have successfully moved to phase 2 of the first bidding round, that St Annes, whilst not without its challenges, is a relatively successful town centre. Any expression of interest put forward for St Annes would need to compete with the needs and challenges faced by other town centres nationally.
6. The continued success of the borough's town centres is a key priority of both the council's Corporate Plan and its Economic Development Strategy. As mentioned above, a bid has been submitted to the Government's Future High Street Fund to seek funding to improve the prospects of Kirkham Town Centre. In addition significant capital funds have been earmarked to improve the public realm of both Lytham and St Annes centres. However, it is recognised that our town centres are currently facing many pressures resulting from marked and swift changes in consumer spending profiles and one of the themes of the Council's Economic Development Strategy and Action Plan relates to the enhancement of the borough's town centres. Work has already commenced on the preparation of a Town Centres Action Strategy that would include an action plan for each of the borough's 3 defined town centres and is at a relatively advanced stage, although recent progress has slowed due to the need to divert resources to the Kirkham Future High Street Fund and Heritage Action Zone bids. In addition, a St Annes Town Centre workshop consisting of several key stakeholders with interests in St Annes town centre has been arranged in order to examine the issues facing the centre.
7. As it is unclear at this time whether there will be a second round of Future High Streets Fund bidding or whether St Annes would meet the eligibility criteria if there is to be a second round, it is important to ensure that all opportunities to promote and enhance St Annes Town Centre are explored. However, the issues facing St Annes are not unique and so it is considered that the remit of the working group should allow an examination of the issues facing all the borough's town centres. The planning committee are, therefore, recommended to establish a working group consisting of 5 elected members. As the issues facing the borough's town centres are wide ranging, there would be merit in extending the membership of the working group to include elected members who are not necessarily members of the Planning Committee. The working group would be able consider the findings of the St Annes Town Centre workshop.

8. Officers will continue to liaise with representatives of MHCLG regarding any future rounds of the Future High Street Fund or other similar initiatives that could benefit St Annes. The ground work carried out through the workshop and the town centres working group could potentially form the basis of a bid to a future round of the FHSF and would inform the council's own interventions in St Annes.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	
Community Safety	
Human Rights and Equalities	
Sustainability and Environmental Impact	
Health & Safety and Risk Management	

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	January 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
FHSF: overview	October 2018	https://www.gov.uk/government/publications/future-high-streets-fund

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	22 JANUARY 2020	8
PARTIAL REVIEW OF FYLDE LOCAL PLAN TO 2032			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Council has commenced a Partial Review of the Fylde Local Plan to 2032 (FLP32). The Partial Review will address the two objectives of revising plans to reflect policy changes that the (NPPF19) has made and examining the issue of Wyre's unmet housing need which was a commitment in the FLP32 and precondition of the Inspector finding the FLP32 sound.

Appendix 2 (attached) presents the responses to the Regulation 18 consultation and the Council's proposed response to them. Members are asked to approve the Council's Responses to the consultation.

Appendix 6 (attached) provides a Schedule of Revisions to the Fylde Local Plan to 2032, these revisions set out in detail the scope of the Partial Review of the Fylde Local Plan to 2032. Members are asked to agree the content of the Schedule of Revisions, and supporting documents to allow technical assessments including Viability Appraisal, Sustainability Appraisal and Habitat Regulations Assessment to be carried out.

RECOMMENDATIONS

1. Members approve the responses made to the Regulation 18 Consultation Appendix 2.
2. Members approve the objectives and scope of the review as described by the Schedule of Revisions Appendix 6.
3. Members approve the Schedule of Revisions, and supporting documents for Viability Appraisal, Sustainability Appraisal and Habitat Regulations Assessment.

SUMMARY OF PREVIOUS DECISIONS

On 13th November 2019 the Planning Committee agreed an updated Local Development Scheme which was then published on the Council's website. The Local Development Scheme sets out a timetable for the Partial Review.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓

To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	√
Promoting Fylde as a great destination to visit (A Great Place to Visit)	√

REPORT

Purpose of the Partial Review

1. The Council considers that it is necessary to undertake a partial review of the Fylde Local Plan to 2032 (FLP32) for two reasons:
2. First, the Fylde Local Plan to 2032 was adopted on 22nd October 2018. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). NPPF19 which was published in February 2019, Paragraph 212 of which states: Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.
3. Second, Paragraph 1.27 of the Fylde Local Plan to 2032 states that Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively- assessed need for housing. Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Plan (whether partial or full) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development. This early review was required by the Local Plan Inspector.
4. The review is triggered by the two reasons mentioned in paragraphs 2 and 3 above. It is a process which the Council will undertake in order to ensure the FLP32 is and remains up to date. The review is a procedural requirement which does not necessarily mean that the FLP32 has become out of date.

Process Followed to Reach this Stage

Scoping Consultation

5. The Council carried out a Regulation 18 consultation in accordance with the Town and Country Planning (Local Planning)(England)Regulations 2012 No 767 Part 6. The consultation letter is attached as Appendix 1 to this report. The consultation ran for 6 weeks from 25 April to 5.00pm on 6th June 2019.
6. The Council received 35 representations from a wide variety of representors. These included Wyre Council, Equality and Human Rights Commission, Network Rail, Health and Safety Executive, Highways England, Homes England, Sport England, United Utilities, Trams to Lytham, Environment Agency, Natural England and the National Federation of Gypsy Liaison.
7. A combined response was made by Elswick, Greenhalgh with Thistleton, Staining, Ribby with Wrea, Weeton with Preese and Westby with Plumpton's Parish Councils. Treales, Roseacre and Wharles and Bryning with Warton Parish Council made individual responses. Four residents of Elswick also responded and nine residential housing developers also provided responses.
8. The consultation letter clearly set out the proposed objectives of the partial review as described in paragraphs 1 and 2 above, however nearly all of the respondents assumed that the Council is carrying out a full review of the entire FLP32. In fact, the Council will be carrying out a partial review to address the issues described in paragraphs 2 and 3 above.

9. A summary of all the responses is provided in Appendix 2 Summary of Responses to the Regulation 18 Consultation– Fylde Local Plan to 2032, together with the Council’s proposed response. Many of the statutory consultees requested changes to the policies in the FLP32 which fell outside the proposed purpose of the partial review.
10. The Parish Councils and members of the public assumed that the revision would involve more sites being included in the FLP32, and more development pressure being placed on rural areas. However, with regard to housing delivery, the partial review will enable the use of the ‘standard method’ of calculating housing need which will result in a lower housing requirement number. Accordingly, no new housing sites will be required.
11. The Housing Developers also assumed that more housing land would be needed to meet Wyre’s unmet need and they are therefore promoting their sites, through their consultation responses, in order to meet this unmet need. Wyre Council’s standard method figure is lower than its adopted requirement but it is acknowledged that Wyre Council has not indicated whether it will use the standard method in its local plan review. The adopted Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of further sites in Wyre to address any unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.
12. Some of the requests made by the respondents are addressed by the revisions that will be made to the FLP32 by the Partial Review, and the updates to evidence. However, the objectives of the partial review have not been amended as a result of the consultation. Any changes outside of the proposed purpose of the partial review would mean the whole FLP32 would have to be revisited. This is not necessary because the FLP32 remains up to date having only been adopted on 22nd October 2018.
13. The conclusion of this Regulation 18 stage is that the purpose of the Partial Review should remain as originally proposed by the Regulation 18 Letter Appendix 1.

Supporting Research Guidance and Evidence

14. A Partial Revision in accordance with Paragraph 212 of the Framework (to reflect changes made between the 2012 and 2019 frameworks) is a new concept, although it has always been possible to carry out a focussed review of any aspect of a Local Plan that has become out of date.
15. The Planning Advisory Service published guidance – The Local Plan Routemapper – reviewing and updating Local Plan Policies, and four associated toolkits, in November 2019. The Council attended the launch of this guidance and has reviewed it thoroughly to ensure that the scope of the Partial Review, and the process it follows will be sound. As a result of the guidance from PAS the Statement of Community Involvement will be updated prior to the Publication consultation.
16. For the purpose of the Regulation 18 consultation the process followed was called a Partial Revision, as referred to in paragraph 212 of NPPF19. The Planning Advisory Service (PAS) have clarified that the process should be referred to as a Partial Review rather than a Partial Revision and this is confirmed by the FLP32 paragraph 1.27 which states that Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial). The Council has also taken legal advice on this matter which confirmed that the process should be termed a Partial Review. The review is the process by which the FLP32 is considered against any relevant changes in national policy. The revisions are the changes that are necessary to ensure that the FLP32 remains up to date. Therefore, in the Council’s Local Development Scheme 2019 the Development Plan Document is referred to as a Partial Review of the Fylde Local Plan to 2032.
17. A Housing Need Survey is proposed to be commissioned by the Housing Team early in 2020. This will include the calculation of an up-to-date affordable housing need figure which will feed into the Partial Review process. As the NPPF19 includes changes to the way Viability Appraisal is carried out, an up-to-date Viability Appraisal of the proposed Partial Review of the FLP32 will need to be commissioned. Sustainability Appraisal

and Habitats Regulations Assessment will also be carried out. Appendix 3 provides a Schedule of Evidence for the FLP32, and concludes that most of it remains up-to-date.

Supporting Documents Used to Define the Purpose of the Review

18. Appendix 4 Implications of NPPF19 for FLP32 compares NPPF19 with NPPF12 paragraph by paragraph. There are 217 paragraphs and two annexes. This is not a straightforward exercise as NPPF19 is not an amended version of NPPF12. Large sections of text have been deleted or moved to completely different places in NPPF19. However, Appendix 4 does list every paragraph in NPPF19, and compares it with the previous version of the paragraph/text in NPPF12. Some paragraphs are new to NPPF19, some existing paragraphs from NPPF12 have been revised and others have been subject to minor changes.
19. Most of the changes listed result in a Council Response of 'No change needed to the FLP32', others result in minor changes to wording, and there are also some significant changes particularly in relation to the Duty to Cooperate and the Housing chapter.
20. Appendix 5 References to the Framework within the Local Plan lists by paragraph number (FLP32), all of the references made to the NPPF12. Some of these quoted text from NPPF12, others included paragraph numbers. The right- hand column describes the correction required to the FLP32 in order to reflect policy changes which the NPPF19 has made.
21. Appendix 4 and Appendix 5 describe in detail the proposed scope of the Partial Review of the FLP32.
22. The Council's proposed responses in Appendix 4 and 5 have been used to produce a Schedule of Revisions to FLP32 Appendix 6. The Schedule is in plan order and shows all of the revisions incorporated into the relevant paragraphs of the FLP32. New text is underlined and unnecessary text is crossed out. The Council will use this Schedule of Revisions to FLP32 for the purpose of seeking consultation responses on the Partial Review of the FLP32. NPPF19 contains a new section on Non-strategic policies. Paragraph 21 Footnote 13 NPPF19 states that where a single local plan is prepared, as in the case of FLP32, non-strategic policies should be clearly distinguished from non-strategic policies. The Council needs to distinguish between Strategic and Non-Strategic policies as part of the Partial Review of the FLP32. Appendix 1 to the Schedule of Revisions is a list of which policies are considered to be strategic and which are considered to be non-strategic.
23. One of the most important changes resulting from Paragraph 27 NPPF19 is the requirement to produce a Statement of Common Ground (SOCG) with the other two plan making authorities of the Fylde coast, Lancashire County Council, prescribed bodies and other signatories. The SOCG will demonstrate effective and on-going joint working, documenting the cross- boundary matters being addressed and progress in cooperating to address these. SOCG are produced using the approach set out in national planning practice guidance and should be made publically available throughout the plan making process to provide transparency. The SOCG Appendix 7 is a working draft at this stage. The final version of the SOCG will address paragraph 1.27 of the FLP32.
24. Appendix 8 is the Housing Needs and Requirement Background Paper 2020 which contains the Council's local housing need assessment produced in response to the changes introduced by the NPPF19. The local housing needs assessment concludes that the minimum housing need figure is 275 dwellings per annum.

The Most Significant Revisions to FLP32

The Duty to Cooperate

25. The Wyre Local Plan 2011 -2031 was adopted on 28th February 2019. Paragraph 4.1.6 of the Wyre Local Plan identifies the Objectively Assessed Need (OAN) for housing, derived from the Fylde Coast SHMA and its Addenda, to be 479 dwellings per annum, equating to 9,580 dwellings over the plan period to 2031. Wyre Local Plan Policy SP1 states that it will deliver a minimum of 9, 200 dwellings, which equates to 460 dwellings per annum over the plan period, resulting in a shortfall of 380 dwellings or 4% of the OAN.
26. The Wyre Local Plan includes Policy LPR1 which commits Wyre Council to a partial review of the Wyre Local Plan "*with the objective of meeting the full Objectively Assessed Housing Needs*". The policy specifies that the review is to include:
 - An update of Objectively Assessed Housing Needs

- A Review of Transport and Highway Issues
- Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account the review of transport and highways issues.

Therefore, the Partial Review of the Wyre Local Plan will have to reassess housing need in Wyre and how it will be met.

27. Wyre Local Plan Policy LPR1 specifies that any unmet needs will be met in Wyre, through the Partial Review of the Wyre Local Plan. The Wyre Local Plan was prepared and adopted under the NPPF12. The update of housing needs Wyre Council will conduct under their policy LPR1 will need to have regard to the standard method in NPPF19 and the updated planning practice guidance. A standard method calculation of housing need for Wyre gives a figure of 308 dwellings per annum. This is significantly lower than the 460 dwellings per annum that the Wyre Local Plan was intended to deliver. Therefore, if the standard method calculation is adopted the housing needs of Wyre should be fully met by the partial review of the Wyre Local Plan.
28. It is therefore anticipated that the Partial Review of the Fylde Local Plan to 2032 does not need to incorporate alterations to its strategic policies, housing needs or requirement figure as consequence of the implementation of the standard method for calculating housing need by both Local Planning Authorities.

Housing Land Requirement and Five-Year Supply

29. In some respects, national policy has changed significantly since the FLP32 was examined and adopted. The NPPF19 states that strategic policies should be informed by a local housing need assessment, calculated using the standard method in national planning guidance, unless justified by exceptional circumstances. This means that the approach used by the SHMA and its Addenda is superseded. The Partial Review of the Local Plan is accompanied by the Housing Needs and Requirement Background Paper 2020 which contains the Council's local housing need assessment, produced in response to this change in national policy. The local housing needs assessment concludes that the minimum local housing need figure is 275 dwellings per annum. The NPPF19 states that any needs that cannot be met in neighbouring areas should be added to this figure. However, as explained in paragraph 26 of this report and set out in the draft SOCG, the unmet need in Wyre identified in the Wyre Local Plan (2011-2031) is likely to be addressed through the review of the Wyre Local Plan.
30. The NPPF19 requires local planning authorities to establish a housing requirement figure for their administrative area, in this case the Borough of Fylde, showing the extent to which the identified needs (and any that cannot be met in neighbouring areas) can be met. It is the intention to seek to confirm the existence of a five year housing supply as part of the Plan. For the FLP32, the Council used the findings of Addendum 3 to the SHMA to determine that the housing requirement for the period 2011-2032 is 415 net dwellings. Having considered the adopted figure of 415 and evidence provided in Appendix 8 The Housing Needs and Requirement Background Paper 2020, the Council has determined that the housing requirement figure for the plan period (2011-2032) to be 6,895-8,715 net dwellings per annum, which is an annual requirement of 415 net dwellings for the period 2011-2019 and 275-415 net dwellings per annum from 2019-20 onwards. The adopted FLP32 allocates sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 8,819 dwellings over the plan period to 2032.
31. Between 2011-2017, 1,538 dwellings have been completed in Fylde, an average of 256 dwellings per annum. When this figure is subtracted from the overall plan period requirement of 6,895-8,715, it leaves a residual requirement of 5,357-7,177 dwellings to be completed from 2017 to 2032. This figure (5,357-7,177) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to 357-479 dwellings per annum for the remainder of the plan period. This is the 'Liverpool' method, for the purpose of calculating the five year housing land supply.
32. This is significant because the starting point for the Five-Year Supply calculation is to calculate the Local Plan residual housing requirement incorporating the earlier shortfall, in the Annual Position Statement 2019 this was $479 \times 5 = 2395$. From the adoption of the Partial Review the Council will be able to use 357 instead of 479. This gives a residual requirement of 1785. This significant reduction in the residual requirement means that the delivery of sites (already included in the FLP32) will provide a five-year supply thereby ensuring the Partial Review of the Fylde Local Plan to 2032 remains effective.

33. In conclusion, the whole of the FLP32 has been screened and all of the other revisions are considered to be minor. All of the revisions are listed in Appendix 6 Schedule of Revisions which provides a comprehensive list of revisions in plan order and therefore describes the remit of the review. The Partial Review of the Fylde Local Plan to 2032 will ensure the FLP32 is as up-to-date as possible, providing more certainty and reducing the cost of appeals.

Next Steps

34. Once the scope of the Partial Review of the Fylde Local Plan to 2032 has been agreed technical assessments will need to be carried out. These include Viability Appraisal, Sustainability Appraisal and Habitat Regulations Assessment. It is proposed that the results of these assessments will be presented to the Planning Committee on 11th March 2019. Members will then be asked to approve the Publication of the Partial Review of the Fylde Local Plan to 2032 (the Schedule of Revisions) and the supporting documents. There will be a six-week public consultation and then the Partial Review and responses to the consultation will be submitted to the Planning Inspectorate for Examination. It is anticipated that the Partial Review of the Fylde Local Plan to 2032 will be examined over the summer and adopted in the autumn. This timetable has been agreed and published as chapter 4 of the Fylde LDS summary graph. However, this is subject to matters outside the Council's control for example the availability of a Local Plan Planning Inspector.

IMPLICATIONS	
Finance	The Viability Appraisal, Sustainability Appraisal and Habitats Regulations Assessment are all carried out by consultants and have associated costs. It is anticipated that these costs can be met within the existing approved budget. The consultation and Examination in Public will also incur additional costs which at present are unquantified but it is anticipated that these may also be met from existing approved budgets. The Partial Review can be carried out by the existing policy team at the Council at no additional cost.
Legal	The Partial Revision will follow the process set out in the Town and Country Planning (Local Planning)(England)Regulations 2012, Sustainability Appraisal will be carried out in accordance with the Environmental Assessment of Plans and Programmes 2004, and the Habitats Regulations Assessment will be in accordance with the Conservation of Habitats and Species Regulations 2017.
Community Safety	There are no implications for Community Safety
Human Rights and Equalities	There are no implications for Human Rights and Equality
Sustainability and Environmental Impact	A Sustainability Appraisal and Habitat Regulations Assessment will be carried out.
Health & Safety and Risk Management	There are no health and safety implications.

LEAD AUTHOR	CONTACT DETAILS	DATE
Julie Glaister	Julie.glaister@fylde.gov.uk	22 nd January 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Local Development Scheme	November 2019	https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/local-development-scheme/

Attached documents

Available to download from the [Fylde Website](#)

Appendix 1 Regulation 18 Consultation Letter

Appendix 3 Schedule of Evidence

Appendix 4 Implications of NPPF19 for FLP32

Appendix 5 References to NPPF12 within the Fylde Local Plan to 2032

Appendix 7 Statement of Common Ground

Appendix 8 Housing Needs and Requirement Background Paper 2020

Attached to report

Appendix 2 Summary of Responses to the Regulation 18 Consultation

Appendix 6 Schedule of Revisions to FLP32



Partial Review of the Fylde Local Plan to 2032

Summary of Responses to the Regulation 18 Consultation

Consultation between 25 April and 6 June 2019

Introduction

The Council considered that it was necessary to undertake a Partial Review of the plan for two reasons:

First, the Fylde Local Plan to 2032 (FLP32) was adopted on 22nd October 2018. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). NPPF19 which was published in February 2019, Annex 1: Implementation. Paragraph 212 states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan. Fylde Council is proposing to carry out a partial review.

Second, Paragraph 1.27 of the Fylde Local Plan to 2032 states that Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively- assessed need for housing. Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Plan (whether partial or full) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.

For the purpose of the Regulation 18 consultation the process followed was called a Partial Revision, as referred to in paragraph 212 of NPPF19. The Planning Advisory Service (PAS) have clarified that the process should be called a Partial Review rather than a Partial Revision and this is confirmed by the FLP32 paragraph 1.27 which states that Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial). The Council has also taken legal advice on this matter which confirmed that the process should be called a Partial Review. The review is the process by which the Plan is considered against any relevant changes in national policy. The revisions are the changes that are needed to ensure that the FLP32 remains up to date. Therefore, in the Council's Local Development Scheme the Development Plan Document is called a Partial Review of the Fylde Local Plan to 2032.

As part of this consultation, 35 representations were received from a variety of representors.

This document contains summaries of the representations received, along with the Council's responses to these representations.

Appendix 2 Summary of Responses to the Regulation 18 Consultation

Consultee	Key text from representation	Changes sought	Council Response
General			
Wyre Council	No comments to make	N/A	N/A
Equality and Human Rights Commission (EHRC)	No comments to make	N/A	N/A
Network Rail	No comments to make	N/A	N/A
Health and Safety Executive (HSE)	No comments to make	N/A	N/A
Homes England	No comments to make	N/A	N/A
Highways England	<u>General comment:</u> The Localism Act 2011 placed the responsibility of 'Duty to Cooperate' on local authorities to ensure that any local or cross boundary impacts have been fully considered and addressed appropriately in preparing the Local Plan. Fylde Council must demonstrate that they have discussed such matters with the relevant bodies, including Highways England.	Demonstrate a Duty to Cooperate	The Council intends to engage directly with all bodies with which it has a Duty to Co-Operate once the purpose and proposed remit of the partial review is determined, prior to the finalisation of the Schedule of Revisions.
Indigo Planning on	<u>General comment:</u> ...it would have been helpful as part of this scoping consultation if Fylde Council had	Publish a review of the	The Regulation 18 consultation is an invitation to representors to provide their own comments on what they feel should be

Appendix 2 Summary of Responses to the Regulation 18 Consultation

behalf of Greenhurst Investments Ltd.	<p>published a review of the degree of consistency of its local plan policies with the 2019 NPPF and accordingly the weight that should be attached to those policies. It should have also reviewed the 2019 NPPF for any new requirements that need to be met through the insertion of new policies.</p> <p>Therefore, we request that the Council undertake review of the policies contained within the Fylde Local Plan to 2032 (in terms of their consistency and weight in light of the 2019 NPPF), together with a consideration of whether any new policies are required, and publish it in due course for public consultation.</p>	<p>policies in the Local Plan together with any new policies a partial review might require for public consultation.</p>	<p>included in the partial review. This representor has not made any such suggestions but the confirmation that the Council should undertake the review exercise is welcomed. The full assessment will be provided at Regulation 19 stage, for public consultation.</p>
Gladman Developments	<p><u>General Comment:</u> in addition to the main topics identified by the Council, it may be prudent to consider how other elements of the Council's recently adopted Local Plan are performing, and whether they should fall within the scope of the partial review process. These could include the progress in bringing forward and implementing the Council's adopted housing allocations, or whether the authority's policies are being applied efficiently and effectively, and whether they need amending.</p>	<p>Consider how other elements of the Fylde Local Plan are performing.</p>	<p>The Council have published an Authority Monitoring Report 2019, which monitors the implementation and effectiveness of the policies in the Fylde Local Plan to 2032. If policies are not performing as expected then this will trigger a contingency.</p>
Turley on behalf of Strategic Land Group (SLG)	<p><u>General Comment:</u> ..However, the information provided on which to comment is rather sparse and this limits the degree of the comments that can be made.</p>	<p>N/A</p>	<p>The information provided ensured that consultees were aware of the purpose of the consultation and did not limit their responses. Some respondents have made extensive comments.</p> <p>The Regulation 18 consultation is an invitation to representors</p>

			to provide their own comments on what they feel should be included in the partial review.
Sport England	<p><u>General Comment:</u> Whilst the NPPF does not stipulate precisely how policies for sport should be presented in Local Plans, Sport England, following the NPPF, consider that as an absolute minimum, policy should cover the following issues:</p> <ul style="list-style-type: none"> • Facility Protection - Policy needs to clearly state that sports facilities (built as well as pitches, open space and recreational land) will be protected from loss except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. • Criteria to the policy could also include reference to opportunities for the shared use of facilities, and securing increased quantity and quality of provision in line with a robust and up-to-date assessment of need. Sport England's Playing Fields Policy and exceptions tests could be helpful in developing policy. • Enhanced and New Provision - Policy should identify the beneficial role that sport and recreation plays in existing and new development through the provision of new 	<p>Ensure the policy issues provided are covered.</p> <p>Inclusion of the Active Design Principles within the Local Plan.</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests policy changes which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>However, a number of these elements have been recognised in the Fylde Healthy Living Supplementary Planning Document (SPD), which was adopted by the Council on the 11th September. The SPD also points developers to the 10 Active Design Principles published by Sport England and Public Health England.</p>

	<p>and enhanced formal sports facilities (including built facilities) and open space used for active recreation. Specific requirements for meeting the needs of new residents should be addressed, along with opportunities to overcome existing deficiencies.</p> <ul style="list-style-type: none"> • Sports Lighting - By extending the hours a facility is available, along with improving its viability, the lighting of outdoor sports facilities can provide enhanced opportunities for people to participate in sport and secure the benefits that sports can provide, especially in terms of health and well-being. Planning policies should recognise the benefits of lighting outdoor sports facilities along with the significant advances in such technology over recent years. Technical guidance in sports lighting which will help with the preparation of policy is available within the Design and Cost Guidance pages of the Sport England website. • Sport in the Green Belt, Urban Fringe and Open Countryside - Where relevant, sport should be referenced in policies covering the Green Belt, urban fringe and wider countryside, recognising the need to plan positively to provide opportunities for facility development in these areas and recognising sport's role as a complementary land use, for 		
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	<p>example in green infrastructure provision.</p> <p>..... Sport England supports promoting active lifestyles, through our own advice, produced in partnership with Public Health England it promotes 'Active Design' along the 10 principles, (as explained earlier in this representation) developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles. We ask that you consider if this can be included in policies where relevant, although we would welcome a separate policy solely for active design. A model policy is contained on page 53 of our Active Design Guidance, along with several examples of good practice.</p>		
United Utilities	<p>It is understood that revisions to allocations will not fall within the scope of this partial revision and will not be taken forward as this would entail the production of a new Local Plan which is not necessary as the Local Plan is recently adopted. Our comments are made on this basis, avoiding comments relating to the water and wastewater considerations of specific sites. If the scope of the partial revision changes at all, please contact us as we would like to revise our response to you.</p>	N/A	Comment noted.
Local Plan Policy Specific			
Smith and	The following policies are key considerations when	Alterations to	The substantive content of the relevant paragraphs of NPPF19

<p>Love Planning</p>	<p>determining applications for changes of use of the employment sites listed under policy EC1. The policies at present do not comply with the NPPF which requires a more flexible approach and the wording of the policies should therefore be revised through the Partial Review in light of this.</p> <p>Policy EC1 (Overall Provision of Employment Land and Existing Employment Sites)</p> <p>The NPPF does not define employment uses whereas Policy EC1 restricts the use of employment sites to specific use classes.</p> <p>Policy GD8 (Demonstrating Viability)</p> <p>Policy GD8 states that proposals for changes of use on sites listed under Policy EC1 must meet one of the tests listed below.</p> <ul style="list-style-type: none"> • The existing use is no longer viable. In such cases applicants must demonstrate that there is no prospect of a mixed use development for the existing use and a compatible use coming forward; • The site is no longer suitable for the existing use; or • That marketing indicates that there is no demand for the existing use. <p>A significant amount of evidence is required under Policy GD8 to demonstrate that there is no demand for the existing use as follows:</p>	<p>policies EC1, GD8 and GD7.</p>	<p>has not changed from that of NPPF12, and therefore no change is needed to this element of policy.</p>
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	<ul style="list-style-type: none"> • Evidence that marketing has been undertaken by an agent or surveyor at a price which reflects the current market or rental value of the land / premises for its current use and that no reasonable offer has been refused. • Evidence that the site has been marketed for an appropriate period of time, which will usually be 12 months or 6 months for retail premises. • Evidence that the site has been frequently advertised and targeted at the appropriate audience. The policy lists what it considers is appropriate marketing. <p>Policy GD8 does not accord with paragraph 81c (<i>sic.</i>) of the 2019 NPPF which states that planning policies should “<i>be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.</i>” There is also conflict between Policy GD8 and paragraph 121 of the NPPF which states that:</p> <p><i>“Local planning authorities should take a positive approach to the applications for alternative uses of land which is currently developed but not allocated for</i></p>		<p>This quote is taken from paragraph 81d) of NPPF19 which replicates the second part of bullet 3 of paragraph 21 of NPPF12, whilst adding the new clause regarding new and flexible working practices in the middle. This does not undermine Policy GD8: there is no conflict, and no change is required.</p>
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	<p><i>a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:</i></p> <p><i>a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine the key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;...”</i></p> <p>The requirement for 12 months of marketing information, and the amount of evidence required, is excessive and can lead to significant delays in delivering alternative appropriate uses. Responding to economic changes rapidly means allowing alternative uses on sites which have not come forward for employment or where there is no demand for such uses quickly. This is even more important where there is a shortage of land for housing. The Policy should therefore be amended accordingly.</p> <p>Policy GD7, criterion T states that “<i>development should not prejudice or prevent the operation of existing land uses</i>”. This policy also requires revision as any application to develop an employment site for an alternative use will prevent the operation of the existing land use (which is being replaced). Perhaps on “neighbouring land” would be more appropriate than “existing land”.</p>		<p>Identified development needs are met through the Local Plan as adopted. There is no need for the waiving of the requirements of Policy GD8 in order to meet development needs, as the Local Plan has been found sound with the policy in place and identified development needs met in any case. Therefore there is no conflict between Policy GD8 and paragraph 121 of NPPF19. No change is required to the plan.</p> <p>The issue of alternative uses is not a new subject for consideration as a result of NPPF19 but is a basic issue dealt with by the planning system. The policy was found sound; no change is needed to the plan.</p>
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Treales Roseacre and Wharles Parish Council	<p>The parish council of Treales Roseacre and Wharles requests that the Fylde Local Plan is updated in relation to its Policy ENV3. We would like to request that all the undeveloped land adjacent to the roadside areas of Carr Lane, Kirkham Road and Treales Road within its Parish are re-designated with ENV3 open spaces status.</p> <p>This request is made in order to protect the character of this unique but critically threatened area of Treales.</p> <p>The parish council feel ENV3 status is necessary and crucial as the existing protection within the local plan and planning policies has not been sufficient to protect Treales from unsustainable and inappropriate development that has severely damaged the character and heritage of the area.</p>	Re-designate all undeveloped land adjacent to the roadside areas of Carr Lane, Kirkham Road and Treales Road with ENV3 open space status.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests policy changes which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>However, this issue has the potential to be considered within a neighbourhood plan.</p>
Transport			
Highways England	<p>...Regardless of how any increase in housing numbers within Fylde Borough may be achieved, Highways England requires that associated proposal emerging from the Local Plan review must be developed and tested on the basis of a robust transport assessment that identifies the potential traffic impacts upon the SRN and how the associated</p>	Any proposal emerging from the partial review must be developed on the basis of a robust	<p>The response provided by Highways England misinterprets the effect of the proposed remit of the partial review. It is not intended to increase the housing requirement in the borough as a result of the partial review exercise, and therefore the additional assessments that Highways England considers necessary should not be needed.</p>

	<p>transport growth and impacts on air quality are to be managed.</p> <p>....Our expectation is that an updated transport evidence base should also be developed in accordance with the Ministry of Housing, Communities and Local Government's guidance entitled 'Transport evidence bases in plan making and decision taking'.</p> <p>Given the desire to increase housing numbers between the two authority areas [Fylde and Wyre], a section of the SRN requiring assessment will be the A5A5(T) and Junction 3 of the M55. This is because the A585 route (both north and south of Junction 3) lies mainly within Fylde, but serves traffic from both the Fylde and Wyre districts. We note that during the development of the Wyre Local Plan, Highways England supported a detailed level of traffic modelling work that established a benchmark for how M55 Junction 3 and junctions on the A585 trunk road would perform with Local Plan growth added for a series of future year scenarios.</p> <p>Due to the linkages between the two authority areas, Fylde Council was also involved with this work as part of the development of the new Fylde Local Plan – this included a further scenario to test the impact of both Fylde and Wyre Local Plan growth at M55 junction 3 and the A585 to Windy Harbour, and formed part of Fylde Council's transport evidence base. In addition to this, we would also expect to see Junction 4 of the</p>	<p>transport assessment.</p>	<p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The Council will engage further with Highways England as necessary, working through the Duty to Co-Operate, to ensure that an agreed position is reached.</p>
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	<p>M55 reviewed; the original assessment having being undertaken by Lancashire County Council.</p> <p>For consistency, Highways England believes that the transport evidence base work required for the partial review should be based upon this previous work, so that it acts as a benchmark for assessing the traffic impacts of any growth in housing numbers above the current Local Plan.</p> <p>Highways England welcomes the opportunity to work positively with Fylde Council as part of this process, and to assist in the provision of information where we can, but believe that appropriate expertise should be commissioned by Fylde Council to complete the updated transport assessment work.</p> <p>We would welcome further detail on the options being considered by Fylde Council as the review is carried out, to ensure any additional growth is appropriately considered and accounted for, and that any sustainable transport interventions to support this growth are identified as part of the decision making process. It is worth reiterating that capacity enhancements and the local plan stage, and not at the planning application stage.</p> <p>Finally, we would like to draw the Council's attention to Highways England's 'The strategic road network: Planning for the future – A guide to working with Highways England on planning matters'. This document, which is publically available online, describes the approach we take to engaging with the</p>		
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	<p>planning system. The 'Plan Making' section of the paper sets out what we will be looking for as the Plan develops and within future consultation stages. In this respect, we would encourage the Council to consider paragraphs:</p> <ul style="list-style-type: none"> • 67 and 68 in terms of developing its evidence base; • 69 to 71 when considering which spatial development option (i.e. Growth Option) to pursue; and, 72 to 73 when proposing site allocations. 		
Trams to Lytham	<p>During previous Local Plan consultation phases, it was deemed necessary by the Council that clarification should be given on the policy regarding the improvement of the South Fylde Line. Additional text was added to specify that this policy may involve the creation of a 'passing loop' to increase the frequency of railway services.</p> <p>However, no further clarification was given on the ambition to "create a bus/rail/tram interchange on the South Fylde Line", despite this policy potentially being in conflict with the passing loop proposal. As identified in Trams to Lytham's recently published document, <i>Extension of the Blackpool Tramway to South Fylde- Outline Report</i>, the proposal set out in the local plan would be extremely beneficial to the Fylde area and the wider region. I have met Fylde MP</p>	Clarification to the points set out in the response.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests clarification about the South Fylde Line which falls outside the above. Accordingly, the Council does not propose to revise</p>

	<p>Mark Menzies and representatives of Blackpool Transport, Blackpool Council and Lancashire County Council to discuss this matter, and there is generally a strong will to pursue this goal provided that a clear path can be identified, as well as very strong public support demonstrated by a recent petition.</p> <p>Provided it is within the scope of the consultation, Trams to Lytham and the Light Rail Transit Association would like to see clarity given some of, if not all, of the following points:</p> <ul style="list-style-type: none"> • How the passing loop and light rail proposals may interact with each other so that neither is compromised. • How light rail along the South Fylde Line may be achieved, in terms of layouts and routing. • What the next steps to achieving this goal could be, such as consultation, feasibility, the role of other local authorities and parties, and funding sources. • A potential target year for completion within the Local Plan period. 		<p>the FLP32 to reflect the requested changes.</p>
Kath Fenton	<p>...I and other residents are extremely concerned about the transport and highways issues we already face.....It seems to me the majority of new Great Eccleston residents use our village as a short cut to the A585 and therefore making it even more difficult</p>	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of NPPF19 states that 'plans may also need to</p>

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	<p>to cross or access the main road when leaving the village I daily see people dicing with death trying to cross towards Singleton due to the vast volume of traffic on the A585 that in my opinion revising the local plan to allow yet more houses in our area be madness.</p>		<p>be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites (already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
<p>Residents of Elswick (Peter Schiavi, Sandra Oldham, Stella Oldham)</p>	<p>Any new houses built in Elswick would increase the amount of vehicles to at least 170 cars & four to five hundred extra car journeys per day, most of which would be required to cross or join the exceptionally very busy A585 at the Thistleton junction. This is already a very dangerous junction with a lot of motorists struggling to either leave the Thistleton junction or enter the junction via the Singleton junction side. The extra housing would greatly increase the waiting times & exacerbate the risks at both these junctions. Waiting to cross or enter the A585 normally takes five to 10 mins. When extra vehicles have been re-routed through the village in the past these times have increased as long as 20</p>	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF19, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF19 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p>

	<p>minutes.</p> <p>Previously, Wyre Borough Council <u>rejected</u> certain plans that Fylde Borough Council had put forward for housing developments due to the <u>unsuitable traffic issues & congestion it will cause on the A585. To develop further in Elswick <u>will result</u> in most traffic being brought onto <u>the same A585 corridor</u>.</u></p> <p><i>[The main representation draws attention to the lack of employment in close proximity to Elswick and does not necessitate travel and community facilities, specifically medical and dental practices, shops and schools. Inadequate bus services and transport options are also referred to].</i></p> <p>...The Government recommended that large housing developments are required to have an element of affordable housing. It is impossible to see how this could be viable in Elswick, with the village's lack of transport & the need for more than one car per household. For the residents of Elswick, two cars per household are a necessity. This was substantiated by a recent Parish survey that recorded an average there were 1.5 cars per household in the village.</p>		<p>This response reflects concerns about increased housing numbers in Elswick and its impact on traffic.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
David Kirkham (Elswick Parish Council (PC), Greenhalgh with Thistleton PC, Staining PC,	<p>...the Fylde has already been over-developed with a detrimental impact on infrastructure- particularly the flooding issues and poor state of the highways. Including excessive traffic with several bottlenecks being experienced on a daily basis.</p>	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also</p>

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Ribby with Wrea PC, Weeton with Preese PC and Westby with Plumpton's PC)			<p>need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
Sport England	Sport England would welcome inclusion of a supportive policy on active travel, especially where it could promote active design, which facilitates more active travel enabling people to become more active in their everyday lives, enhancing walking routes in and around towns and villages to attract people to do more walking and cycling. Any ability for development to protect and enhance the cycle, footpath and bridleway network would also be welcomed.	Inclusion of a supportive policy on active travel.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF19, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF19 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by</p>

			<p>paragraph 1.27 of the FLP32. This response requests policy changes which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>However, a number of these elements have been recognised in the Fylde Healthy Living Supplementary Planning Document (SPD), which was adopted by the Council on the 11th September.</p>
Housing			
Indigo Planning on behalf of Greenhurst Investments Ltd.	<p>...Given that the Fylde Coast is a defined and self-contained housing market area, in Greenhurst's view, it would be illogical if a proportion of Wyre's objectively assessed housing needs were met in Wyre's other neighbours of Lancaster, Ribble Valley and Preston. A more likely and appropriate response would be to ensure needs arising on the Fylde Coast are fully met across those authorities within the housing market area (i.e. Blackpool, Fylde and Wyre).</p> <p>...In addition, given the constraints owing to Blackpool's local authority boundary (due to its tightness around the urban area), there are clearly very few opportunities for Blackpool to help meet any of Wyre's needs in addition to its own.</p> <p>Logically, therefore, the most likely location that could potentially accommodate new sites would be within Fylde. This is confirmed within the Inspector's</p>		<p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>The Wyre Local Plan includes a requirement in its Policy LPR1 for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. The Inspector's report on the Wyre Local Plan Examination states in paragraph 19 that "I have amended the MMs to reflect the objective of Wyre meeting its own housing OAN".</p> <p>Therefore, it is currently anticipated that sites in Fylde will not be required.</p>

	<p>Report for the Wyre Local Plan [quote included in representation], albeit it is acknowledged that the ability of Fylde to contribute does not yet constitute a firm commitment.</p> <p>However, Greenhurst is concerned with Fylde's contradictory statement that: <i>"Accordingly, the scope of the partial revision of the Fylde Local Plan to 2032 will be defined by the NPPF19 and the Duty to Cooperate. The Council is writing to invite comments on the scope of the partial revision. However, it should be noted that revisions to allocations for example will not fall within the scope of this partial revision and will not be taken forward as this would entail the production of a new Local Plan which is not necessary as the Local Plan is recently adopted."</i></p> <p>Here, Fylde Council is both stating firstly that the scope of the partial review will be defined by the 2019 NPPF and the Duty to Cooperate, but secondly that the scope will exclude revisions to allocations. Greenhurst would question how, if at all, Fylde would be able to accommodate any of Wyre's housing needs (which would effectively equate to a higher housing requirement in Fylde) if not willing to revisit existing allocations or make new allocations. This gives the impression that the outcome of the scoping consultation has already been pre-determined and it is paying 'lip service' to the Duty to Cooperate, which undoubtedly undermines the spirit of joint working with neighbouring authorities. In addition, just because a plan is recently adopted does not mean</p>		
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	<p>that it does not need revising in light of new evidence.</p> <p>Greenhurst would like to remind Fylde Council for the reasons why the Local Plan Inspector in her report (published September 2018) requested a main modification to the plan to ensure it is sound in relation to this issue [quotation relating to Paragraphs 69 and 70 of Inspector's Report included in main representation].</p> <p>Therefore, it is Greenhurst's view that in order to conduct a meaningful partial review, it should widen the scope to all policies and allocations that may be required to meet both Fylde's own needs and those of its neighbours under the Duty to Cooperate. Specifically, this should include considering the potential to revisit existing allocations or make new allocations.</p>		
Kath Fenton	<p>I wish to strongly object to a further revision of the local plan for Fylde as a resident of Elswick I and other residents are extremely concerned about transport and the highway issues we already face and this is before the 50 plus new homes have been built.</p> <p>It seems to me the majority of new Great Eccleston residents use our village as a short cut to the A585 and therefore making it even more difficult to cross or access the main road when leaving the village I daily see people dicing with death trying to cross towards Singleton due to the vast volume of traffic on the A585 that in my opinion revising the local plan to</p>	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by</p>

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	allow yet more houses in our area be madness.		<p>paragraph 1.27 of the FLP32.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
Highways England	<p>.....Our understanding is therefore that the partial review of the Fylde Local Plan will be to establish whether changes in the density of the existing allocations can be made to yield higher housing numbers to assist in meeting the shortfall within Wyre. This would be against the background of possible changes to the assessed housing need for the area, brought about by a recently revised calculation methodology for housing need and the new NPPF [National Planning Policy Framework 2019].</p>	N/A	<p>The response provided by Highways England misinterprets the effect of the proposed review. It is not intended to increase the housing requirement in the borough as a result of the partial review exercise, and therefore the additional assessments that Highways England considers necessary should not be needed. Also, the Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The Council will engage further with Highways England as necessary, working through the Duty to Co-Operate, to</p>

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			ensure that an agreed position is reached.
The National Federation of Gypsy Liaison Groups	<p>..the review should take account of the need to update the Gypsy and Traveller Accommodation Assessment (GTAA). We consider that the update review undertaken in 2016 was based on flawed evidence as it assumed a very low proportion of Gypsies and Travellers would meet the revised definition.</p> <p>The reduction in pitch requirement from 26 to 3 was a cynical attempt to exploit the change in definition as a means of the Council avoiding it responsibility to make proper provision for Gypsies and Travellers. It was not based on a robust assessment of need. The updated GTAA was not a comprehensive assessment of need and did not properly distinguish between those who did and those who did not meet the revised definition.</p> <p>Disregarding the flawed update, the previous GTAA is now completely out of date. The time has come to undertake a new GTAA, preferably in consultation with neighbouring authorities and to reflect the findings in this proposed partial review.</p>	Undertake an up to date GTAA and reflect these findings within the partial review.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests updates to evidence and policy changes which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p>
Gladman Developments	In determining the minimum number of homes needed, the NPPF19 now advises that strategic plans should be based upon a local housing need assessment, conducted using the Standard Method as set out in the PPG unless exceptional circumstances justify an alternative approach. Should the Council	Take note of PPG guidance in the Council review their housing requirement	Comments noted. In undertaking the partial review exercise, the Council will need to consider the impact of changes to NPPG on the local housing need figure calculated using the standard method, as pointed out by the Gladman Developments. The partial review will have regard to all of the relevant guidance within PPG, as advocated by Gladman

	<p>reconsider its housing requirement through the partial review, this will need to be formulated on the basis of meeting this requirement as a minimum.</p> <p>However, the PPG is clear that the Standard Method only identifies the minimum number of houses required to meet population needs and does not take into account the variety of factors which may influence the overall housing requirement in the area, such as changing economic circumstances or other factors which may change demographic behaviour. Where additional growth above historic trends is likely to occur, then the local planning authority should include an appropriate uplift to the housing numbers to meet the need in full. It is important that this uplift is undertaken prior to and separate from the consideration of the demographic baseline assessment of need and how much of this need can be accommodated in the housing requirement figure.</p> <p>...In addition, it is also important for local planning authorities to consider the implications that the Standard Method will have on delivering affordable housing need in full. The PPG is clear that the total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments taking into account the probable percentage of affordable housing to be delivered by market housing led development. If it becomes clear that affordable housing need will not be delivered in full then an increase to the total housing figures included in the</p>	<p>through the partial review.</p>	<p>Developments.</p>
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	<p>plan should be considered where it could help to deliver the required number of affordable homes.</p> <p>Should the Council be minded to review their housing requirement through the partial revision process, it is imperative that the factors listed above [a list of PPG guidance for circumstances where the need to apply an uplift may be appropriate is provided in the main representation] are taken into account. In this respect, it is clear that the local factors and initiatives such as the Warton Enterprise Zone have the potential to boost the demand for housing within the Fylde authority area, over and above the levels that may be suggested by the Standard Method. In this context it is further relevant to note that the evidence base for the authority's recent Local Plan Examination suggested that the Council's future housing requirement should be set at the upper end of the OAN range of 410-430 dpa (dwellings per annum), to support economic growth in the area.</p>		
<p>Residents of Elswick (Peter Schiavi, Sandra Oldham, Stella Oldham)</p>	<p>I STRONGLY OBJECT & am very concerned that Fylde Borough Planning Office is looking at further planning permission to develop more new house in ELSWICK, PRESTON.</p> <p>Any new houses built in Elswick would increase the amount of vehicles to at least 170 cars & four to five hundred extra car journeys per day, most of which would be required to cross or join the exceptionally very busy A585 at the Thistleton junction. This is already a very dangerous junction with a lot of</p>	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the</p>

	<p>motorists struggling to either leave the Thistleton junction or enter the junction via the Singleton junction side. The extra housing would greatly increase the waiting times & exacerbate the risks at both these junctions. Waiting to cross or enter the A585 normally takes five to 10 mins. When extra vehicles have been re-routed through the village in the past these times have increased as long as 20 minutes.</p> <p>Previously, Wyre Borough Council <u>rejected certain plans that Fylde Borough Council had put forward for housing developments due to the unsuitable traffic issues & congestion it will cause on the A585.</u> To develop further in Elswick <u>will result</u> in most traffic being brought onto <u>the same A585 corridor.</u></p> <p><i>[The main representation draws attention to the lack of employment in close proximity to Elswick and does not necessitate travel and community facilities, specifically medical and dental practices, shops and schools. Inadequate bus services and transport options are also referred to].</i></p> <p>The Government recommended that large housing developments are required to have an element of affordable housing. It is impossible to see how this could be viable in Elswick, with the village's lack of transport & the need for more than one car per household. For the residents of Elswick, two cars per</p>		<p>adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
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	<p>household are a necessity. This was substantiated by a recent Parish survey that recorded an average there were 1.5 cars per household in the village.</p> <p>There is little demand for property in Elswick. There are numerous properties around the village already for sale. The development of such a large housing estate around the village would also destroy the character of a typical Fylde village.</p> <p>The Government's strategy plan highlighted that <i>"any housing development had to be sustainable"</i>.</p> <p>A SUSTAINABILITY STUDY UNDERTAKEN BY FYLDE CONCLUDED THAT <u>ELSWICK IS ONE OF THE LEAST SUSTAINABLE VILLAGES IN THE BOROUGH.</u></p> <p><u>Due to the above reasons I STRONGLY OBJECT TO FYLDE BOROUGH COUNCIL MAKING ANY INCREASE WITH THE ALREADY AGREED NUMBER OF NEW HOUSING DEVELOPMENTS STATED IN THE FYLDE BOROUGH COUNCIL LOCAL PLAN TO 2032</u></p>		
David Kirkham (Elswick Parish Council (PC), Greenhalgh with Thistleton)	It is the concern of the Parish Council that the considered revision will result in further residential development in an already over-developed rural community. In the consideration of the Parish Council, the Fylde has already been over-developed with a detrimental impact on infrastructure –	N/A	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also</p>

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<p>PC, Staining PC, Ribby with Wrea PC, Weeton with Preese PC and Westby with Plumpton's PC)</p>	<p>particularly the flooding issues and poor state of the highways, including the excessive traffic with several bottlenecks being experienced on a daily basis. There are several major developments across the Fylde awaiting construction as well as those mid-phase – there is simply no further requirement.</p> <p>Under no circumstances will the Parish Council support the over-spill from neighbouring Boroughs in order to satisfy their requirements to comply with planning policy.</p>		<p>need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites (already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
<p>Turley on behalf of Strategic Land Group (SLG)</p>	<p>...The Fylde Local Plan (FLP) confirms that an early review of the plan would be required should any housing needs remain unmet in Wyre once the examination of the Wyre Local Plan (WLP) had been concluded. It is important to recall that during the examination of the FLP, Fylde Council were adamant that it could not accommodate any unmet housing need from Wyre in the FLP as the extent of any shortfall hadn't been quantified and tested through the Local Plan process. However, that process, which was ultimately concluded through the adoption of the WLP on 28 February 2019 did not result in a clear quantification of unmet housing need (to be met elsewhere) but that matter still requires further</p>	<p>Inclusion of an up to date housing trajectory. Consideration to the delivery rates on allocated sites should be made alongside the housing trajectory.</p>	<p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>The Wyre Local Plan includes a requirement in its Policy LPR1 for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. The Inspector's report on the Wyre Local Plan Examination states in paragraph 19 that "I have amended the MMs to reflect the objective of Wyre meeting its own housing OAN". Therefore, it is currently anticipated that sites in Fylde will not be required.</p>

	<p>examination through its own immediate partial review. In short, the question of how much housing remains in Wyre is still unanswered.</p> <p>In this context, it is clearly prudent for the partial review of the WLP is conducted and completed so unmet housing need in Wyre is finally quantified and this can then inform the partial review of the FLP.</p> <p>...it is important that any partial review does not solely focus on simply adopting the standard method of housing supply but reflects the provisions of national policy in full and the delivery of sustainable development....</p> <p>The partial review of the FLP should include an up-to date housing trajectory in accordance with the requirements established within Paragraph 31 of the NPPF. In order to provide greater clarity and accuracy regarding delivery rates, the delivery rates on allocated sites should be considered alongside the housing trajectory submitted to the Examination in Public. This assessment should be used to assess whether assumptions within the trajectory are accurate and sufficiently deliverable and developable sites are allocated to meet the objectively assessed housing need.</p>		<p>Comments noted. The Council, in undertaking the partial review exercise, will need to consider the impact of changes to NPPG19 on the minimum local housing need figure, as pointed out by the representor. The partial review will have regard to all parts of NPPF 19 and the guidance within PPG, as advocated by the Turley.</p> <p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests changes which fall outside the remit of the Partial Review. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>The Local Plan Inspector rejected the proposal for a detailed trajectory within the FLP32. This trajectory graph has been adapted to reflect the changes made as a result of the Partial Review and is included in the Schedule of Revisions. In accordance with paragraph 9.91 of the FLP32 the Council produces a detailed trajectory as part of its Housing Supply Statement. In 2019 this took the form of a Draft Annual</p>
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			Position Statement which has been published on the Council's website.
Bryning-with-Warton Parish Council	<p>While the Parish Council acknowledges that Wyre Council have identified 'difficulties in planning to meet its objectively assessed need for housing' there is naturally a deep concern in the implications of a 'Housing Market Area and/or in 'Other appropriate locations'! The partial revision of Fylde Local Plan to 2032 appears from this communication/consultation to be consideration and capacity to accommodating quote 'Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed Working with other authorities adjoining Wyre under the Duty to Co-Operate.</p> <p>Bryning-with-Warton Parish Council express concerns regarding the over-saturation of new housing developments in Warton and refers to how these do not achieve sustainable development.]</p> <p>...If Wyre are unable to meet their assessed need for housing this should be referred back to the Government without the perceived obligations being placed on neighbouring boroughs which would also like to retain some rural areas as opposed to being a built up metropolis of urbanisation.</p> <p>Again it has to be acknowledged that planning legislation is extremely complicated, ever changing and sometimes technically beyond comprehension to most mortal people not directly involved in the</p>	N/A	<p>The Council is obliged to review the plan in accordance with paragraph 1.27 of the FLP32, as Wyre's Local Plan has been adopted with unmet need. However, the Wyre Local Plan policy LPR1 requires Wyre Council to immediately review its Local Plan with the objective of meeting the full objectively assessed needs for housing over the plan period. In addition Wyre's Policy LPR1 requires reconsideration/update of the housing need figure. Therefore, it is currently anticipated that sites in Fylde will not be needed.</p> <p>The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p>

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	<p>planning and development sphere but if this interpretation of the proposal is correct then the Parish Council would like it registered as an objection to additional housing quotas being absorbed in the Fylde.</p>		<p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
PWA Planning	<p>During the examination process for the Fylde Local Plan, PWA Planning raised concerns the Council had not responded proactively to the Wyre OAN position, and the consequences of this would lead to an unmet need of housing across the HMA, particularly in Wyre. This unmet need could be addressed by Fylde within the partial review.</p> <p>Furthermore, PWA Planning also raised concerns during the Local Plan examination process that the Council's assumptions on build-out rates and development start dates were unrealistic. With this, the Fylde Local Plan was reliant on a number of large sites with significant infrastructure constraints.</p> <p>These arguments remain relevant to the partial review. As part of the partial review, PWA Planning consider that additional housing allocations are required to address the concerns. The addition of further land allocations (and specifically non-strategic locations or sites) in other appropriate locations across the Borough would ensure that there is a greater prospect of minimising the chances that the</p>	<p>The partial review could need to set a new base date and consider the sites to meet the identified need over the next 15 years (as required by Paragraph 67), plus 2 years from the current base date.</p> <p>Inclusion of further non-strategic allocations.</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including</p>

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	<p>housing needs will not be met. It will also provide greater levels of flexibility and choice, as highlighted in the NPPF, ensuring development is delivered at the right time, in the right place, in accordance with the principles of sustainable development and a better balance of housing sites across the Borough.</p> <p>In this respect, Paragraph 68 of the NPPF is directly relevant as it recognises the important contribution small and medium sized sites can make to meeting the housing requirement of an area. In particular, Part A seeks for local authorities to identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare. As part of this, it may be appropriate for the partial review to set a new base date and consider the sites to meet the identified need over the next 15 years (as required by Paragraph 67), plus 2 years from the current base date. There is therefore clear need for further non-strategic allocations to ensure the Development Plan provides housing to meet unmet need within the HMA, and the guidance set out within the NPPF.</p>		<p>allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The FLP32 provides for 10.1% of homes required on allocated sites under 1ha, and therefore meets the requirement.</p>
Litchfields on behalf of Taylor Wimpey UK	<p>These representations are made in relation to Taylor Wimpey's land interest at Weeton Road, Wesham. The Weeton Road site was promoted for residential development through the now adopted Fylde Local Plan but was not identified as an allocation.</p>	Inclusion of the Weeton Road site.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this</p>

	<p>Any new calculation of the housing requirement in the Partial Revision will need to ensure that the above factors [key policies] are fully considered.</p> <p>In accordance with the Framework and in line with the statutory duty to cooperate as set out under Sections</p> <p>20(5)c and 33A of the Planning and Compulsory Purchase Act 2004, the Council should be co-operating with neighbouring authorities, including Wyre to ensure that any unmet housing needs are met. In order to ensure that the Plan is positively prepared and effective, an appropriate approach would be to consider the quantum of assistance that would be required to meet the HMA housing shortfall, and then plan to provide it in suitable locations close to the Wyre Borough boundary.</p> <p>The Framework [§59] is clear that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. The preparation of a Local Plan Review in accordance with the commitment at §1.27 of the adopted Local Plan should not be seen as a mechanism to reduce the overall housing requirement for Fylde Council over the plan period</p>		<p>replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response presupposes that the outcome of the review will be a higher housing figure.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>The Local Plan Inspector rejected the proposal for a detailed trajectory within the FLP32. This trajectory graph has been</p>
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	<p>and contradict the Government's commitment to boost the supply of housing nationally.</p> <p>Taylor Wimpey wishes to emphasise that realistic assumptions need to be used in any supply calculations to ensure that sufficient sites are identified, and that land will come forward as required to meet need. A housing trajectory will be important to help identify which sites contribute to the Council's claimed supply and assess whether the lead-in times and delivery rates for each site are correct. Taylor Wimpey considers that it is important for the Plan to include a housing trajectory as an appendix to the Partial Review as it helps demonstrate amongst other things a deliverable 5-year supply of housing.</p> <p>The Weeton Road site</p> <p>Should a need for additional housing allocations be identified as part of the Local Plan Partial Revision process, Taylor Wimpey considers that land at Weeton Road, Wesham is the most suitable site for allocation.</p> <p>A Development Statement for the site has been prepared and is attached [See full representation].</p>		<p>adapted to reflect the changes made as a result of the Partial Review and is included in the Schedule of Revisions. In accordance with paragraph 9.91 of the FLP32 the Council produces a detailed trajectory as part of its Housing Supply Statement. In 2019 this took the form of a Draft Annual Position Statement which has been published on the Council's website.</p>
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	<p>Conclusions</p> <p>It is imperative that any new calculation of the housing requirement in the Partial Revision fully considers whether there are “exceptional circumstances” which could justify an alternative approach which also reflects current and future demographic trends and market signals. As part of this process, the Council will need to co-operate with neighbouring authorities, including Wyre, to ensure that any unmet housing needs are met.</p> <p>In order to ensure that the Government’s objective of significantly boosting the supply of homes is achieved, Taylor Wimpey requests that the Council does not utilise the early review mechanism simply to reduce the overall need for housing in the authority.</p> <p>For the reasons identified above and in the attached Development Statement, it is considered that land at Weeton Road, Wesham should be allocated for residential development should a need for additional housing allocations be identified as part of the Local Plan Partial Revision process.</p>		
Alban CassidyThe likely outcome of this assessment is that additional housing land will need to be	Identification of future	In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined

	<p>identified. The Housing Market Area covers Wyre, Blackpool and Fylde and therefore it is appropriate to seek to ensure that any such housing sites are located within one of these areas in an appropriate location, which we would expect would be based upon the settlement hierarchy in the first instance. However, we would not suggest that it is <u>not</u> appropriate at this time, given the recent adoption of the Local Plan to reconsider the hierarchy of settlements and therefore we would expect that Lytham St Annes remains the most suitable location for future housing sites.</p> <p>It is also important, in line with Government policy to increase the supply of housing, that the Plan is not seen to stagnate and therefore at an early stage the next allocations should be identified rather than continuing the previous appeal led system of allocation. It would not be acceptable for the Council not to consider any additional housing sites.</p> <p>Therefore in order to assist in meeting Wyre's unmet housing need and to ensure that future housing is properly planned, the scope of the Local Plan review should include the identification of future housing allocations.</p> <p>The review should also consider and emphasise where appropriate, how the planning system in Fylde</p>	<p>housing allocations.</p>	<p>in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests additional housing allocations which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>This response also presupposes that the result of the partial review will be a higher housing number for the borough.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p>
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	<p>can assist the delivery of large sites and associated infrastructure. Too often in Fylde there has been insufficient joined up thinking in terms of the delivery of major housing schemes and the opportunity to influence and facilitate the provision of necessary infrastructure. The opportunity now arises and consideration should now be given to providing a more meaningful link between housing delivery and infrastructure provision.</p>		<p>Irrespective of the above, the Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>The FLP32 did comprehensively consider the delivery of large sites and associated infrastructure. An Infrastructure Delivery Plan was examined alongside the Local Plan which was found sound.</p>
<p>Johnson Mowat on behalf of Carrington Group Ltd</p>	<p>As the Council will be aware Highways England have been investigating options to alleviate a major bottle neck along the A585 between the Windy Harbour junction and the Skippool junction near Poulton-le-Fylde for a number of years.</p> <p>Prior to the adoption of the Fylde Local Plan an announcement was made on 24 October 2017 that an offline 'southern' bypass solution between the two junctions was the preferred solution.</p> <p>It is proposed that the offline 'southern' bypass solution will be constructed (in part) on land currently controlled by Carrington Group Ltd. Carrington Group Ltd (on 29 April 2019) have therefore confirmed in</p>	<p>The future development potential (including access) of land located to the west and east of the offline 'southern' bypass.</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests the addition of development land which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p>

	<p>writing to Highways England, that they wish to make representations at future hearings including the Compulsory Acquisition Hearing (CAH) (4 July 2019) and also attend the Accompanied Site Inspection (ASI) on 2 July 2019.</p> <p>It has always been the position of Carrington Group Ltd that the Council should be looking to allocate more land for housing in the north and north western part of the District. This position becomes even more logical when the opportunities offered by the offline 'southern' bypass are taken into consideration.</p> <p>The offline 'southern' bypass provides a good and logical opportunity to allocate additional land in a sustainable location, with good road links, access to employment, unconstrained by the green belt or flood risk and also very close to the administrative boundary of Wyre (in particular the Poulton le Fylde).</p> <p>The requirement for Fylde Council to accommodate some of the Wyre Councils unmet need has been a key policy point for a number of years. It therefore seems perverse that the Highways England offline 'southern' bypass only serves to landlock suitable, deliverable, accessible and unconstrained development sites, through its failure to provide any suitable access points into neighbouring land.</p>		<p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>Irrespective of the above, the Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p>
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	<p>This does not constitute sound planning and therefore Carrington Group Ltd will be looking raise these issues at the CAH and ASI. Further, Carrington Group respectfully request that the future development potential (including access) of land located to the west and east of the offline 'southern' bypass falls within the scope of the partial revision.</p>		
Hallam Land Management Ltd (HLM)	<p>.....We consider that the main relevant changes to the NPPF for the purposes of the Local Plan partial review are revisions to the Green Belt chapter (chapter 13) and the definition of 'deliverable' sites (Annex 2).</p> <p>With regard to the Green Belt chapter, it is important to note that paragraph 137 of the revised NPPF states that "before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development." This includes discussions with neighbouring authorities about whether they could accommodate some of the identified need for development. This includes discussions with neighbouring authorities about whether they could accommodate some of the identified need for development.</p>	<p>Policy changes in line with NPPF revisions to the Green Belt chapter, and the definition of deliverable sites.</p> <p>A change of policy to state that sustainable development adjoining the built-up areas of the Strategic Locations for Development</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>It is not necessary to include any reference to Green Belt policy in the partial review because Policy GD2 of the FLP32 refers to national policy i.e. NPPF19 therefore no change is needed.</p> <p>The Council has used the new definition of 'deliverable' in its Housing Land Supply Statement which in 2019 took the form of a Draft Annual Position Statement which has been published on the Council's website.</p> <p>The Wyre Local Plan has been adopted with unmet need. The</p>

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	<p>As shown on the accompanying plan, HLM have a land interest at Lytham Road, Warton, which lies outside of the Green Belt and has been the subject of previous representations to the Fylde Local Plan.</p> <p>Although we appreciate that this scoping consultation is not directly concerned with revisions to allocations, we do feel it is relevant to point out that sustainable non-Green Belt opportunities within the Borough should- in the context of the revised NPPF – be explored before the release of any Green Belt Land. The land within the red line [see full representation] is the land we are wishing to promote for future development and we believe that this parcel is an appropriate location for development.</p> <p>In respect of the new definition of deliverability set out in Annex 2 of the revised NPPF, this is particularly important in the context of reviewing the Local Plan. As housing sites in the Borough will not have been assessed under the 2019 NPPF definition of ‘deliverable’ the Council’s supply will need to be assessed to ensure they comply with the following criteria set out at Annex 2: [see full representation].</p> <p>.....Therefore, we support a partial revision to the Local Plan to ensure these policy changes are addressed.</p>	<p>will be permitted to deliver any shortfall of housing within the HMA.</p> <p>That attention is drawn to land at Lytham Road, Warton to assist in meeting Wyre’s housing need.</p>	<p>Council will be producing a Statement of Common Ground with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>Irrespective of the above, the Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>This response presupposes that the result of the partial review will be a higher housing number for the Borough, and additional housing land allocations.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p>
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	<p>Wyre Council's Unmet Need</p> <p>...we welcome the review of the Fylde Local Plan to meet some of Wyre's unmet need under the Duty to Cooperate within sustainable locations.</p> <p>In order to accommodate the unmet need from Wyre Council, we recommend that Local Plan Policy DLF1 (Development Locations for Fylde) should be amended to provide more flexibility to bring forward appropriate development from the unmet need in the wider Housing Market Area (HMA) without the need to rely on the allocations. We therefore suggest that the policy should state that sustainable development adjoining the built-up areas of the Strategic Locations for Development will be permitted to deliver any shortfall of housing within the HMA.</p> <p>Summary</p> <p>HLM have a land interest at Lytham Road, Warton. We are keen to support a partial review of the Fylde Local Plan to ensure the housing supply in the Borough has been appropriately assessed under the new definition of 'deliverable' contained in the 2019 NPPF and we support the proposals to meet the</p>		
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	<p>adjacent Wyre Council's unmet housing need in appropriate, sustainable locations under the duty to cooperate.</p> <p>With regard to the land at Lytham Road, Warton, we believe this is an excellent opportunity for non-Green Belt development within the Borough to help meet the unmet need of Wyre Council and deliver in the region of 175 dwellings. It is well-related to adjacent development and provides an opportunity for a link road to be provided from the recent developments from the north-east.</p>		
Hollins Strategic Land	<p>Para. 1.27 of the adopted Local Plan (LP) commits the Council to an early review to examine the issue of how unmet housing need of Wyre Council (WC) should be addressed, working with other authorities adjoining Wyre under the Duty to Cooperate.</p> <p>Policy LPR1 of the adopted Wyre Local Plan (WLP) states that WC will bring forward a partial review of the Plan with the objective of meeting its full Objectively Assessed Housing Needs (OAHN) and that this will commence before the end of 2019 with submission of the review for examination by early 2022. The WLP only managed to make provision for 96% of its identified OAHN.</p>	Inclusion of land off Fleetwood Road, Wesham.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>The Wyre Local Plan has been adopted with unmet need. The Council will be producing a Statement of Common Ground</p>

	<p>It is acknowledged that the WLP Review <i>may</i> result in WC being able to meet 100% of its OAHN. However, that will not be known until 2022/23. If it is then found that assistance is required from Fylde, the unmet need will have to be delivered via a LP Review. This, in turn, would take a significant amount of time. The provision of the unmet need will not be secured for a number of years.</p> <p>However, if the Partial Revision (PR) of the LP were to identify sites that could make provision for the Wyre unmet need in the event that Wyre requires assistance from Fylde, the unmet need could be secured much sooner. The PR would have secured housing allocations that could come forward as soon as the WLP Review were adopted.</p> <p>Furthermore, these sites could act as Reserve Sites for Fylde, in the event that the Council is failing to deliver its annual housing requirement. They would then form a dual purpose and this would represent positive planning, in line with the objective of the 2019 NPPF to significantly boost housing.</p> <p>As you will be aware, HSL has promoted land off Fleetwood Road, Wesham as a site which would align with the policies of the LP and has the potential to</p>		<p>with Wyre Council having regard to issues regarding the housing needs of the respective councils and the policies within each of the respective plans.</p> <p>Irrespective of the above, the Wyre Local Plan includes a requirement for a review to address the issue of the housing need within Wyre, including allocation of sites within Wyre to address any remaining unmet need. Therefore, it is currently anticipated that sites in Fylde will not be required.</p> <p>This response presupposes that the result of the partial review will be higher a need for additional housing land allocations. The Partial Review amends the housing requirement to figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032. Introducing the range reduces residual requirement and means that the delivery of sites (already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p> <p>Accordingly, the Council does not propose to revise the FLP32 to reflect the requested change.</p>
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Appendix 2 Summary of Responses to the Regulation 18 Consultation

	respond positively to the Wyre unmet need given its location close to the adjoining Borough. HSLs previous representation on the Additional Evidence is attached and section 4 sets out the reasons why this site would help to fulfil the dual role of assisting both Wyre and Fylde.		
JWPC Chartered Town Planners	<p>It is apparent that the adjacent districts of Fylde, Wyre and Lancaster have all been struggling to meet the objectively assessed housing need over the past few years ahead of Local Plan production, with Lancaster most recently going through Examination.....</p> <p>...It is of paramount importance that the lack of housing land now affecting these three closely related districts is quickly addressed through the review of plans such as you propose for Fylde and in doing this, a broad approach is taken to consider all potential options available to meet housing need across the districts.</p> <p>We have been actively promoting a sustainable new village proposal on the land at the boundaries of Wyre and Lancaster for the past two years (allelgardens.co.uk). Whilst not related to the Fylde district, we believe that the approach taken for this site would meet the housing needs across the three districts in total, with limited impact in the wider</p>	Support for and inclusion of a sustainable new village proposal on the land at the boundaries of Wyre and Lancaster.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests support for a new village on the boundary of Wyre and Lancaster which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>The Partial Review amends the housing requirement figure to a range 275-415. The FLP32 already provides for the development of 415 dwellings per annum from 2011-2032.</p>

	<p>context of the constraints of the three districts that have become apparent: namely highways, Green Belt and flooding, none of which is a stumbling block to this proposed development.</p> <p>The mixed-use village and commercial proposal is bold and broad in scope and whilst not directly related to the Fylde district, in pure numbers terms it would assist across the board in meeting housing need during the future plan periods of these districts.</p> <p>We note also that the scoping does not appear to suggest future site allocations to be discussed and therefore would be a limited partial review. However, we understand that effectively this is very early in the process and trust that all options are open to consideration at this stage.</p>		<p>Introducing the range reduces the residual requirement and means that the delivery of sites(already included in the FLP32) will provide a five year supply thereby ensuring the Partial Review of the Fylde Local Plan remains effective.</p>
Climate Change and Flood Risk			
Environment Agency	<p><u>Flood Risk</u></p> <p>The Local Planning Authority (LPA) should ensure that flood risk is appropriately addressed in relation to the requirements of the revised National Planning Policy Framework (NPPF) and best available information.</p> <p>The Level 1 Strategic Flood Risk Assessment (SFRA) which forms part of the evidence base for the adopted local plan was produced in 2017 and is now out of date in relation to the NPPF and UKCP18. Additionally, due to updated modelling, the Flood Map for Planning has since changed, so the LPA</p>	<p>Ensure the reflection of updates in terms of Flood Risk and Climate Change policy.</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the</p>

	<p>should take this into consideration.</p> <p><u>Taking climate change into account</u></p> <p>.....the LPA should review the Level 1 SFRA, which forms part of the evidence base, and update it accordingly. Where any site allocations in the current Flood Zone 1 may be at risk of flooding in the future, a Level 2 SFRA is likely to be required to justify the allocation in relation to current policy requirements.</p> <p><u>UK Climate Projections 2018 (UKCP18)</u></p> <p>Planning decisions (including supporting information, such as SFRAs should take account of UKCP18, which was published on 26November 2018, in order to ensure planning decisions are in line with policies in the NPPF.</p> <p>UKCP18 is the official source of information on how the climate of the UK may change over the rest of this century. The UKCP18 projections replace the UKCP09 projections.</p> <p>The allowances in 'Flood risk assessments: climate change allowances' (published Feb 2016) are still the best national representation of how climate change is likely to affect flood risk or peak river flow and peak rainfall intensity. Research that is due to be published in 2019 may result in changes to these allowances.</p> <p>The climate change allowances for sea level rise in 'Flood risk assessments: climate change allowances' will be updated and published as early as possible in 2019. Until then, it is reasonable to continue to use</p>		<p>replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests an update to the SFRA and other evidence which has been updated, which fall outside the above.</p> <p>Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p>
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	the sea level rise allowances in the 2016 'Flood risk assessments: climate change allowances' for planning decision making, because of the allowances that have been used to date represent the high end of the range of sea level rise projected by UKCP18.		
United Utilities	<p>Emerging Planning Policy</p> <p>If any changes are to be made to planning policies within the Fylde Local Plan revision, United Utilities strongly encourages that the revised Local Plan includes a Policy on Surface Water and Foul Drainage....</p> <p>New development should manage surface water run-off in a sustainable and appropriate way in accordance with national planning policy. We wish to emphasise the importance of any future Local Plan policy setting out the need to follow the hierarchy of drainage options for surface water in national planning practice guidance which clearly identifies the public combined sewer as the least preferable option for the discharge of surface water.</p> <p>United Utilities believe it would be most appropriate to split the issues of flood risk and surface water management into two policies as per your existing Adopted Fylde Local Plan. It is our view that a separate planning policy sets out a clear process in relation to Surface Water Management, creating an approach to drainage for all new development, rather than applications within certain criteria. If changes</p>	<p>Inclusion of a policy on Surface Water and Foul Drainage.</p> <p>Inclusion of wording relating to Urban and Previously Developed Sites.</p> <p>Inclusion of a stand-alone policy on groundwater protection zones.</p> <p>Consideration of the points set out in the response concerning</p>	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that 'plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.'</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests revisions to existing wording and new wording with respect to the water environment and flooding. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>These matters can be revisited when the Council carries out a review and update of the FLP32 in accordance with paragraph 33 of NPPF19, at which time all relevant matters will be reconsidered.</p>

	<p>are to be made, we recommend the inclusion of the following draft surface water policy:</p> <p><i>'Surface water from new development should be discharged in the following order of priority:</i></p> <ol style="list-style-type: none"> <i>1. An adequate soakaway or some other form of Sustainable Drainage System (e.g.pond, swale, wetland etc).</i> <i>2. An attenuated discharge to watercourse.</i> <i>3. An attenuated discharge to public surface water sewer.</i> <i>4. An attenuated discharge to public combined sewer</i> <p><i>Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.</i></p> <p><i>The expectation will be for only foul flows to communicate with the public sewer. Approved schemes will be expected to be supplemented by appropriate maintenance and management regimes for the lifetime of any surface water drainage schemes.</i></p> <p><i>Applicants will be expected to incorporate site drainage as part of a high quality green and blue water environment. Unless a below ground infiltration system is proposed for the management of surface water, the council will expect applicants to manage surface water through sustainable drainage features</i></p>	<p>Wastewater Treatment Works.</p> <p>'Landscaping in new development' and 'water efficiency' to be taken forward.</p> <p>Inclusion of a development management policy on Infrastructure Provision and Coordination.</p>	
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	<p><i>with multi-functional benefits as opposed to a reliance on underground conventional piped and tanked storage systems. Any sustainable drainage system should be designed in accordance with 'Ciria C753 The SuDS Manual' or any subsequent replacement guidance.</i></p> <p><i>On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked.</i></p> <p><i>On previously-developed land, applicants will also be expected to follow the surface water hierarchy. Thereafter, any proposal based on a proposed reduction in surface water discharge from a previously developed site should be in accordance with the non-statutory technical standards for sustainable drainage produced by DEFRA (or any replacement national standards) which target a reduction to greenfield run-off rate. In demonstrating a reduction, applicants should include clear evidence of existing positive operational connections from the site with associated calculations on rates of discharge as part of application submission material.</i></p> <p><i>For any development proposal which is part of a wider development site, it will be necessary to ensure the foul and surface water drainage proposals are part of a wider, holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years of construction. The applicant will be expected to include</i></p>		
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	<p><i>details of how the approach to drainage on a phase of development has regard to interconnecting phases within a larger site. Infrastructure should be sized having regard to interconnecting phases and drainage strategies should ensure a proliferation of pumping stations is avoided on a phased development. Any development proposal should ensure unfettered rights to discharge between the various parcels within an allocation and prevent the formation of 'ransom strips' to avoid a piecemeal approach to drainage and demonstrate how the site delivers sustainable drainage as part of interconnecting phases</i></p> <p><i>Landscaping proposals should consider what contribution the landscaping of a site can make to reducing surface water discharge. This can include hard and soft landscaping such as permeable surfaces to reduce the volume and rate of surface water discharge.</i></p> <p>Urban and Previously Developed Sites</p> <p>...given the emphasis on development on previously developed land in Chapter 11 of the NPPF, we strongly believe new development on previously developed sites should set out how it achieves a significant volume reduction in surface water discharge with no surface water discharging to the existing public combined sewerage network as a standard expectation. This is in accordance with the non-statutory technical standards for sustainable drainage produced by</p>		
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	<p>DEFRA (or any replacement national standards). There is a real opportunity to target a significant reduction in the surface water run-off rate, and proposed green infrastructure will help achieve that. It is important to note that reducing the amount of surface water discharging to the public sewer network will reduce the risk of sewer flooding and reduce the pressure on combined sewer overflows and therefore resulting in environmental benefits for regions watercourses, subsequent water environment and adding potential benefits such as a net gain in biodiversity.</p> <p>..... If there is a consistent approach to surface water management as part of new development, the surface water entering the sewer network in the area will be significantly reduced, decreasing the discharges from such overflow points. This will result in the discharges occurring less frequently, as less surface water is entering the network, with resultant environmental improvements for the wider environment. This approach can only be achieved if early consideration is given to a holistic approach to surface water management that links into a wider strategy for environmental improvements as development on brownfield land in the authority come forward.</p> <p>With regard to the above, we would request the following policy wording be included in the revised Local Plan:</p>		
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	<p><i>'Development within urban areas should allocate space for the management of surface water through the use of sustainable drainage systems with multi-functional benefits as part of a high quality green and blue water environment'</i></p> <p>Other Matters</p> <p>Groundwater Source Protection Zones</p> <p>Whilst Policy CL1 'Flood Alleviation, Water Quality and Water Efficiency' in the Adopted Fylde Local Plan (2018) requires developers to ensure that new development does not adversely affect the quality of surface and groundwater resources in Source Protection Zones and where possible contributes towards improving it, UU's preference would be to have a standalone Policy in the Local Plan, such as the following: <i>'In consultation with the council and relevant statutory bodies, applicants should consider the potential impacts on water quality resulting from the design, construction and operation of proposed development. Where necessary, development proposals should include measures to reduce any risk to the water environment and its ecology and aim to protect and improve water quality.</i></p> <p><i>Any proposals for new development within Groundwater Source Protection Zones must accord with latest national guidance on Groundwater Protection Principles. New development within Groundwater Source Protection Zones will be expected to conform to the following:</i></p>		
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	<p><i>i) MASTERPLANNING – careful masterplanning is required to mitigate the risk of pollution to public water supply and the water environment. For example, open space should be designed so it is closest to the boreholes so as to minimise the potential impact on groundwater. In addition, an appropriate management regime will be secured for open space features in the groundwater protection zone.</i></p> <p><i>ii) RISK ASSESSMENT - a quantitative and qualitative risk assessment and mitigation strategy with respect to groundwater protection will be required to manage the risk of pollution to public water supply and the water environment. The risk assessment should be based on the source-pathway-receptor methodology. It shall identify all possible contaminant sources and pathways for the life of the development and provide details of measures required to mitigate any risks to groundwater and public water supply during all phases of the development. The mitigation measures shall include the highest specification design for the new foul and surface water sewerage systems (pipework, trenches, manholes, pumping stations and attenuation features).</i></p> <p><i>iii) CONSTRUCTION MANAGEMENT PLAN - Construction Management Plans will be required to identify the potential impacts from all construction activities on both groundwater, public water supply and surface water and identify the appropriate mitigation measures necessary to protect and prevent</i></p>		
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	<p><i>pollution of these waters. Within Source Protection Zone 1, pipework and site design will be required to adhere to a high specification to ensure that leakage from sewerage systems is avoided.'</i></p> <p>Should this policy be reviewed as part of the Local Plan Revision, we ask that you consider this addition.</p> <p>Development next to Wastewater Treatment Works (WwTW)</p> <p>When considering proposed development in proximity to an existing WwTW, we would urge you to consider the following:</p> <ol style="list-style-type: none"> 1. WwTW are key infrastructure for the borough which may need to expand in the future to meet growth needs or respond to new environmental requirements. Maintaining a buffer is therefore desirable to respond to any requirements; 2. As a waste management facility, it is an industrial operation which can result in emissions. These emissions include odour and noise. A wastewater treatment works can also attract flies. The wastewater treatment works is also subject to vehicle movements from large tankers which need to access the site. <p>The position of UU is that it would be more appropriate not to locate new housing sites close to a wastewater treatment works. If assessing the suitability of a site within close proximity to an existing treatment works, we would like to engage</p>		
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	<p>with you at the earliest opportunity to discuss the sites in further detail to ensure development is planned in the most appropriate way and with the required impact assessments.</p> <p>.....This position is in line with the Agent of Change principle set out at paragraph 182 of the NPPF and paragraph 005 of The National Planning Practice Guidance: Water supply, wastewater and water quality. We would recommend that the following wording be included within the Local Plan Revision (if changes to policy are to be made) in relation to a Policy on the design and quality of development:</p> <p><i>‘Ensure that the occupiers of new developments will enjoy an appropriate standard of amenity and will not be adversely affected by neighbouring uses and vice versa’</i></p> <p>Landscaping in New Development</p> <p>United Utilities is of the opinion that there is a real opportunity to utilise the existing green (and blue) green infrastructure for surface water attenuation, improvements to biodiversity and resulting improvements to the wider water environment. On this basis, we would wish to see these policies and associated text to be carried through to the Local Plan Revision.</p> <p>Water Efficiency</p> <p>United Utilities are pleased to see a clear encouragement for water efficiency in the Adopted</p>		
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	<p>Fylde Local Plan. We would wish to see this carried through to the Local Plan Revision.</p> <p>Large Sites and Sites in Multiple Ownership</p> <p>United Utilities wishes to highlight that it has concerns regarding any large development sites that are in multiple ownership. The experience of United Utilities is that where allocations are large and in multiple ownership, the achievement of sustainable development can be compromised by developers/applicants working independently.</p> <p>This can lead to issues between interconnecting infrastructure between phases of development.</p> <p>We would encourage a pro-active approach to sustainable drainage to try and ensure communication between phases so there is sufficient capacity to serve the entire allocation area and not just one phase. Any drainage in early phases of the development should have regard to future interconnecting development phases. Planning applications for developments will be expected to demonstrate how the drainage proposal for that particular development site relates to the holistic drainage strategy as part of the wider development.</p> <p>Infrastructure Provision and Co-ordination</p> <p>At planning application stage, we will be able to better understand the potential impacts of development on infrastructure and, as a result, it may be necessary to coordinate the delivery of</p>		
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	<p>development with the timing for delivery of infrastructure improvements. We recommend that you include a development management policy in your Local Plan Revision document to this effect:</p> <p><i>‘Once more details are known on development sites, for example, the approach to surface water management and proposed connection points to the sewer and clean water network, it may be necessary to coordinate the delivery of development with timing for the delivery of infrastructure improvements.</i></p> <p><i>At the larger development sites, it will be necessary to ensure that the delivery of development is guided by strategies for infrastructure which ensure coordination between phases of development over lengthy time periods and by numerous developers.’</i></p> <p>Many of the rural areas within the Borough will be supported by infrastructure which is proportionate to its rural location. Therefore, United Utilities wishes to highlight that disproportionate growth in any settlement, especially small settlements, has the potential to place a strain on existing water and wastewater infrastructure. Any growth needs to be carefully planned to ensure new infrastructure provision does not cause any unexpected delays to housing delivery. Generally Greenfield and/or Green Belt sites have limited or no supporting water supply and/or sewerage infrastructure assets.....Providing supporting infrastructure to Greenfield and/or Green Belt development sites could result in the need to</p>		
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	<p>upsized the existing assets to support growth. Therefore this may result in a need for a co-ordinated approach to phase development in line with any supporting infrastructure works.</p> <p>With regards to the growth in all settlements, United Utilities encourages information on anticipated delivery rates for development as soon as it becomes available. We would welcome sight of updated housing trajectory information when this is updated.</p> <p>United Utilities also requests the Council's support for future investment in its own infrastructure in order to be able to expediently respond to the needs of Central Lancashire. The following policy wording is recommended:</p> <p><i>'The Council will support the principle of investment in infrastructure to respond to the needs of the borough. Infrastructure is key to the delivery of sustainable development and economic growth and meeting development needs. The Central Lancashire Authorities will be supportive of infrastructure investment which facilitates the delivery of wider sustainable development and the meeting of environmental objectives by water and sewage undertakers.'</i></p> <p>Utility Infrastructure</p> <p>Future developers should consider that sites may have existing infrastructure that crosses sites. It will be important that any applicant produces a detailed constraints plan to inform any development layout on</p>		
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	these sites.		
Biodiversity			
Natural England	We agree with the proposed scope of the partial revision of Fylde Local Plan to 2032.... In addition, the Council should also review the Habitats Regulations Assessment and other environmental reports/assessments associated with the local plan.	Review of the HRA and other environmental documents associated.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32.</p> <p>This response from Natural England supports the remit of the Partial Review of the FLP32.</p> <p>This response requests a review of the Habitats Regulations Assessment and other environmental reports/assessments associated with the Local Plan. A Sustainability Appraisal and Habitats Regulations Assessment of the Schedule of Revisions will be carried out and provided at Publication stage.</p>
Environment Agency	The Local Plan revision should have regard to the Government’s 25 Year Environment Plan (published in January 2018) and the ‘environment net gain’	Inclusion of aspects presented in	In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework

	<p>approach. It should be demonstrated how the goals set out in the 25 Year Environment Plan can be met for clean air; clean and plentiful water; thriving plants and wildlife; reduced risk of harm from environmental hazards; more sustainable and efficient use of resources; enhanced beauty, heritage and engagement with the natural environment.</p> <p>Links between green infrastructure (GI) provision and wider biodiversity net gain requirements of the 25 year Environment Plan and the revised NPPF (paragraph 170) should be considered and policies/justification updated accordingly.</p> <p>Reference should be made to the links between improved/enhanced GI resources and the delivery of biodiversity net gains, where such opportunities exist. Without this, there is a risk that opportunities to protect and enhance GI resources do not give sufficient weight to the potential gains associated with the proposals.</p> <p>Consideration should be given to updating policies to include a requirement that developers will be expected to demonstrate how their scheme provides net gains for biodiversity where appropriate.</p> <p>The LPA should also consider biodiversity accounting and habitat evaluation procedures to deliver biodiversity net gains through the planning process.</p>	<p>the 25 year Environment Plan.</p> <p>Updates to policies to reinforce the links between GI provision and biodiversity net gain.</p> <p>Inclusion of a policy to show how developers will provide for biodiversity net gains.</p>	<p>(NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests changes to Chapter 13 of the FLP32 to reflect the changes made by NPPF19.</p> <p>Revisions have been made to wording of policies and text in Chapter 13: Conserving and Enhancing the Natural, Historic and Built Environment. These revisions are intended to reflect the changes to environmental policy brought about by NPPF19. They are detailed in the Schedule of Revisions to the FLP32 which will be published for consultation.</p> <p>In addition, on the 11th September 2019, the Council adopted a Biodiversity Supplementary Planning Document which does include aspects presented in the 25 Year Environment Plan and reinforces the links between GI provision and net gain.</p>
Historic Environment			

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Historic England	<p>Historic England has produced a number of good practice advice notes on the historic environment, in particular the Good Practice Advice Note on the Historic Environment and Local Plans (https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/), which provides supporting information on good practice in plan-making, and the Historic Environment and Site Allocations in Local Plans (https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/) may be useful in the production of your Plan.</p> <p>Any revisions to the Local Plan for Fylde will be expected to ensure that it includes a proper description, identification and assessment of the historic environment and the supporting evidence base is expected to include heritage information. The Plan will also need to demonstrate how it conserves and enhances the historic environment of the area and guide how the presumption in favour of sustainable development should be applied locally. This includes ensuring that any sites, which it is proposing to put forward for development, will assist in delivering such a strategy.</p>	Inclusion of comprehensive heritage information.	<p>In line with the transitional arrangements set out in paragraph 214 of NPPF 2019, The Fylde Local Plan to 2032 was examined in accordance with the National Planning Policy Framework (NPPF) 2012.</p> <p>Paragraph 212 of the NPPF 2019 states that ‘plans may also need to be revised to reflect policy changes which this replacement Framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan.’</p> <p>The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes of the replacement NPPF 2019 and the early review triggered by paragraph 1.27 of the FLP32. This response requests that revisions to the Local Plan include a proper description, identification and assessment of the historic environment and the supporting evidence base including heritage information which fall outside the above. Accordingly, the Council does not propose to revise the FLP32 to reflect the requested changes.</p> <p>However, Paragraph 13.52 of the Local Plan will be amended to clarify that any decisions will be taken in line with the Framework. This will address the addition of a sentence in the NPPF19 regarding the particular weight given to a heritage asset.</p>
Community Facilities			
Sport England	<u>Any potential Site Allocations</u>	Inclusion of policy wording	The Council has resolved to carry out a partial review of the adopted plan in order to reflect the policy changes that the

	<p>Sport England considers that any sites identified in the should be consistent with our Playing Fields Policy and any present, past or future contribution of the site for sport be considered and identified in any site assessment. This is especially important where Sport England would be a statutory consultee on developments that would prejudice the use of playing fields as defined by Article 16(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2010 in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.</p> <p><u>Site Assessment – Methodology</u></p> <p>In relation to the site allocations, when decisions are made about which locations will be brought forward and their potential dwelling capacity, it is requested that consideration be given to whether any of the sites contain existing sports facilities such as playing fields which justify protection be considered fully in the Council’s Playing Pitch Strategy and paragraphs 96 and 97 of the NPPF. This strategy should enable sites to be considered in accordance with Sport England’s</p>	<p>regarding maintenance and enhancement of a network of high-quality open spaces in line with para 97 of the NPPF.</p> <p>Inclusion of policies that relate to the Provision of Community Facilities, planning obligations and sustainable development as set out in the main representation.</p>	<p>replacement NPPF 2019 and the FLP32 paragraph 1.27 has made. This response requests that revisions to the Local Plan includes the inclusion of policies that relate to the provision of community facilities, planning obligations and sustainable development. These issues are already covered in FLP32 and adding new text would not fall within the remit of this review.</p> <p>There is a proposed revision within the Proposed Schedule of Revisions which would alter the reference to paragraph 74 (NPPF12) in Policy ENV3 to paragraph 97 (NPPF19). This specific reference to the paragraph number in Policy ENV3 was required by the Local Plan Inspector who examined the FLP32 and is an integral part of the policy. The content of NPPF12 paragraph 74 is repeated in NPPF19 paragraph 97, with a very minor addition; therefore, the reference to paragraph 74 should be changed to 97.</p> <p>The other matters raised can be revisited when the Council carries out a review of the FLP32 in accordance with paragraph 33 of NPPF19, at which time all relevant matters will be reconsidered.</p>
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	<p>Playing Fields Policy and identify anywhere disposal for other uses could be possible. Although it also should consider the extent to which development in certain locations should account for the need to maintain such facilities and site policies should require the facilities to be protected or replaced.</p> <p>You may present evidence for sites on a proforma, where there is a proforma for each site, we would welcome inclusion of a grid reference for each site; and criteria for 'playing field' or 'sports land use'; or within x metres of a playing field or sporting facility within said proforma, as it could significantly reduce the amount of time taken for us to review and check each site manually using the data provided, Active Places Power and Google Earth satellite imagery. Playing fields or sports use should also be included in the policy constraints section as release of such sites for development requires consideration in accordance with paragraph 96 and 97 of the NPPF.</p> <p>We would welcome consultation or discussion with Sport England where allocations directly or indirectly affect the use of playing fields or other sporting infrastructure. The Council will be aware of Sport England's role as a statutory consultee on planning applications affecting playing fields and therefore it is important that consideration is given to the implications for existing sports facilities when</p>		
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	<p>decisions are made about site allocations. Sport England would wish to avoid having to make potential objections through the local plan process and the subsequent planning application process to address the impact of potential allocations on community sports facilities. Data is readily available from your own Playing Pitch Strategy or Active Places Power website.</p> <p>Any potential allocations on sports sites or affecting sports sites should be based on an up to date Playing Pitch Strategy as robust evidence is required by NPPF paragraph 97 to justify the release of several playing fields/recreation sites for development if proposed.</p> <p>Where greater housing need is demonstrated Fylde may also wish to commission evidence in a Built Facilities Strategy to ensure that decisions about planning for meeting the current and future indoor sports facility needs of the community through the Local Plan, are also based on up-to-date evidence. Furthermore a robust evidence base to provide a clear understanding of current and future indoor community sports facility needs is essential for informing a review. You are advised to check the status of any current evidence on this matter and determine whether a new study or a refresh could be required.</p>		
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	<p>Sport England has published a range of recent guidance to help local authorities especially our Assessing Needs and Opportunities Guidance (2014) http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/assessing-needs-and-opportunities-guidance/. Detailed guidance on the importance of having robust and up-to-date assessments of sports facility needs for underpinning local plan policies is set out in Sport England's 'Planning for Sport – Forward Planning Guide' (2013) which can be downloaded from www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/.</p> <p>Open Space and Local Green Space Provision</p> <p>We would welcome a policy that aims to maintain and enhance a network of high-quality open spaces, including those that provide opportunities for sport, physical activity and recreation, private and public. Policy should recognise the role of sport in contributing to a wide range of spatial planning issues including: regeneration, health promotion, crime reduction, quality of life, engaging with colleagues in sports development, education and public health. The Review should identify and plan positively for where sport and recreation can contribute to spatial planning initiatives such as</p>		
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	<p>greenspace networks or enhance the urban fringe (and Green Belts) through the location of appropriate facilities. All playing fields are a finite resource protected by paragraph 97 of the NPPF and Sport England's Playing Fields Policy. We strongly recommend that any policy wording takes account of this.</p> <p>Provision of Community Facilities</p> <p>We would support inclusion of a policy that seeks to support proposals for new and improved community facilities and suggest that you include references to access to playing fields and other sports or recreation sites, and consider any wording in line with both our own Playing Fields Policy and paragraph 97 of the NPPF. Policy should set out a positive approach to the provision and enhancement of sports facilities that are fit for purpose and in suitable locations, addressing needs identified through a robust and up-to-date assessment. Policy needs to clearly state that sports facilities (built as well as pitches, open space and recreational land) will be protected from loss except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. We also</p>		
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	<p>suggest that the Councils Playing Pitch Strategy and Build Facilities Strategy are referenced here as evidence for such a policy.</p> <p>Community Benefits/Planning Obligations</p> <p>Sport England would welcome inclusion of a policy to secure developer contributions required to provide infrastructure, facilities and services as a result of new development. The policy should set out the expectations associated with sport and recreation that are to be included in new development, as well as those to be provided through section 106 contributions and/or planning obligations. Again, reference to the Councils own evidence in its Playing Pitch Strategy (PPS) and Built Facilities Strategy (BFS) may be relevant here.</p> <p>Sustainable Development</p> <p>Sport England would welcome policy to deliver the concepts of active design in sustainable development to facilitate active lives for the boroughs residents.</p> <p>Sport England would support the inclusion of a policy to protect, enhance and extend green infrastructure resources. We would welcome specific mention of the value of playing fields, sporting and other</p>		
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	recreational sites to the green infrastructure network. Along with references to paragraph 97 of the NPPF, to the Councils own PPS and BFS.		
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Date: January 2020
Our Ref: PRFLP32/SoR

Review Date: N/A
Authorised by: Julie Glaister, Planning Policy Manager



Partial Review of the Fylde Local Plan to 2032

Schedule of Revisions to the FLP32

January 2020

Schedule of Revisions to the FLP32

The Fylde Local Plan to 2032 (the FLP32) was adopted on 22nd October 2018. It was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). A revised National Planning Policy Framework was published in July 2018 (NPPF18) and a further version with minor additional revisions was published in February 2019 (NPPF19). Paragraph 212 of NPPF19 states that *“Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan”*. In light of this, Fylde Council is carrying out a Partial Review of the Local Plan.

Additionally, Paragraph 1.27 of the Local Plan states that *“Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively- assessed need for housing. Any need that remains unmet following the adoption of Wyre’s Local Plan will need to be addressed. Fylde Council will undertake an early review of the Plan (whether partial or full) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development”*.

Accordingly, the Partial Review of the Local Plan is defined by the changes between NPPF12 and NPPF19, as well as the Duty to Cooperate.

The proposed revisions within this document are required to ensure the conformity of the Local Plan with the NPPF19, and to ensure that the Council complies with Paragraph 1.27 of the Local Plan. They involve alterations to policies and text that are essential to serve the function of the Partial Review.

This schedule presents the revisions that are being proposed, alongside the relevant policy or text from the Fylde Local Plan to 2032. The justification for each revision is also acknowledged.

Appendix 1 of the Schedule is the list of Proposed Strategic and Non-Strategic Policies. This is provided as a separate schedule. These will be applied as changes to the policy titles and contents page of the Fylde Local Plan to 2032, but are listed separately in order that the main schedule does not become cluttered with these changes.

A version of the Local Plan incorporating all accepted amendments will be produced at the end of the Examination period.

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 1: Introduction			
Paragraph 1.3	<p>The Fylde Local Plan to 2032 supersedes the saved policies of the Fylde Borough Local Plan (As Altered: October 2005). Appendix 1 sets out the policies in the adopted Fylde Borough Local Plan (As Altered: October 2005) and shows:</p> <ul style="list-style-type: none"> • Policies replaced by policies in this new Fylde Local Plan to 2032 including both Strategic and Non-Strategic Allocations and Development Management policies; • Policies which have been superseded by the National Planning Policy Framework (the Framework); and • Policies which are no longer required. <p><u>Preparation of the Fylde Local Plan to 2032 fulfilled the requirements set out in the Planning and Compulsory Purchase Act, 2004 and the accompanying Town and Country Planning (Local Planning) (England) Regulations, 2012; and followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014 (as updated). The revised National Planning Policy Framework was published in July 2018, and a further version, published in February 2019, incorporated minor further revisions. Henceforth in this document “the Framework” refers to the February 2019 version of the Framework. Paragraph 214 of the revised Framework provides a transitional arrangement for Local Plans submitted for Examination on or before 24th January 2019 whereby, for the purposes of Examination, the policies in the 2012 Framework apply. The Fylde Local Plan to 2032 was therefore prepared and Examined with reference to the 2012 Framework, in accordance with the transitional arrangement.</u></p>	Text consolidated from paragraph 1.4 to allow additional paragraph. Minor updates made to the text transferred to include reference to the 2019 Framework	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.4	<p>Preparation of the Fylde Local Plan to 2032 has fulfilled the requirements set out in the Planning and Compulsory Purchase Act, 2004 and the accompanying Town and Country Planning (Local Planning) (England) Regulations, 2012; and has followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014 (as updated). The revised National Planning Policy Framework was published in July 2018. Paragraph 214 of the revised Framework provides a transitional arrangement for Local Plans submitted for Examination on or before 24th January 2019 whereby, for the purposes of Examination, the policies in the 2012 Framework apply. The Fylde Local Plan to 2032 has therefore been prepared and Examined with reference to the 2012 Framework, in accordance with the transitional arrangement. This version of the Local Plan is the Partial Review of the Fylde Local Plan to 2032. The Council has undertaken the Partial Review to address two matters:</p> <ul style="list-style-type: none"> • <u>Paragraph 212 of the Framework states that Plans may need to be revised to reflect policy changes which the replacement framework has made. This should be progressed as quickly as possible, either through a partial revision or by preparing a new plan. This Partial Review of the Fylde Local Plan to 2032 incorporates revisions to ensure the Local Plan is in accordance with the revised Framework of February 2019.</u> 	Introduction paragraph revised to include introduction to the Partial Review and to the 2019 Framework	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.4 (contd.)	<ul style="list-style-type: none"> Paragraph 1.27 of the Local Plan commits the Council to undertake an early review of the Plan (whether partial or full) to examine the issue of unmet need in Wyre, if Wyre's Local Plan is adopted with unmet need. The Wyre Local Plan (2011-2031) was adopted on 28th February 2019 with a shortfall of housing provision against the housing need figure identified in the plan. This Partial Review of the Fylde Local Plan to 2032 incorporates revisions to provide explanation of the updated position in order to address the issue, and is accompanied by a supporting statement of common ground. 		

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.5	<p>The new Fylde Local Plan to 2032 is built upon the key principle of sustainable development and its three dimensions: social, economic and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (the Framework):</p> <ul style="list-style-type: none"> • An economic role objective – contributing to building to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, and innovation and improved productivity; and by identifying and coordinating development requirements, including the provision of infrastructure; • A social role objective – supporting to support strong, vibrant and healthy communities, by providing the supply of housing required <u>ensuring that a sufficient number and range of homes can be provided</u> to meet the needs of present and future generations; and by creating a high quality fostering <u>a well-designed and safe</u> built environment, with accessible local services <u>and open spaces</u> that reflect the community's current and future needs and supports communities' its health, social and cultural well-being; and • An environmental role objective – contributing to contribute to protecting and enhancing our natural, built and historic environment; and, as part of this including making effective use of land, helping to improve biodiversity, use using natural resources prudently, minimise minimising waste and pollution, and mitigate mitigating and adapt adapting to climate change, including moving to a low carbon economy. 	To accord with revised wording in NPPF19 paragraph 8.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.9	<p>Neighbourhood Development Plans (NDPs) may also be produced by a parish/town council or a neighbourhood forum. Neighbourhood planning provides a powerful set of tools for local residents to ensure they achieve the right type of development for their community. NDP policies must be in general conformity with the strategic policies of the adopted Local Plan and National Policy. The Framework states <i>'Neighbourhood planning gives communities direct the power to develop a shared vision for their neighbourhood area. Neighbourhood plans can shape, direct and help to deliver the sustainable development, they need by influencing local planning decisions as part of the statutory development plan.'</i> Two NDPs have been prepared in advance of this Local Plan. The St Anne's on the Sea NDP and the Bryning with Warton NDP were both made on 24th May 2017, following public hearings and referenda. Neighbourhood Development Plans for Wrea Green and Staining are in progress. Elswick Parish Council has agreed to prepare a NDP, following the decision of the Development Management Committee on 9 March 2016 to reduce the number of homes from 140 to 50 and to change its status to a Tier 2 Smaller Rural Settlement. Improvements may be required to the existing A585 Thistleton junction to improve safety and accessibility.</p>	To accord with revised wording in NPPF19 paragraph 29.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.15	<p>The Framework gives further guidance on <i>'planning strategically across local boundaries'</i> <i><u>Maintaining effective cooperation</u></i> and highlights the importance of joint working to meet <u>help to determine where additional infrastructure is necessary, and whether development requirements/needs</u> that cannot be wholly met within a single local planning <u>particular plan</u> area <u>could be met elsewhere, through either joint planning policies or informal strategies such as infrastructure and investment plans.</u> <i><u>'Public bodies have a Duty to Cooperate on planning issues Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.'</u></i> (the Framework)</p>	To accord with revised wording in NPPF19 paragraphs 24 and 26.	
Paragraph 1.16	<p>The Framework states that <i>'Local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.'</i> The paragraph also provides examples of how evidence of co-operation may be demonstrated, such as jointly prepared strategies or planning policies, joint committees with neighbouring authorities to make decisions or memorandums of understanding to agree how authorities and bodies will co-operate with each other as they prepare planning policy or strategy.</p>	To accord with revised wording in NPPF19 paragraph 27.	
Paragraph 1.18	Under the Duty to Cooperate Fylde, Blackpool, Wyre and Lancashire County Councils are collectively working together on the strategic priorities highlighted in the	To accord with revised wording in NPPF19	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
	<p>Framework for the Fylde Coast sub-region, which are:</p> <ul style="list-style-type: none"> • <u>the overall strategy for the pattern, scale and quality of development;</u> • <u>the homes and jobs needed in the area housing (including affordable housing), employment, retail, leisure and other commercial development;</u> • the provision of retail, leisure and other commercial development; • the provision of infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); • coastal change management; • the provision of minerals (including mineral safeguarding areas) and energy (including heat); • <u>community facilities the provision of (such as health, security, community education and cultural infrastructure and other local facilities); and</u> • climate change mitigation and adaptation; • <u>conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.</u> 	paragraph 20.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.24	<p>Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (OAN) figures for the three Fylde Coast Authorities originate from the ranges set out in the original SHMA 2014 and its updates which considered revised population and household formation data. For Wyre Council this gave an OAN of between 400 and 479 dwellings per annum from 2011 to 2031. Wyre Council considers 479 dwellings per annum to be an appropriate housing requirement figure which ties in with the economic evidence and this figure was accepted by Wyre Council on 14th April 2016. In consequence, the Local Plan was adopted with a mechanism to trigger a review (whether full or partial) to examine the issue of unmet need. The explanation was given in the original text of the Local Plan in paragraphs 1.24 to 1.27. The review mechanism is contained in paragraph 1.27. The original policy text is reproduced for information below:</p>	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
After paragraph 1.24	<p><u>Text from original Fylde Local Plan to 2032 as Adopted in October 2018:</u></p> <p><u>1.24</u> Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (OAN) figures for the three Fylde Coast Authorities originate from the ranges set out in the original SHMA 2014 and its updates which considered revised population and household formation data. For Wyre Council this gave an OAN of between 400 and 479 dwellings per annum from 2011 to 2031. Wyre Council considers 479 dwellings per annum to be an appropriate housing requirement figure which ties in with the economic evidence and this figure was accepted by Wyre Council on 14th April 2016.</p> <p><u>1.25</u> Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</p> <ul style="list-style-type: none"> • <u>Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55</u> • <u>Flood Risk</u> • <u>Green Belt</u> <p><u>1.26</u> Wyre Council's evidence base in relation to these issues remains incomplete and the exact extent of their unmet need is unknown as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed. It is also unclear what provision, if any, other neighbouring authorities will be able to make. The difficulty has arisen because of timing: the production of plans has not been aligned.</p> <p><u>1.27</u> Fylde Council recognises that Wyre Council have identified</p>	Previous text to be included within box for clarification. The new text explains what has been done in response to this text.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.25	<p><u>The Wyre Local Plan (2011-2031) was adopted on 28th February 2019. Paragraph 4.1.6 of the Wyre Local Plan identifies the Objectively Assessed Need (OAN) for housing to be 479 dwellings per annum, equating to 9,580 over the plan period to 2031, derived from the Fylde Coast SHMA and its Addenda. The Wyre Local Plan Policy SP1 states that it will deliver a minimum of 9,200 dwellings, which equates to 460 dwellings per annum over the plan period, resulting in a shortfall of 380 dwellings or 4% of the OAN. The adoption of the Wyre Local Plan with this shortfall therefore triggers the early review mechanism contained within paragraph 1.27 of the Fylde Local Plan to 2032 (as adopted). Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</u></p> <ul style="list-style-type: none"> • Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55 • Flood Risk • Green Belt 	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.26	<p><u>The Wyre Local Plan includes a policy LPR1 which commits Wyre Council to a partial review of the Wyre Local Plan "with the objective of meeting the full Objectively Assessed Housing Needs". The policy specifies that the review is to include :</u></p> <p><u>1. An update of Objectively Assessed Housing Needs.</u></p> <p><u>2. A review of transport and highway issues taking into account:</u></p> <p><u>(i) housing commitments and updated housing needs;</u></p> <p><u>(ii) implemented and committed highway schemes;</u></p> <p><u>(iii) the scope for sustainably located sites where the use of sustainable transport modes can be maximised; and</u></p> <p><u>(iv) the additional transport and highways infrastructure that will be needed to meet in full the updated Objectively Assessed Housing Needs.</u></p> <p><u>3. Allocation of sites to meet the full Objectively Assessed Housing Needs taking into account 2. above.</u></p> <p><u>It is therefore a matter for the Partial Review of the Wyre Local Plan to reassess housing need in Wyre and how it is to be met. The Wyre Local Plan Policy LPR1 makes clear that any unmet needs will be met in Wyre, through the Partial Review of the Wyre Local Plan. The Wyre Local Plan was prepared and adopted under the 2012 version of the Framework; therefore the update of housing needs that Wyre Council will need to conduct under their policy LPR1 will need to be in line with the revised policy in the 2019 version of the Framework, and the updated PPG. The local housing need for Wyre calculated using the standard method in PPG gives a figure of 308 dwellings per annum. This is significantly below the 460 dwellings per annum that the Wyre Local Plan is intended to deliver. Therefore, the housing needs in Wyre under an assessment using the standard method will be fully met by the Wyre Local Plan. Wyre Council's evidence base in relation to these issues remains incomplete and the exact extent of their unmet need is unknown as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed. It is also unclear what provision, if</u></p>	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.27	<p><u>The Partial Review of the Fylde Local Plan therefore has not needed to incorporate alterations to its strategic policies or housing needs or requirement figure, following consideration of the issue of housing needs in Wyre. Explanatory paragraphs above are revised to clarify the updated position following the Partial Review. Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively-assessed need for housing. Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p>	To provide an updated position concerning the Wyre Local Plan, in response to the requirement in paragraph 1.27 of the adopted FLP32	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.28	<p>Before a Council adopts a Local Plan, it must be submitted to the Secretary of State, and undergo Examination in Public. The Local Plan has been examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with legal requirements including the Duty to Cooperate, and whether it is sound. The tests of soundness are set out in the Framework; the Local Plan must be:</p> <ul style="list-style-type: none"> • Positively prepared – the plan should be prepared based on providing a strategy which, as a minimum, seeks to meet the area's objectively assessed development and infrastructure requirements needs; <u>and is informed by agreements with other authorities, so that including unmet requirements need from neighbouring authorities areas is accommodated where it is reasonable practical to do so and is consistent with achieving sustainable development;</u> • Justified – the plan should be the most an appropriate strategy, when considered against taking into account the reasonable alternatives, and based on proportionate evidence; • Effective – the plan should be deliverable over its period, and based on effective joint working on cross-boundary strategic priorities <u>matters that have been dealt with rather than deferred, as evidenced by the statement of common ground;</u> and • Consistent with national policy – the plan should enable enabling the delivery of sustainable development in accordance with the policies in the this Framework. <p>The outcome of the Examination of the Local Plan is explained later in this chapter.</p>	To accord with revised wording in NPPF19 paragraph 35.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.40	Following further public consultation in February –March 2018 on Main Modifications made during Examination, the Inspector’s Report was published in September 2018. The Inspector found that the Local Plan was legally compliant, and was sound, with Main Modifications as put forward by the Council. The Inspector’s Report and Schedules of Modifications are published on the Council’s website. <u>The final version of the Local Plan for Adoption incorporated all of the Main Modifications required for soundness. It also incorporated Additional Modifications, which are more minor in nature and do not materially affect the policies of the Local Plan: the Additional Modifications were to correct grammar and spelling, improve clarity or to provide updated information within the text. The Local Plan is accompanied by the Policies Map including Inset Plans, which incorporates modifications made during the Examination process.</u>	Consolidation of paragraphs to allow for new content below	
New side heading	<u>Partial Review of the Fylde Local Plan to 2032</u>	To introduce new content	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.41	<p>This final version of the Local Plan for Adoption incorporates all of the Main Modifications required for soundness. It also incorporates Additional Modifications, which are more minor in nature and do not materially affect the policies of the Local Plan: these Additional Modifications are to correct grammar and spelling, improve clarity or to provide updated information within the text. The Local Plan is accompanied by the Policies Map including Inset Plans, which incorporates modifications made during the Examination process. This version of the Local Plan is the Partial Review of the Fylde Local Plan to 2032. It incorporates revisions to the text of the adopted Local Plan, to address changes to the Framework and the matter of housing need in Wyre, as set out earlier in this chapter. A Regulation 18 Consultation for the Partial Review was undertaken between 25th April 2019 and 6th June 2019, and the Partial Review of the Local Plan to 2032 reflects the outcomes of that consultation.</p>	Original text consolidate into paragraph 1.40. New text added to describe the latest stage of plan preparation	
Paragraph 1.42	<p>It is important to gather up-to-date relevant information to support the Local Plan, which is referred to as the 'evidence base'. The Council has collected information on a range of issues to directly inform the preparation of policy. A comprehensive list of the evidence used to inform preparation of the Local Plan is available on the Council's website. <u>Evidence has been updated as necessary in order to justify changes made through the Partial Review of the Fylde Local Plan to 2032.</u></p>	To note updates made to evidence as part of the Partial Review	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 1.44	<p>The results of the previous technical assessments have been used to update and enhance the Local Plan during its preparation. Updates of the technical assessments have been undertaken where necessary following modification of the plan during examination. A further update of the HRA was undertaken to take account of the Court of Justice of the European Union (CJEU) judgement (People over Wind & Sweetman v Coillte Teoranta Case C-323/17), dated 12th April 2018, in Ireland: this update incorporated Appropriate Assessment of the policies and allocations where likely significant effects could not be screened out without mitigation. The HRA Update concluded that the Local Plan would not result in adverse effects on the integrity of the European sites, either alone or in-combination with other plans or projects. This conclusion was supported by Natural England. <u>Further updates to the technical assessments have been undertaken to take account of the revisions made by the Partial Review of the Fylde local Plan to 2032.</u></p>	To note the updates made to the technical assessments as part of the Partial Review	
Cross-Cutting Themes: Equality	<p>In terms of equality, the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The Council should create a shared vision with communities, of the new housing developments and Gypsies and Travellers and Travelling Showpeople pitches and yards and facilities they wish to see. To support this, the Council should aim to involve all sections of the community in the development of the Local Plan (the Framework).</p> <p>Measures to promote healthier lifestyles, such as promoting walking and cycling, will lead to reductions in inequalities.</p> <p>Improving transport infrastructure and accessibility to such infrastructure reduces the number of trips and provides alternative forms of transport to the car including walking, cycling and public transport.</p>	Removal of quote from NPPF12, no longer within NPPF19 or PPG.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Cross-Cutting Themes: Viability	<p>Pursuing sustainable development requires careful attention to viability and costs in plan making and decision taking. The plan should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (the Framework). Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.</p> <p>Where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily (the Framework,). The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan.</p> <p>The Council should set out the policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic</p>	Removal of out-of-date text from NPPF12, replacement with text from NPPF19 and PPG.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 2: A Spatial Portrait of Fylde	No changes to be made to this chapter		
Chapter 3: A Vision for Fylde			
Paragraph 3.4	The Vision reflects the twelve core land use planning principles set out in the Framework.	The twelve core principles appeared in NPPF12 but were deleted in NPPF19. Paragraph deleted.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 4: Strategic Objectives	No changes to be made to this chapter		
Chapter 5: The Development Strategy			

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy DLF1	<p>The Local Plan will provide sites for a minimum of 6,895-8,715 new homes and a minimum of 60.6 Ha (gross requirement) of additional employment land over the plan period to 31 March 2032.</p> <p>...</p> <p>Broad Distribution of Development</p> <p>Strategic Locations</p> <p>Around 7,845 homes, representing 90% of homes to be developed in the plan period (including small sites) and 59.6 Ha of employment land will be located in the four Strategic Locations for development.</p> <p>Non-strategic Locations</p> <p>Around 870 homes, representing 10% of homes to be developed in the plan period (including small sites) and 2.4 Ha of employment land will be located in the Non-strategic Locations.</p> <p>...</p>	<p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy DLF1 (contd.)	<p>Windfalls (including small committed sites)</p> <p>Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 10 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2): this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide around 1040 homes within the plan period (11% of the housing requirement). There may also be some larger windfall sites that will also contribute to this figure.</p>	Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.	
Chapter 6: Strategic Locations for Development	No changes to be made to this chapter		
Chapter 7: General Development Policies			
Paragraph 7.12	<p>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and <u>enhance and create</u> biodiversity and geodiversity value will be encouraged.</p>	To accord with paragraph 174 of NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy GD4	<p>Policy GD4</p> <p>Development in the Countryside</p> <p>Development in the Countryside, shown on the Policies Map including Inset Plans, will be limited to:</p> <ul style="list-style-type: none"> a) that needed for purposes of <u>meeting local business and community needs, for the purposes of</u> agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development; <u>The development must be sensitive to its surroundings, must not have an unacceptable impact on local roads and exploit any opportunity to make the location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</u> b) the re-use or rehabilitation of existing permanent and substantial buildings; c) extensions to existing dwellings and other buildings in accordance with Policy H7; d) development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside; e) isolated new homes in the countryside which meet the criteria set out in Policy H6; f) minor infill development g) <u>development needed to support entry-level exception sites for first-time buyers (or those looking to rent their own home) on land not already</u> 	<p>The text in criterion a) requires alteration to reflect text in paragraph 84 of NPPF19.</p> <p>Paragraph 71 of the NPPF19 contains additional text on supporting entry-level homes. Criterion g) should be included as an addition to Policy GD4 to ensure conformity with paragraph 71 of NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 7.14	The most appropriate development permissible in the countryside will <u>be for the purposes of meeting local business and community needs and</u> for agricultural, horticultural or forestry purposes, where this is necessary for the efficient and effective running of the enterprise. Some forms of tourism development are appropriate within the rural areas, all of which are covered in Chapter 8.	To accord with paragraph 84 of NPPF19 and to reflect the proposed additional text to criterion a) of Policy GD4.	
Paragraph 7.21	The Framework provides clear guidance in support of mixed use development. Locally, the focus of development over the lifetime of the plan is within the four Strategic Locations for Development. It is with the quantum of development in these locations that the critical mass will be achieved to ensure that mixed use developments will be delivered, with homes being built close to where people work and shop and also seeking a range of services. Therefore, it is intended that all development on sites where any of criteria a. to c. in Policy GD6 apply should include an element of mixed use. The Framework contains a particular recommendation for live / work. It says that when drawing up local plans, councils should <i><u>“facilitate allow for new and flexible working practices (such as live-work accommodation)”</u></i> ; <i>such as the integration of residential and commercial uses within the same unit</i> (the Framework).	Paragraph 7.21 quotes from paragraph 21 of NPPF12. The text from NPPF12 has been replaced with the new wording in paragraph 81d) of NPPF19.	Paragraph 7.21

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
<p>Criterion l) and criterion p) of Policy GD7</p>	<p>Policy GD7</p> <p>Achieving Good Design in Development</p> <p>Design and Access Statements</p> <p>Where required, all development proposals should be accompanied by a Design and Access Statement that fully explains and justifies the design approach for the scheme.</p> <p>General Principles of good design</p> <p>Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, including the following requirements:</p> <p>l) Creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, and there are clear and legible pedestrian and cycle routes and high quality public space, which encourages the active and continual use of public areas <u>and which promote health and wellbeing.</u></p> <p>p) <u>Ensuring that the quality of approved development is not materially diminished between permission and completion</u></p> <p>.....</p>	<p>The changes to criterion l) of Policy GD7 are necessitated by the additional wording in Paragraph 127 of NPPF19.</p> <p>Paragraph 130 of NPPF19 contains additional text relating to the lowering of standards during the delivering of a development. Criterion p) is needed as an addition to Policy GD7 to ensure conformity with Paragraph 130 of the NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 8: The Fylde Economy			
Paragraph 8.17	<p>The appropriate uses identified in policy EC1 are intended to provide for the development needs of business and industry. The Council will resist proposals which seek to reduce the supply of land for business and industrial use. However, the Framework makes it quite clear that planning policies <u>and decisions need to reflect changes in the demand for land</u>. should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose and land allocations should be regularly reviewed.</p> <p>Performance Monitoring Indicator 5, in Appendix 8, sets out a target / policy outcome recording the cumulative take-up of land for employment development from 1 April 2011 in relation to the plan period requirement of 60.6 Ha.</p>	Paragraph 8.17 quotes from NPPF12, the text from NPPF12 has been deleted and been replaced with a more general reference to the Framework.	
Paragraph 8.22	<p>The Framework states that local plans should support economic <u>enable sustainable</u> growth and expansion <u>of businesses</u> in the rural areas by taking a positive approach to sustainable new development <u>and conversions</u>. It also says that local plans should promote <u>enable</u> the development and diversification of agricultural and other land based rural businesses. Sustainable agricultural diversification will be promoted as an important aspect of maintaining the rural economy. <u>Sustainable</u> Rrural businesses, tourism or recreational uses will also be encouraged. <u>Decisions should enable the retention and development of accessible local services and community facilities in line with the Framework.</u></p>	Paragraph 8.22 refers to the framework but includes out of date text from NPPF12. It has been amended to reflect the content of paragraph 83 of NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy EC5 Vibrant Town, District and Local Centres	<p>Development Outside of Town Centres</p> <p>Proposals for retail, <u>and</u> leisure and office development in 'edge of centre' or 'out-of-centre' locations will be considered in line with the Framework, bearing in mind the impacts on existing centres.</p> <p>When assessing proposals for retail, <u>and</u> leisure and office development outside of centres, a local threshold of any development more than 750 square metres, will apply in terms of requiring a retail impact assessment.</p> <p>When undertaking a sequential test, or retail impact assessment, it will be necessary to have regard to likely impact upon other centres, including those outside of Fylde.</p>	Paragraph 89 of the NPPF19 removes the need to assess the impact of out of centre office proposals on town centres. The sequential approach is considered to adequately control inappropriate office proposals.	
Paragraph 8.55	<p>The sequential approach to planning applications for main town centre uses, as set out in the Framework, will operate requiring a town centres first approach. Proposals for development in 'edge of centre' or 'out-of-centre' locations will be considered in line with the Framework. Consequently, when assessing proposals for retail, <u>and</u> leisure and office development outside of town centres, a local threshold for development comprising more than 750sq.m. will require an impact assessment.</p>	Paragraph 89 of the NPPF19 removes the need to assess the impact of out of centre office proposals on town centres. The sequential approach is considered to adequately control inappropriate office proposals.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 9: Provision of Homes in Fylde			
Paragraph 9.10	Addendum 1 does not provide a full objective assessment of need for the Fylde Coast, and should therefore, be read alongside the SHMA. It was concluded that the objectively assessed ranges of need in the SHMA remain valid, and are reflective of a longer term and more positive demographic economic context than that projected under the 2012 SNPP. <u>The Council has accepted the findings of the Addendum 1 and they can be viewed on the Council's website at http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-coast-strategic-housing-market-assessment/</u>	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards	
Paragraph 9.11	The Council has accepted the findings of the Addendum 1 and they can be viewed on the Council's website at http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-coast-strategic-housing-market-assessment/ On 27 February 2015 the Sub National Household Projections 2012-2037 (2012 SNHP) were released by the DCLG. An additional piece of work was commissioned by Fylde, to take account of the 2012 SNHP – The Analysis of Housing Need in light of the 2012 SNHP (Addendum 2).	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.12	<p>On 27 February 2015 the Sub National Household Projections 2012-2037 (2012 SNHP) were released by the DCLG. An additional piece of work was commissioned by Fylde, to take account of the 2012 SNHP – The Analysis of Housing Need in light of the 2012 SNHP (Addendum 2). <u>The 2014-based household projections to 2039 for England were published on 12 July 2016, and provide a new ‘starting point’ for the assessment of housing needs in line with the PPG. A further piece of work was commissioned by Fylde to take account of the 2014 SNHP and updated economic forecasts – The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032(May 2017) (Addendum 3). Addendum 3 concluded that the evidence indicated an Objectively Assessed Need (OAN) of between 410-430 dwellings per annum.</u></p>	Consolidation of paragraphs to allow new content in paragraphs 9.13 onwards	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.13	<p>The 2014-based household projections to 2039 for England were published on 12 July 2016, and provide a new 'starting point' for the assessment of housing needs in line with the PPG. A further piece of work was commissioned by Fylde to take account of the 2014 SNHP and updated economic forecasts – The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032 (May 2017) (Addendum 3). Addendum 3 concludes that the evidence indicates an Objectively Assessed Need (OAN) of between 410-430 dwellings per annum. A revised Framework was published in July 2018 and was subsequently updated in February 2019. The Framework states that strategic policies should be informed by a local housing need assessment, calculated using the standard method in national planning guidance, unless justified by exceptional circumstances. This national policy therefore means that the approach used by the SHMA and its Addenda is superseded. The Partial Review of the Fylde Local Plan to 2032 is accompanied by the Housing Needs and Requirement Background Paper 2020 which contains the Council's local housing need assessment, produced in response to this change in national policy. The local housing needs assessment concludes that the minimum local housing need figure is 275 dwellings per annum. The Framework states that any needs that cannot be met in neighbouring areas should be added to this figure. However, as explained in Chapter 1 and set out in the draft statement of common ground, the unmet need in Wyre identified in the Wyre Local Plan (2011-2031) will be addressed and fall away, through the review process of the Wyre Local Plan. The Council has considered the findings and has determined the housing requirement for the 2011-2032 plan period is 415 net dwellings per annum.</p>	To accord with the requirements of NPPF19 paragraph 60.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.14	<p>The Framework requires that strategic policy-making authorities establish a housing requirement figure for the whole area (the Borough of Fylde), showing the extent to which the identified needs (and any that cannot be met in neighbouring areas) can be met. For the Local Plan, the Council had considered the findings of Addendum 3 to the SHMA and determined the housing requirement for the 2011-2032 plan period to be 415 net dwellings per annum. For the Partial Review of the Fylde Local Plan to 2032, having considered the existence of this adopted figure and the evidence provided by the Housing Needs and Requirement Background Paper 2020 using the government's standard method for housing need, the Council has determined that the housing requirement figure for the plan period to be 6,895-8,715 net dwellings, or an annual requirement of 415 net dwellings for the period 2011-2019 and 275-415 net dwellings per annum from 2019-20 onwards. This The total figure of 415-6,895-8,715 net dwellings per annum has been used to determine how much deliverable land is allocated in the Fylde Local Plan to 2032 which covers the period from 1 April 2011 – 31 March 2032, this is known as the planned provision. Fylde Council's role is to address the imperative of housing provision as positively as possible.</p>	<p>To accord with the requirements of NPPF19 paragraphs 60 and 65.</p> <p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.15	Councils are required to have a five year supply of housing land available. Where an authority is unable to demonstrate a five year supply, applications for housing development will be decided with regard to the 'presumption in favour of sustainable development' contained within paragraph 14 of the Framework. Unless there is an overriding reason why an application should be refused, the Council may find it difficult to resist development which it may consider unsuitable for other reasons. The housing supply will be reviewed at least annually as part of the Council's Authority Monitoring Report and Housing Land Supply Statement.	To remove reference to out-of-date NPPF12 paragraph number	
Paragraph 9.16	The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is 275-415 net dwellings per annum for the remainder of the plan period. A calculation of 415 net dwellings per annum for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an The overall housing requirement figure of a minimum of is identified in the Housing Needs and Requirement Background Paper 2020 to be 6,895-8,715 for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 8,819 homes over the Plan period.	To accord with the requirements of NPPF19 paragraphs 60 and 65. Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.17	1,538 dwellings have been completed in Fylde from 2011-2017, an average of 256 dwellings per annum. When this figure is subtracted from the overall plan period requirement of <u>6,895-8,715</u> , it gives a residual requirement of <u>5,357-7,177</u> dwellings to be completed from 2017 to 2032. This figure (<u>5,357-7,177</u>) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to <u>357-479</u> dwellings per annum for the remaining years of the plan period. This is the 'Liverpool' method, for the purpose of calculating the 5 year housing land supply and is necessary in order to provide the most effective strategy to facilitate the delivery of housing during the plan period.	To accord with the requirements of NPPF19 paragraphs 60 and 65. Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.	
Paragraph 9.18	The housing requirement figure relates to all types of housing including apartments, family housing and housing for specific needs such as the elderly and includes both market and affordable housing. The allocation of new homes over the Plan period to 2032 is set out in policy H1 below.		
Paragraph 9.19	The trajectory at Appendix 2 shows the anticipated delivery of homes in relation to the requirement, throughout the plan period to 2032. A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement. The Council's monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 952 homes has accrued as at 31st March 2017. Planning application commitments amount to 6,111 homes as at 30th September 2017. This means that <u>70%-88%</u> of the requirement for the plan period already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall of 952 homes will be delivered over the remainder of the plan period to 2032.	To accord with the requirements of NPPF19 paragraphs 60 and 65.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy H1	<p>The Council will provide for and manage the delivery of new housing by:</p> <p>a) Setting and applying a minimum housing requirement of <u>415 net homes per annum for the plan period 2011-2032</u> and a housing requirement of <u>275-415 net homes per annum for the period 2019-2032.</u></p> <p>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels as set out in accordance with the Monitoring Framework at Appendix 8.</p> <p>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply calculated using the “Liverpool” method from the start of each annual monitoring period and in locations that are in line with the Policy DLF1 (Development Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.</p> <p>d) The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032 and provided for through allowances, to provide for a minimum of <u>6,895</u>-8,715 homes.</p>	<p>To accord with the requirements of NPPF19 paragraphs 60 and 65.</p> <p>Housing numbers edited due to revised housing requirement figure resulting from change to housing needs methodology in NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.22	<p>To make sufficient land available to deliver a minimum of <u>6,895-8,715</u> new homes up to the end of the Plan period in 2032 the Council will:</p> <ul style="list-style-type: none"> • allocate land for residential development; • take into account existing commitments where planning permission has been granted, the Council is minded to approve, and development that may or may not have commenced; • monitor completions; and • consider the possibility of small (not allocated) and windfall sites coming forward outside the Local Plan making process, including long term empty homes re-entering the market. 	To accord with the requirements of NPPF19 paragraphs 60 and 65.	
Paragraph 9.24	<p>Performance Monitoring Indicator 1, in Appendix 8, sets out a target / policy outcome to record the net additional homes completed against the residual requirement of <u>357-479</u> per annum. Performance Monitoring Indicator 2 sets out a target / policy outcome to achieve a 5 year supply of housing land. Performance Monitoring Indicator 3 sets out a target / policy outcome to have a housing trajectory that delivers a minimum of <u>6,895-8,715</u> homes over the plan period.</p>	To accord with the requirements of NPPF19 paragraphs 60 and 65.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.49	The Framework recommends that councils should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (The Framework, paragraph 53). The amount of residential development that has been permitted on garden land over recent years in Fylde has been relatively low. There has been an average of two residential completions in gardens each year in Lytham and St Annes, with a total of five in Kirkham (2003- 2014), one in Warton, none in Freckleton and two in the rural areas. It is, however, acknowledged that concern about the impact of proposals can be particularly acute. Policy H2 only allows for garden land development subject to stringent caveats relating to design, character, access, amenity and other matters.	Paragraph number from NPPF12 removed; text is still in accordance with NPPF19	
Paragraph 9.57	The Framework states that councils should normally approve planning applications for change to residential use and any associated development from commercial buildings (Class B uses) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate <u>support proposals for alternative uses of land which is currently developed but not allocated, where this would help to meet identified development needs. However, the Local Plan provides for the identified needs to be met without the wholesale loss of existing business premises.</u>	Amended to accord with NPPF19 paragraph 121	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 9.58	The Framework <u>makes it quite clear that planning policies and decisions need to reflect changes in the demand for land</u> states that the long term retention of allocated sites should be avoided where there is no reasonable prospect of the land being brought forward for B1, B2 and B8 uses. However, the Fylde Employment Land Study recommends that the Council should protect existing employment sites that are not the subject of consents for alternative uses. The Study states that all existing business and industrial land and premises should be retained as there is a shortage within Fylde. See Chapter 8 for detailed policy on employment land in Fylde.	Paragraph 9.58 quotes from NPPF12, the text from NPPF12 has been deleted and been replaced with a more general reference to the Framework.	
Paragraph 9.67	The figure of 249 per annum would represent a large proportion of the <u>275-415</u> per annum requirement of all housing for Fylde, and this would therefore be undeliverable. The private rented sector in Fylde is of considerable importance in providing accommodation for those in affordable housing need, particularly for small units of accommodation. The SHMA shows that 61.8% of housing benefit claimants in Fylde live in the private rented sector, compared to the figure of 34.5% for England. There has been a growing number of HMOs and flat conversions. Whether this has provided an ideal form of accommodation for those in housing need cannot be known for certain, but the expression of bids for the stock of the affordable housing providers through MyHomeChoiceFyldeCoast demonstrates demand unfulfilled by the private rented sector.	To accord with the requirements of NPPF19 paragraphs 60 and 65.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy H6	<p>...</p> <p>4. Where the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting; <u>or</u></p> <p>5. Where the development would involve the subdivision of an existing residential <u>dwelling</u>.</p>	To accord with revised wording in NPPF19 paragraph 79.	
Chapter 10: Health and Wellbeing	No changes to be made to this chapter		
Chapter 11: Infrastructure, Service Provision and Transport			
Paragraph 11.1	<p>A vital element of sustainable development is the provision and delivery of local services and infrastructure. However, lack of infrastructure should not be seen as an obstacle to development. One of the 12 core planning principles set out in the Framework states that Planning should proactively drive and support sustainable economic development, and this includes the delivery of infrastructure. Additionally, the Framework requires that planning policies should recognise and seek to address potential barriers to investment, including any lack of infrastructure.</p>	<p>Removal of out of date reference to core planning principles from NPPF12; these have been deleted in NPPF19 so the reference to the Framework is removed.</p> <p>The final sentence has been altered to accord with Paragraph 81 c) of the NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 11.2	<p>What is Infrastructure?</p> <p>Infrastructure has a broad definition and includes, but is not restricted to the following:</p> <ul style="list-style-type: none"> • Information and Communications Technology: telecommunications <u>electric communications</u>, broadband and cable television..... 	References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.	
Paragraph 11.7	<p>Whilst new infrastructure will be required to deliver the level of development identified in the Local Plan, it is important that it is located so that it makes the most efficient use of existing infrastructure. Development should be directed toward those settlements that have a good range of existing infrastructure and services before considering areas where there are deficits requiring investment and improvement. However, it is also important that improvements, such as telecommunications <u>electric communications</u> and broadband to serve new businesses, are identified and that the Local Plan helps make these improvements happen.</p>	References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 11.12	<p>The IDP has established the essential infrastructure that will be needed to help deliver all of the development identified both within and outside the four Strategic Locations for Development, (see chapters 5 and 6). There are a number of infrastructure providers, including the utility services – water, sewerage treatment, electricity, gas and telecommunications <u>electronic communications</u>. These bodies are required to co-operate with the Council on issues of common concern in strategic planning under the ‘Duty to Cooperate.’ Local public sector providers, including health and education, are supported by national government sources of funding but this is generally aimed at catering for existing demand plus some ‘natural’ growth and refurbishment / replacement programmes.</p>	<p>References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 11.59	<p>The Framework encourages councils to set local parking standards for residential and non-residential development, taking into account:</p> <ul style="list-style-type: none"> • the accessibility of the development; • the type, mix and use of development; • the availability of and opportunities for public transport; • local car ownership levels; and • an overall need to reduce the use of high emission vehicles <u>and ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</u> <p>Councils should only impose local <u>local maximum</u> parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network, <u>or for optimising the density of development in city and town centres and other locations that are well served by public transport. In town centres local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.-</u></p>	<p>FLP32 contains some quoted content from Paragraph 39 of NPPF12. The final bullet point requires updating to reflect the content of Paragraph 105 e) of the NPPF19.</p> <p>The text in the final sentence of Paragraph 11.59 contains out-of-date wording relating to NPPF12 and should be amended to ensure conformity with Paragraph 106 of NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Chapter 12: Water Management, Flood Risk and Climate Change	No changes to be made to this chapter		
Chapter 13: Conserving and Enhancing the Natural, Historic and Built Environment			
Policy ENV1. Landscape	Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. Development will also need to have regard to any impact on valued landscapes. In addition: ...	Paragraph 170a)NPPF 19 states that valued landscapes should only be protected commensurate with their statutory status or if they have been identified in a development plan. The FBLP32 does not designate any valued landscape therefore this reference to valued landscapes has been removed in line with NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy ENV1.Coastal Change Management Areas	<p>The open and coastal character of the Coastal Change Management Areas, which are identified on the Policies Map including Inset Plans, will be protected. Development in the Coastal Change Management Areas will only be permitted where the development meets all of the following criteria:</p> <ul style="list-style-type: none"> i. Exceptionally requires a coastal location; ii. Is appropriate and in keeping with the open character of the coastline; iii. Does not adversely affect the nature conservation assets <u>Promotes the conservation, restoration and enhancement</u> of the coastline, predominantly the Ribble and Alt Estuaries SPA/Ramsar. Project specific Habitats Regulations Assessments (HRAs) will be required for any tourism and coastal defence developments near to the Ribble and Alt Estuaries SPA/Ramsar. The HRAs will need to demonstrate that there will be no likely significant effect upon European Sites before the tourism and coastal defence developments can be granted consent. iv. Does not detract from the tourism value or facilities along the coastline ; v. Does not interfere with natural coastal processes, unless the development forms part of an agreed programme of sea defence enhancement, in accordance with the Fylde Coast Shoreline Management Plan; vi. Does not impede the function of any existing sea defence structures and wherever possible enhances the coastal protection measures; and 	<p>The revision has been made to reflect the wording of NPPF19 which is about achieving measurable net gain in Biodiversity.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 13.6	<p>In addition, new development adjacent to existing settlements that would impact upon the landscape should incorporate a landscaped buffer in order to avoid further 'hard edges' being visible. It is expected that landscape buffers will predominantly consist of tree planting using native species. New infrastructure should also be screened using a landscaped buffer, comprising of substantial shelter belts of native planting. Where new highways are effectively landscaped using tree planting, such landscaping also has the benefit of forming a barrier against noise and pollution. The Council will encourage appropriate landscaping on new development sites, including tree planting, which complements existing natural features such as hedges and ponds. In rural areas all tree, shrub and hedge planting schemes should make use of native species. The Council intends to carry out landscape appraisals to assist in identifying valued landscapes that accord with paragraph 109 of the Framework.</p>	<p>Paragraph 13.6 contains an out of date reference to paragraph 109 of the NPPF12. Paragraph 170a) NPPF19 states that valued landscapes should only be protected commensurate with their statutory status or if they have been identified in a development plan. The FLP32 does not designate any valued landscape therefore this reference to valued landscapes has been removed in line with NPPF19.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraphs 13.16 and paragraph 13.17	<p>Areas of Tranquillity<u>Tranquil Areas</u></p> <p>13.16 The Campaign to Protect Rural England (CPRE) commissioned a survey to establish the qualities people value most in the English countryside. Nearly three-quarters (72%) of respondents said that tranquillity topped the list. Following this, the CPRE worked with university researchers to map the tranquillity levels of all areas across England, using a rigorous set of indicators to measure tranquillity. The evidence that tranquillity is extremely important to the majority of people has validated the CPRE's campaign to protect tranquillity in England. Areas of Tranquillity <u>Tranquil areas</u> have remained relatively undisturbed by noise and are prized for their recreational and amenity value.</p> <p>13.17 The CPRE's tranquillity maps make it possible to create policies and take decisions about land use to protect and enhance tranquillity and confidently monitor how well the policies are working. Tranquillity is a highly valued characteristic of the English countryside and one of the most important indicators of its quality. The identification and protection of Areas of Tranquillity<u>Tranquil areas</u> complies with paragraph 123 of the Framework.</p>	<p>Areas of Tranquillity NPPF12 have been renamed Tranquil Areas by NPPF19, the reference to paragraph 123 has changed therefore it has been deleted, leaving a reference to the Framework.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy ENV2 b) Development within or affecting nature conservation sites and ecological networks Criterion iv)	<p>Where development is considered necessary, adequate mitigation measures and compensatory habitat creation will be required through planning conditions and / or obligations, with the aim of providing an overall improvement in the site's biodiversity value, in order to secure measurable net gains for biodiversity. Where compensatory habitat is provided it should be of at least equal area and biodiversity if not larger and more diverse than that which is being replaced. Measures should be put in place for the ongoing management of such features.</p>	<p>The text in criterion b) is out of date, with respect to paragraph 174 of NPPF19</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy ENV2 Section 2 Priority Species Protection	<p>Planning permission will not be granted for development which would have an adverse effect on a priority species or its habitat, unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an adverse effect on a priority species or its habitat, planning conditions or agreements will be used to:</p> <ul style="list-style-type: none"> a) Ensure the survival of the individual species affected; and where this cannot be achieved: b) Reduce the disturbance to a minimum; c) Provide adequate alternative habitats to enhance the viability of the local population of that species; and d) Promote the preservation<u>conservation</u>, restoration and recreation<u>enhancement</u> of priority habitats, <u>ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.</u> 	To accord with NPPF19 paragraph 174	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 13.29	<p>Paragraph 9 of the Framework stresses the importance of moving from a net loss of biodiversity to achieving net gains for nature as part of achieving sustainable development. providing net gains for biodiversity; including by establishing coherent ecological networks that are more resilient to current and future pressures. Section 11 of the Framework plus other legislation, regulations and guidance set out both how this is to be achieved, and legal duties and requirements for nature conservation. Performance Monitoring Indicator 14, in Appendix 8, sets out a target / policy outcome to achieve net gains in biodiversity. Opportunities for new biodiversity features within or near to development should be taken. This could be in association with infrastructure, such as highways and flood defences. In particular, tree planting can be effective in screening highways and other infrastructure that has a detrimental impact on the landscape. Other opportunities can include leaving areas of open space unmown, planting small areas of greenspace with wildflower species and native shrubs or incorporating new or existing ponds and SuDs within or close to new development.</p> <p>The Framework stresses the importance of moving from a net loss of biodiversity to achieving net gains for nature as part of achieving sustainable development. providing net gains for biodiversity; including by establishing coherent ecological networks that are more resilient to current and future pressures. Section 11 of the Framework plus other legislation, regulations and guidance set out both how this is to be achieved, and legal duties and requirements for nature conservation. Performance Monitoring Indicator 14, in Appendix 8, sets out a target / policy outcome to achieve net gains in biodiversity. Opportunities for new biodiversity features within or near to development should be taken. This could be in association with infrastructure, such as highways and flood defences. In particular, tree planting can be effective in screening highways and other infrastructure that has a detrimental impact on the landscape. Other opportunities can include leaving areas of open space unmown, planting small areas of greenspace with wildflower species and native shrubs or incorporating new or existing ponds and SuDs within or close to new development.</p>	Paragraph 13.29 contained two out of date references to NPPF12 and the reference to net gain needed updating to reflect the content of NPPF19.	
Paragraph 13.36	<p>The Framework requires councils to plan positively for the creation, protection, enhancement and management of biodiversity and Green Infrastructure. take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. Despite an abundance of resources that contribute to the Green Infrastructure network, there are deficiencies in Fylde and access to some of the Borough's most important Green Infrastructure assets is limited. New evidence has been provided by the Open Space Study Update and the new Playing Pitch Strategy, both of which were issued in 2016. The Open Space Study Update identifies the following typologies:</p> <p>The Framework requires councils to plan positively for the creation, protection, enhancement and management of biodiversity and Green Infrastructure. take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. Despite an abundance of resources that contribute to the Green Infrastructure network, there are deficiencies in Fylde and access to some of the Borough's most important Green Infrastructure assets is limited. New evidence has been provided by the Open Space Study Update and the new Playing Pitch Strategy, both of which were issued in 2016. The Open Space Study Update identifies the following typologies:</p>	FLP32 contains content from NPPF12 paragraph 114, this needs updating to reflect the content of paragraph 171 of NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Policy.ENV3 Criterion a)	<p>The areas of Existing Open Space provide a critically important part of the Green Infrastructure network within Fylde. Existing Open Space will be protected from inappropriate development, having particular regard to the multi-functional benefits of open spaces, as follows:</p> <p>a) Existing Open Space, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless the requirements of paragraph 74<u>97</u> of the Framework are met and the findings of any published and adopted needs assessment are met.</p>	<p>This specific reference to the paragraph number in Policy ENV3 was required by the Local Plan Inspector who examined the FLP32 and is an integral part of the policy. The content of NPPF12 paragraph 74 is repeated in NPPF19 paragraph 97, with a very minor addition; therefore the reference to paragraph 74 should be changed to 97.</p>	
Paragraph 13.52	<p>Heritage assets are buildings, monuments, sites, places or landscapes that have heritage significance. Such assets include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas, including landscapes. Where a proposed development will result in substantial harm or total loss of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in paragraph 133 of the Framework.</p>	<p>Out of date paragraph number from NPPF12.</p>	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Paragraph 13.59	The Framework advises councils that Local heritage can be significant and go well beyond nationally designated assets. It is highly probable that there are many unlisted buildings of particular significance and quality in Fylde that have little by way of formal recognition or protection.	This text is not included in NPPF19 therefore it is deleted.	
Glossary			

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
	<p>Affordable Housing (Definitions from the Framework (2012))</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <ul style="list-style-type: none"> • Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the HCA. • Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). • Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. • Low cost home ownership (to be completed on publication of Government definition) <p>For the purposes of policy H4 in Chapter 9, in addition to Registered Providers, as defined in the Housing Act 2004, the Local Planning Authority will treat the delivery of affordable housing by a body which is not a Registered Provider, but is able to assure the Council that it operates to the same codes of practice as a Registered Provider. Homes that do not meet the above definitions of affordable housing, such</p>	To accord with the revised definition in NPPF19 glossary.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Glossary	<p>Infrastructure</p> <p>Infrastructure has a broad definition and includes, but is not restricted to the following which are needed to support housing, industrial and commercial uses:</p> <p>Information and communications technology: telecommunications<u>electronic communications</u>, broadband and cable television;</p>	References to telecommunications in NPPF12 have been changed to electronic communications in NPPF19.	
	<p>National Planning Policy Framework (the Framework)</p> <p>The Framework sets out the Government’s planning policies for England and how they are expected to be applied. It must be taken into account in the preparation of local and neighbourhood development plans and it is a material consideration in planning decisions. <u>The original version of the Framework was published in March 2012. A revised version of the Framework was published in July 2018, and a further version with minor revisions was published in February 2019. All references to the Framework refer to the revised version published in February 2019, except where specified to the contrary in the text. This Partial Review 2020 version of the Local Plan incorporates revisions to ensure that the Local Plan remains compliant with the Framework.</u></p>	Modified to introduce the revised 2018 and 2019 versions of the Framework, and to explain how the Local Plan has been revised through the Partial Review to accord.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Appendix 1: Schedule of saved policies from the Fylde Borough Local Plan (As Altered), October 2005			
FBLP Policy EMP5	[To be replaced by the Framework] Paragraph 164 <u>95</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policy TREC5	[To be replaced by the Framework] Paragraphs 26 and 27 <u>89 and 90</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
FBLP Policies TREC15 and TREC16	[To be replaced by the Framework] Paragraph 28 <u>83</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policy EP26	[To be replaced by the Framework] Paragraph 124 <u>181</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policy EP27	[To be replaced by the Framework] Paragraph 123 <u>180 and 182</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
FBLP Policy EP28	[To be replaced by the Framework] Paragraph 125 <u>180</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policy EP30	[To be replaced by the Framework] Paragraphs 100 <u>155-165</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policies SH13 and SH14	[To be replaced by the Framework] Paragraphs 24, 25, 26, 27 <u>86, 87, 88, 89 and 90</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
FBLP Policy SH15	[To be replaced by the Framework] Paragraph 25 <u>88</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
FBLP Policy CF8	[To be replaced by the Framework] Paragraph 43 <u>113</u> of the Framework	To ensure the 'To be replaced by the Framework' section in Appendix 1 accords with the new paragraph numbering in NPPF19.	
Appendix 2: Housing Trajectory			
Appendix 8 Performance Monitoring Framework			

Chapter and Policy/Paragraph in FLP32	Revision	Reason for Change	Reference Number
Indicator 1 Trigger for Action	(1) Failure to deliver 95% of the residual number over a 3-year rolling period, i.e. 1,365 net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. 1,221 net homes over 3 years (3) Failure to deliver 65%-75% of the requirement over a 3-year rolling period, i.e. 934-1,078 net homes over 3 years	Consistency with approach of housing delivery test	
Appendix 9: Evidence Base			
General	<ul style="list-style-type: none"> ➤ National Planning Policy Framework, 2012 ➤ National Planning Policy Framework, 2018 ➤ <u>National Planning Policy Framework, 2019</u> ➤ Planning Practice Guidance (PPG: March 2014 <u>to November 2019</u>) ➤ North West of England Regional Spatial Strategy to 2021, 2008 	To ensure reference is made to NPPF19 and the updated PPG	

Appendix 1: Proposed Strategic and Non-Strategic Policies in the Partial Review of the Fylde Local Plan to 2032.

Paragraph 21 of NPPF19 states that “plans should make explicit which policies are strategic policies.” Where a single Local Plan is prepared, the non-strategic policies should be clearly distinguished from the strategic policies. Table 1 shows the policies within the Fylde Local Plan to 2032, and how this revision will be shown in the Partial Review of the Fylde Local Plan to 2032. The new text is underlined.

Table 1: Proposed Strategic and Non-Strategic Policies in the Fylde Local Plan to 2032

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Chapter 5: The Development Strategy		
Policy S1: The Proposed Settlement Hierarchy	Strategic	<u>Strategic</u> Policy S1: The Proposed Settlement Hierarchy
Policy DLF1: Development Locations for Fylde	Strategic	<u>Strategic</u> Policy DLF1: Development Locations for Fylde
Chapter 6: Strategic Locations for Development		
Policy M1: Masterplanning the Strategic Locations for Development	Strategic	<u>Strategic</u> Policy M1: Masterplanning the Strategic Locations for Development
Policy SL1: Lytham and St Annes Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL1: Lytham and St Annes Strategic Locations for Development
Policy SL2: The Fylde-Blackpool Periphery Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL2: The Fylde-Blackpool Periphery Strategic Locations for Development

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy SL3: Warton Strategic Location for Development	Strategic	<u>Strategic</u> Policy SL3: Warton Strategic Location for Development
Policy SL4: Kirkham and Wesham Strategic Location for Development	Strategic	<u>Strategic</u> Policy SL4: Kirkham and Wesham Strategic Location for Development
Policy SL5: Development Sites outside the Strategic Locations for Development	Strategic	<u>Strategic</u> Policy SL5: Development Sites outside the Strategic Locations for Development
Chapter 7: General Development Policies		
Policy GD1: Settlement Boundaries	Non – strategic	<u>Non-strategic</u> Policy GD1: Settlement Boundaries
Policy GD2: Green Belt	Strategic	<u>Strategic</u> Policy GD2: Green Belt
Policy GD3: Areas of Separation	Strategic	<u>Strategic</u> Policy GD3: Areas of Separation
Policy GD4: Development in the Countryside	Strategic	<u>Strategic</u> Policy GD4: Development in the Countryside
Policy GD5: Large Developed Sites in the Countryside and Green Belt	Non-strategic	<u>Non-strategic</u> Policy GD5: Large Developed Sites in the Countryside and Green Belt

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy GD6: Promoting Mixed Use Development	Strategic	<u>Strategic</u> Policy GD6: Promoting Mixed Use Development
Policy GD7: Achieving Good Design in Development	Strategic	<u>Strategic</u> Policy GD7: Achieving Good Design in Development
Policy GD8: Demonstrating Viability	Strategic	<u>Strategic</u> Policy GD8: Demonstrating Viability
Policy GD9: Contaminated Land	Non-strategic	<u>Non-strategic</u> Policy GD9: Contaminated Land
Chapter 8: The Fylde Economy		
Policy EC1: Overall Provision of Employment Land and Existing Employment Sites	Strategic	<u>Strategic</u> Policy EC1: Overall Provision of Employment Land and Existing Employment Sites
Policy EC2: Employment Opportunities	Strategic	<u>Strategic</u> Policy EC2: Employment Opportunities
Policy EC3: Lancashire Advanced Engineering and Manufacturing Enterprise Zone, at BAE Systems, Warton	Strategic	<u>Strategic</u> Policy EC3: Lancashire Advanced Engineering and Manufacturing Enterprise Zone, at BAE Systems, Warton

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy EC4: Blackpool Airport Enterprise Zone	Strategic	<u>Strategic</u> Policy EC4: Blackpool Airport Enterprise Zone
Policy EC5: Vibrant Town, District and Local Centres	Strategic	<u>Strategic</u> Policy EC5: Vibrant Town, District and Local Centres
Policy EC6: Leisure, Culture and Tourism Development	Strategic	<u>Strategic</u> Policy EC6: Leisure, Culture and Tourism Development
Policy EC7: Tourism Accommodation	Non-strategic	<u>Non-strategic</u> Policy EC7: Tourism Accommodation
Chapter 9: Provision of Homes in Fylde		
Policy H1: Housing Delivery and the Allocation of Housing Land	Strategic	<u>Strategic</u> Policy H1: Housing Delivery and the Allocation of Housing Land
Policy H2: Density and Mix of New Residential Development	Strategic	<u>Strategic</u> Policy H2: Density and Mix of New Residential Development
Policy H3: Conversions and Change of Use to Residential	Non-strategic	<u>Non-strategic</u> Policy H3: Conversions and Change of Use to Residential
Policy H4: Affordable Housing	Strategic	<u>Strategic</u> Policy H4: Affordable Housing

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy H5: Gypsies, Travellers and Travelling Showpeople's Sites	Strategic	<u>Strategic</u> Policy H5: Gypsies, Travellers and Travelling Showpeople's Sites
Policy H6: Isolated New Homes in the Countryside	Non-strategic	<u>Non-strategic</u> Policy H6: Isolated New Homes in the Countryside
Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside	Non -strategic	<u>Non-strategic</u> Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside
Chapter 10: Health and Wellbeing		
Policy HW1: Health and Wellbeing	Strategic	<u>Strategic</u> Policy HW1: Health and Wellbeing
Policy HW2: Community Facilities	Strategic	<u>Strategic</u> Policy HW2: Community Facilities
Policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities	Strategic	<u>Strategic</u> Policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities
Chapter 11: Infrastructure, Service Provision and Transport		
Policy INF1: Service Accessibility and Infrastructure	Strategic	<u>Strategic</u> Policy INF1: Service Accessibility and Infrastructure

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy INF2: Developer Contributions	Non-strategic	<u>Non-strategic</u> Policy INF2: Developer Contributions
Policy T1: Strategic Highway Improvements	Strategic	<u>Strategic</u> Policy T1: Strategic Highway Improvements
Policy T2: Warton Aerodrome	Strategic	<u>Strategic</u> Policy T2: Warton Aerodrome
Policy T3: Blackpool Airport	Strategic	<u>Strategic</u> Policy T3: Blackpool Airport
Policy T4: Enhancing Sustainable Transport Choice	Strategic	<u>Strategic</u> Policy T4: Enhancing Sustainable Transport Choice
Policy T5: Parking Standards	Non-strategic	<u>Non-strategic</u> Policy T5: Parking Standards
Chapter 12: Water Management, Flood Risk and Climate Change		
Policy CL1: Flood Alleviation, Water Quality and Water Efficiency	Strategic	<u>Strategic</u> Policy CL1: Flood Alleviation, Water Quality and Water Efficiency

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy CL2: Surface Water Run-Off and Sustainable Drainage	Strategic	<u>Strategic</u> Policy CL2: Surface Water Run-Off and Sustainable Drainage
Policy CL3: Renewable and Low Carbon Energy Generation – excluding onshore wind turbines	Strategic	<u>Strategic</u> Policy CL3: Renewable and Low Carbon Energy Generation – excluding onshore wind turbines
Policy CL4: Decentralised Energy Networks and District Heating Systems	Strategic	<u>Strategic</u> Policy CL4: Decentralised Energy Networks and District Heating Systems
Chapter 13: Conserving and Enhancing the Natural, Historic and Built Environment		
Policy ENV1: Landscape	Strategic	<u>Strategic</u> Policy ENV1: Landscape
Policy ENV2: Biodiversity	Strategic	<u>Strategic</u> Policy ENV2: Biodiversity
Policy ENV3: Protecting Existing Open Space (Part of the Green Infrastructure network)	Strategic	<u>Strategic</u> Policy ENV3: Protecting Existing Open Space (Part of the Green Infrastructure network)
Policy ENV4: Provision of New Open Space (Part of the Green Infrastructure network)	Strategic	<u>Strategic</u> Policy ENV4: Provision of New Open Space (Part of the Green Infrastructure network)

Chapter and Policy in Fylde Local Plan to 2032	Is the Policy Strategic or Non-strategic?	Revision in Partial Review of Fylde Local Plan to 2032
Policy ENV5: Historic Environment	Strategic	<u>Strategic</u> Policy ENV5: Historic Environment



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Authorised by: Julie Glaister, Planning Policy Manager

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	22 JANUARY 2020	9

CUSTOM AND SELF-BUILD REGISTER: CHARGING

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

The Council is required to maintain a Self-Build and Custom Housebuilding Register of individuals and associations who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. At present there are no restrictions to entry onto the register and no charges are made for the administrative costs involved in operating the register.

Entries onto the register are significant because the Council has a Duty to Grant Planning Permission for plots of land to meet demand expressed on the register. Whilst the council has not previously exercised its right to charge a fee for those persons or groups seeking to be included on the register, as the number of parties interested in joining the register is increasing, it is becoming apparent that it will be necessary to introduce a fee in order to ensure that the process is rigorously managed.

RECOMMENDATIONS

1. That the Council adopts a two-part Self-Build and Custom Housebuilding Register, and introduces eligibility criteria for entry onto Part 1 of the register, as detailed in the report.
2. That the Council sets charges for entry onto and annually for retention on the Self-Build and Custom Housebuilding Register, as detailed in the report and that this new charge be added to the schedule of fees and charges to be considered at the March budget Council meeting.

SUMMARY OF PREVIOUS DECISIONS

None

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

1. The Self-Build and Custom Housebuilding Act 2015 introduced the requirement to maintain a register of individuals, and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding. It must also publicise the register. The Council publicises its register with information on its website: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/custom-and-self-build-homes/>
2. The Self-Build and Custom Housebuilding Act 2015 introduced the Duty As Regards Registers. This requires that Councils, in exercising their functions relating to planning, housing, disposal of any land owned by the authority and regeneration, must have regard to their Self-Build and Custom Housebuilding Register.
3. The Self-Build and Custom Housebuilding Act 2015 was amended by the Housing and Planning Act 2016 to introduce the Duty to Grant Planning Permission. This duty requires that Councils grant "suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period". The demand arising is measured by the number of additional entries on the register during the base period. Councils have three years from the end of each base period to grant sufficient permissions.
4. Members are invited to consider the options available to the Council to ensure that applicants are *bona fide*. All of the proposed measures are provided for in the Regulations and all are currently employed by many other councils.
5. Regulation 5(3) of the Self-build and Custom Housebuilding Regulations 2016 allows the introduction of a local connection test. The result of this is to divide the register into two parts: the Part 1 register for those who pass and the Part 2 register for those who do not. The Duty to Grant Planning permission only applies to those on the Part 1 register.
6. It is proposed that the local connection test is modelled on the criteria used for a local connection for affordable housing. Applicants will be required to demonstrate a local connection to the Borough of Fylde, either through residence or work, by meeting one or more of the following criteria:
 - Local residency – they have lived in the local authority of Fylde continuously for the last three years;
 - Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months;
 - Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done continuously for the last 5 years;
 - Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and
 - Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years.

In addition, the Regulations require that any person in the service of the regular armed forces of the Crown is deemed to satisfy the test whilst in service and for a period after leaving service equal to the length of the longest of any periods required by the test for a condition to be satisfied.

7. A further option to the Council is the introduction of the resource test under Regulation 5(4) of the Self-build and Custom Housebuilding Regulations 2016. Applicants would need to demonstrate that they have sufficient financial resources to finance the project, including the purchase of land. Information will be required on the application form to establish the financial status of the applicant.
8. A further option is charging for entry onto the register, and a further annual recurring fee to remain. This is provided for under the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016. The Council must refund fees to unsuccessful applicants (for instance those who do not pass the resource test), and may not charge a fee to remain for an applicant who does not appear on Part 1 of the Register (for failure to pass the local connection test). The proposed fee is £120 for entry and £120 each subsequent year to remain. The level of fees must be set in compliance with Regulation 3(5) of the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016: this requires that the income from fees does not exceed the reasonable costs incurred in exercising its functions under the relevant

sections of the Act. These proposed fees recognise the cost of maintaining the register as a whole, processing the applications and in particular validating the information provided as part of the resource test; the Regulations allow that the Council may also consider expenses relating to the Duty to Grant Planning Permission (for instance monitoring to ensure compliance) as part of its reasonable expenses. This new charge, if approved, will be added to the Revised Schedule of Fees and Charges for 2020/21 (considered separately at this meeting) for approval at the March budget Council meeting.

9. The Council promotes the development of custom and self-build homes in Fylde. The Local Plan includes the positively-framed section of Policy H2 which seeks to encourage plots to come forward on appropriate sites.

BACKGROUND PAPERS

Name of document	Date	Where available for inspection
N/A		

IMPLICATIONS

Finance	The proposed charging regime will ensure that the Council is reimbursed for its reasonable expenses in maintaining the register. It is not possible to accurately forecast the quantum of additional income that will be generated by this new charge, however it is anticipated to be modest and must reflect the costs associated with maintaining the register as set out in the report. Any necessary amendments to income budgets will be made as part of future budget-rightsizing exercises.
Legal	The proposed regime has regard to: The Self-build and Custom Housebuilding Act 2015 http://www.legislation.gov.uk/ukpga/2015/17/contents ; The Housing and Planning Act 2016 http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted ; The Self-build and Custom Housebuilding Regulations 2016 http://www.legislation.gov.uk/uksi/2016/950/contents/made The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 http://www.legislation.gov.uk/uksi/2016/1027/contents/made
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Eddie Graves	Eddie.graves@fylde.gov.uk	5 th January 2020

Attached documents: none

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	22 JANUARY 2020	10
PLANNING APPEALS PROTOCOL			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

As part of the Planning Service's drive for continual improvement, officers believe that there is benefit in improved clarity being provided over individual responsibilities for the determination of planning appeals in those circumstances where planning permission has been refused contrary to the views of planning officers.

The attached paper sets out a suggested protocol that, if agreed, would be incorporated into the council's constitution and used in the preparation and setting out of the council's case at such appeals.

RECOMMENDATION

That Planning Committee recommend to Council that the Planning Appeal Protocol be incorporated into the council's constitution and that the adopted procedures be used in presenting the council's case to appeals against those decisions made contrary to the recommendation of planning officers.

SUMMARY OF PREVIOUS DECISIONS

None

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	
Promoting Fylde as a great destination to visit (A Great Place to Visit)	

REPORT

1. The role of planning officers in planning committee is to provide their professional advice to members. Members are nevertheless entitled to reach their own decisions by attaching different weight to the various considerations that are material to the determination of an application. Accordingly, it is not unusual to be faced with a situation where an appeal is submitted against a decision that has been reached contrary to the recommendation of planning officers. In such circumstances, the ability of planning officers to support the council's case at appeal is severely curtailed. This is because at an appeal hearing or inquiry, a planning officer

would be both expected by the planning inspector, and required by the provisions of the Royal Town Planning Institute's Code of Professional Conduct, to give their professional opinion on the development proposal.

2. Likewise, in line with Government guidance, it is not uncommon for additional information to be submitted by an appellant in an attempt to address the concerns of the local planning authority that resulted in the refusal of planning permission. If the local planning authority considers that such information satisfactorily addresses those concerns, it will be necessary for the council's case to be amended.
3. As part of the Planning Service's continuous improvement programme, it has been noted that the procedures that are followed in these circumstances are not as clear as they might be and have never been documented.
4. A proposed protocol that sets out the responsibilities and the procedures that should be followed is set out as an appendix to this report. The protocol addresses circumstances where:
 - There is a change in circumstances between the determination of the planning application and the determination of the appeal which warrants a change in the council's case,
 - Council planning officers are unable to represent the Council due to a potential conflict with their professional code of conduct,
 - A local member's view is contrary to that of the council as a whole.
5. Members are requested to consider the proposed arrangements and to recommend to the council that this protocol be embedded within the council's constitution to be read alongside the existing Officer/Member Code of Conduct and the Officer/Member Protocol.

IMPLICATIONS	
Finance	The protocol seeks to formalise the current practices of the council and so the costs associated with the appointment of external consultants to represent the council at such inquiries is not expected to increase and will be met from existing budgets. Where it is not possible to meet these costs from existing budgets, any additional budgetary requirements will be considered on a case by case basis.
Legal	None arising from the report.
Community Safety	None arising from the report.
Human Rights and Equalities	None arising from the report.
Sustainability and Environmental Impact	None arising from the report.
Health & Safety and Risk Management	The establishment of a clear protocol will reduce the risk associated with the appeal process in such circumstances and help to ensure that the reputation of the organisation is maintained.

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	January 2020

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
RTPI Code of Professional Conduct	Feb 2016	www.rtpi.org.uk/membership/professional-standards/
Planning Appeal Costs (NPPG)	Live web based document	https://www.gov.uk/claim-planning-appeal-costs

Attached documents

Appendix 1 – (Draft) Planning Appeal Protocol

Appendix 1 - (Draft) Planning Appeal Protocol

Background

The role of planning officers is to **advise** planning committees, who in turn are entitled to reach their own decisions by attaching different weight to the various planning criteria that are relevant to the determination of an application. Planning committees are, therefore, perfectly entitled not to follow the advice of officers. However, the committee must ensure that their decision is based upon sound planning grounds.

In the event that planning permission is refused, or granted subject to the imposition of planning conditions that an applicant considers to be unreasonable, the applicant has the right of appeal against the council's decision. Less frequently, a planning inquiry may be held where the council is minded to approve a planning application, but the Secretary of State has invoked his power to 'call in'¹ an application for his own determination. Planning appeals are heard by the Planning Inspectorate which is an independent arm of government

Normally planning officers will prepare and present the council's case in any appeal. There may, however, be occasions when the decision of the council is not in line with the professional judgement of planning officers and in these circumstances the Council's officers are not able to represent the council at an appeal. This is because, at an appeal hearing or inquiry, a planning officer would be both expected by the planning inspector, and required by the provisions of the Royal Town Planning Institute's Code of Professional Conduct, to give their professional opinion on the development proposal.

This protocol is intended to provide guidance to officers and members in circumstances where:

- Circumstances change between the determination of the planning application and the determination of the appeal,
- Council planning officers are unable to represent the Council due to potential conflict with their professional code of conduct,
- A local member's view is contrary to that of the council as a whole.

This protocol should be read alongside the Officer/Member Code of Conduct and the Officer/Member Protocol.

The Appeal Process

Appeals may be heard by public inquiry, informal hearing or written representations depending upon the complexity of the case. The decision by which method a particular appeal will be determined is for the Planning Inspectorate to determine, however, before making this decision, the Inspectorate normally consult with interested parties. The council's constitution delegates authority to respond to any such consultations to the Director of Development Services².

In the event that the Committee decision is in line with the officer recommendation, the appeal case will normally be prepared and presented by council planning officers with specialist assistance brought in as necessary (for example, to assist in viability appraisals or specialist retail impact matters).

In these circumstances officers will be acting on behalf of the council and elected members would not be expected to be involved in the detailed preparation or presentation of the council's case.

The appeal process allows interested parties to make their views known to the planning inspector responsible for determining the appeal. If an individual member wishes to make specific comments in regard to an appeal, they may do so as a private individual or as a member of the council.

¹ S.77 of the Town and Country Planning Act 1990

² Para 4.4 Part 3 FBC Constitution – July 2017

Changes in Council's case

The Planning Practice Guidance (PPG) encourages appellants to continue to discuss their proposal with the local planning authority after an appeal has been lodged. As a result of such discussions the application originally considered by the Planning Committee may be amended or additional information may be presented by the appellant that results in one or more reasons for refusal 'falling away' as they are no longer relevant to the council's case.

Such discussions will often take place right up to the opening of the hearing or public inquiry and may even take place alongside the event.

- 1. In circumstances where the evidence indicates that the council's case should be amended, The Head of Planning & Housing (or the Head of Governance, as appropriate) will, following consultation with the Chairman and Vice Chairman of the Planning Committee, notify the Planning Inspectorate and members of the Planning Committee of any amendments to the council's position as soon as practically possible.**

Any individual member who does not agree with the council's amended case will be able to make their own views known to the Inspector.

Decision Contrary to Officer Recommendation

The council's constitution advises that, in making decisions on planning applications and planning matters, *"members should not normally take a decision contrary to the officers' recommendation without adjourning for a few minutes so that the reasons for the proposed decision can be discussed and then agreed by the committee and, where there is concern about the validity of reasons, considering deferring the decision to another meeting to have them tested and discussed"*³;

This is a practice that has been followed at Fylde for many years and so should continue. Where the Chairman considers that there is a potential that a decision could be made contrary to recommendation he should raise this possibility at the Chairman's briefing to allow officers time to consider the possible scope of reasons for refusal. Similarly, where a member of the committee has concerns about the suitability of a proposed development, he or she should seek to discuss those concerns with the case officer or senior planning officers ahead of the committee meeting in order that those concerns may be fully considered.

In the event that a decision is made contrary to the advice of planning officers and is then challenged by an appeal, it will usually be necessary for special arrangements to be made regarding that appeal to prevent conflict with the RTPI's Code of Professional Conduct.

The Royal Town Planning Institute Code of Professional Conduct

The RTPI requires that Chartered Town Planners exercise their professional judgement in accordance with the Code of Professional Conduct (the Code)⁴. In particular:

- Members [of the RTPI] must exercise fearlessly and impartially their independent professional judgement to the best of their skill and understanding.
- Members [of the RTPI] must not make or subscribe to any statements or reports which are contrary to their own bona fide professional opinions, nor knowingly enter into any contract or agreement which requires them to do so.

³ Para 10.7 – Member/Officer Protocol for Planning

⁴ Para 11 & 12 RTPI Code of Professional Conduct – February 2016

In addition to the requirements placed on individual chartered town planners, the Code also requires those members who, as managers, have responsibility for the work of an organisation engaged in planning work, to take all reasonable steps to ensure that planning matters in the organisation or body are conducted in accordance with the Code⁵.

Defending Appeals – All methods of determination

In the event that planning permission is refused, or a planning condition is imposed, contrary to the professional judgement of planning officers, the Code prevents planning officers representing the council at any subsequent planning appeal.

The RTPI Code of Conduct only extends to professional views. Accordingly, the administration of appeals and the presentation of background policy and factual information may still be provided by the planning service. However, in such circumstances the council's appeal case will be overseen by the council's legal team.

2. In order to avoid any conflict with the RTPI code of conduct, in circumstances where a decision is made contrary to the recommendation of planning officers, appeals will be overseen by the Head of Governance.

The appeal process includes a significant level of administration as it is important that copies of the planning file on which the council's decision was made are passed to the appellant and the planning Inspectorate. There is also a need to notify those who were informed of the original application, including residents, Parish/Town Councils, and other consultees. The support staff in the Development Management team will undertake this work irrespective of the nature of the decision.

In relation to all three procedures, planning officers will take responsibility for submitting the appeal questionnaire, the statement of case and any other documentation required. However, it is important that these fully and accurately represent the basis of the decision made by members. This will be simpler to achieve if the decision, with reasons, are clearly set out in the minutes.

Planning Inspectorate guidance states:

"The local planning authority's reasons for refusal should be clear and, where the Committee's decision goes against the planning officer's recommendation, it is good practice for the reasons for this to be stated clearly in the Committee minutes."

Recent case law suggests that this is more than "good practice" and is a legal requirement, other than where reasons can be inferred from the officer report.

Officers will provide advice and support towards making the best possible case in setting out the council's appeal case.

Defending appeals –representations in writing

Most planning appeals are decided by the written representations procedure. With this procedure the Inspector considers written evidence from the appellant, the LPA and anyone else who has an interest in the appeal. The site is also likely to be visited.

⁵ Para 20 RTPI Code of Professional Conduct – February 2016

In the event that the Planning Inspectorate determines that an appeal will be determined by written representations, the Proposer and Secunder of the motion will be contacted on receipt of the appeal and asked to set out the scope of the case that they wish the council to present on the appeal. Planning Officers will be able to provide the necessary contextual and policy background and will be able to assist members in the format that their statement should take. However, as the RTPI Code of Conduct prevents planning officers from making or subscribing to any statements or reports which are contrary to their own bona fide professional opinions, the responsibility for preparing the statement will rest with members, assisted by the council's legal team.

Officers will draft the Statement of Case under this instruction, and will do so in a timescale that allows a reasonable opportunity for the Chairman, Vice-chairman, Proposer and Secunder to review, suggest amendments, and agree the wording of the Statement before it is submitted. Members will recognize that the Planning Inspectorate works to fixed deadlines and so will need to commit to respond in a timely manner.

Defending appeals – representation at inquiries or hearings

If an appeal is to be determined by way of an informal hearing, the Head of Planning & Housing will consider whether a planning officer can present the Authority's case. If a planning officer is unable to speak with conviction and in support of the decision made by Members the Chairman and Vice Chairman will be notified, as soon as practically possible after the receipt of the appeal. Where officers are not to be involved in leading the appeal, the Head of Governance will discuss alternative approaches with the Chairman of the Planning Committee. In some cases, it may be practical to appoint a planning consultant to present the Council's case. In other cases it may be appropriate for a member or members to present the Council's case. This role could be taken by the Chairman of the Committee or by a member who proposed or seconded the motion. The nature of informal hearings is such that it will rarely be appropriate to appoint a legally qualified advocate to present the Council's case.

If an appeal is to be determined at a public inquiry, the Council will generally have legal representation. However, for reasons explained, it may be difficult for officers to give evidence on planning merits where the decision is against their recommendation. Again, the options are calling on a planning consultant to give evidence or calling on the Chairman or other members.

If members are to be called as witnesses, officers will give them all reasonable support. Officers will arrange a meeting with the members involved to offer guidance and support, go through the planning application and inquiry procedure in detail and answer any queries or concerns that Members may have. At the hearing itself, members will be accompanied by a legal or planning officer.

3. Where planning officers are not to be involved in leading the appeal, the Head of Governance will discuss alternative approaches with the Chairman of the Planning Committee. The decision whether to appoint external consultants to present the council's case will be made by the Head of Governance following consultation with the Chairman of the Planning Committee.

In order to ensure the council is able to meet the tight deadlines imposed by the appeals process and to ensure compliance with the council's procurement rules, a list of approved consultants who have been pre-vetted will be maintained. In the event that it is necessary to appoint a consultant to represent the council at an appeal, each individual or company on the agreed list will be approached to establish whether they are able to represent the council. In the event that interest is shown by more than one company, the decision regarding which company to use will rest with the council's Head of Governance having regard to cost and quality as set out in Fylde Council's 'Guide to Buying for the Council'.

- 4. An approved list of planning consultants will be maintained by the council. In the event that it is necessary to appoint a consultant to represent the council at an appeal, each individual or company on the agreed list will be approached to establish whether they are able to represent the council. The decision regarding which company to use will rest with the council's Head of Governance having regard to cost and quality.**

If members are to present the Council's case, officers will give them all reasonable assistance. Prior to the date of the hearing, officers will arrange a meeting with the members involved to offer guidance and support, go through the planning application in detail and answer any queries or concerns that Members may have. At the hearing itself, Members will be accompanied by either a legal officer, planning officer or a planning consultant, although it must be noted that the planning officer will not be able to make representations in regard to the merits of the council's case at the hearing,

- 5. Planning officer support will relate to procedural matters and to resisting any application for costs, with advice to members on technical and policy matters if the need arises. Planning officers will not give evidence on the merits of the case. Officers, or a planning consultant, will also accompany members on any site visit that the Inspector may wish to make.**

Defending appeals in difficult cases

Whilst officers fully respect the role and responsibility of elected members in the decision making process, there may be occasions when the prospects of success are so bleak that the better course would be not to defend an appeal. The costs of defending an appeal can be substantial, and members and officers need to pay heed to the risk of an adverse award of costs.

The Planning Inspectorate has published detailed guidance on when an award of costs against a local authority may be appropriate⁶. Examples given include:

- preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.
- failure to produce evidence to substantiate each reason for refusal on appeal
- vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.

- 6. If officers' professional view is that appeals should not be defended, whether by reason of potential costs or otherwise, they are obliged to give their professional advice and recommendation, and the Planning Committee would be invited to make a decision, if necessary at a special meeting of the Planning Committee.**

It is likely that reports to members in these circumstances would be taken as "Part 2" items, and that any consultation would be on a confidential basis, to avoid prejudicing the Council's position should members nevertheless decide to defend the appeal.

This issue is not necessarily confined to occasions on which members have made a determination against officer advice.

⁶ www.gov.uk/claim-planning-appeal-costs

Individual Member View Contrary to that of the Council

When an appeal is lodged, members who represent that ward are notified of the appeal by email. This allows them to make individual representations should they wish.

There may be circumstances where the opinions of an individual councilor are at variance with the decision of the council.

- 7. In circumstances where a member's view differs to that of the council and he or she wishes their individual views to be taken into consideration by a planning inspector, they may do so in writing or by appearing at an informal hearing or public inquiry. Whilst council planning officers will be able to provide advice or guidance to individual members, they will not be able to divulge information relating to the council's case that is not available to the general public.**

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	22 JANUARY 2020	11
BUDGET SETTING – REVENUE BUDGET 2020/21 - FIRST DRAFT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The first draft of the revenue budget for 2020/21 has been prepared and is available via the link below. As in previous years, the budget has been prepared on a continuation basis and has been updated to reflect all Committee and Council decisions made to date, the outcome of the budget-rightsizing exercise and all virements.

SOURCE OF INFORMATION

Revenue Budget Book 2020/21 – First Draft

LINK TO INFORMATION –

<https://new.fylde.gov.uk/council/finance/revenue-budget-2020-21-first-draft/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The provision of a first draft of the 2020/21 Revenue Budget to the Council's Programme Committees allows members of each Programme Committee to review the draft revenue budget for the services within the Committee's terms of reference and to provide any comments or feedback as appropriate to the committee Lead Officer, Service Director or budget holders.

This first draft does not reflect any changes to fees and charges for 2020/21 as these will be considered by Programme Committees during the January cycle of meetings. Nor does it reflect any revenue growth items or the revenue implications of capital bids. At this stage the draft budget for 2020/21 does not include recharges in respect of support services and service management costs as these elements remain to be finalised. A further budget-rightsizing exercise will be carried out early in 2020 and this first draft will be updated to reflect any changes arising from that piece of work.

The final revenue budget for 2020/21 will include any subsequent decisions made and will be presented to Members for approval at the Council meeting on 4th March 2020.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566

e-mail: paul.o'donoghue@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	22 JANUARY 2020	12
REVENUE BUDGET MONITORING REPORT 2019/20 – POSITION AS AT 30th NOVEMBER 2019			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to provide an update of the Council's General Fund (GF) Revenue Budget as at 30th November 2019 and specifically for those services under the Committee's remit.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to 30th November 2019.

LINK TO INFORMATION

General Fund Revenue Budget Monitoring Report 2019/20 as at 30th November 2019:

<http://www.fylde.gov.uk/council/finance/budget-monitoring>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise periodic revenue budget monitoring reports for those services under the committee's remit.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566 e-mail: paul.o'donoghue@fylde.gov.uk

Attached: Revenue Budget Monitoring Report 2019/20

GENERAL FUND REVENUE BUDGET MONITORING REPORT 2019/20

POSITION AS AT 30TH NOVEMBER 2019

Summary

The purpose of this report is to provide an update on the Council's General Fund Revenue Budget as at 30th November 2019. The report includes a narrative description of the most significant variances from the profiled latest budget and details any actions required to address these. Appendix A to this report shows the value of the most significant variances (those in excess of £5k) for all of the Council services by Committee and provides a brief explanation for each variance.

1. Background

- 1.1 The Council operates a system of Revenue Budget Monitoring which revolves around the production of detailed monthly monitoring reports for budget holders. Significant variances from the expected budget position at the point of monitoring, both for expenditure and income, are summarised in monitoring reports which are periodically reported to each Programme Committee for information purposes. This report therefore details the findings and issues emerging from budget monitoring carried out to 30th November 2019.
- 1.2 It should be noted that work continues on improving budget profiling across the Council in order that budget profiles more accurately reflect the spending pattern of individual budgets across the financial year. This serves to enhance budget monitoring and focus attention on true variances rather than budget profiling issues. This is a continuous process with budget holders so that the improved profiling continues to refine the budget monitoring system.
- 1.3 Council approved the 2019/20 budget at its meeting on 5th March 2019. Subsequently on 24th June 2019 the Finance and Democracy Committee approved the Council's outturn position for 2018/19. The impact of those approvals, including savings and growth options approved at Council and slippage from 2018/19 approved by the Finance and Democracy Committee, are now reflected in the Council's financial ledger.

2. Budget Rightsizing Exercise

- 2.1 Since 2011 an annual budget rightsizing exercise has been undertaken to analyse underspends which have occurred over the last 3 financial years and to adjust current and future year budgets to better reflect the level of resource requirement in the context of current financial constraints. This process was undertaken during the autumn of 2019 and the resulting changes to budgets were reflected in the revised Financial Forecast that was presented to the Council in December 2019. These amendments have also now been reflected in the Council's financial ledger. Therefore this report monitors expenditure and income against the updated approved budgets.

3. Budget Areas to Note

As would be expected, because monitoring is being undertaken as a comparison to recently revised budgets, there are only a small number of variances from that revised position to note. The main variances are described below:

i. Employee Costs

The budget forecast which was approved by Council in March 2019 assumes Employee Cost Savings (including vacancy savings arising from delays in the recruitment to vacant posts) of £300,000 per annum from 2019/20 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a level of savings in excess of this. This budget will be kept under review during the remainder of the financial year.

ii. Crematorium Income

The number of cremations held this year has been below that forecast and the level of income received has reduced accordingly. The income budget for cremations has been raised year-on-year as previous income forecasts have been exceeded, but there is a concern that the level may now be set too high. A review of future income forecasts will be undertaken to consider the appropriate levels of future income expectations. This budget will be kept under review during the remainder of the year and the service may yet recover the position if activity increases in the following months.

iii. Computer Services

An underspend is currently recorded against these budgets, however this period does not account for the renewal and ongoing services of our server operating system infrastructure licensing, Office 365, or desktop operating system licensing which are due calendar year end. Similarly, development works around the enhancement of user journeys on the website- from payment through to back office system and service fulfilment- which have completion delivery conditions upon them are also not accounted for in this period. With that in mind we do anticipate these variances to reduce significantly in the next period. Network improvement projects incorporating new technologies in the face of changing security compliance considerations are also planned for early 2020 which will require investment in the purchase of computer equipment. Due to the timing of these projects a proportion of the budgets may need to be rephased into 2020/21 as part of the next update to the Financial Forecast.

iv. Fleet and Plant Expenditure

There are a number of favourable variances in respect of vehicle costs. Some are due to the fact that a number of vehicles have been acquired in the past 18 months, replacing older and more expensive to maintain vehicles. Additionally fuel costs for the first part of the year have been lower than anticipated. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next budget right-sizing exercise.

4. Conclusions

- 4.1 The updated financial forecast, as presented to the Finance and Democracy Committee in November 2019, shows projected surpluses for 2019/20 and 2020/21 followed by a period of uncertainty as the national framework for the financing of local government will be subject to review. In light of the uncertainties surrounding future national funding arrangements the Council needs to continue with the approach to delivering savings and efficiencies and maximising income which have helped deliver balanced budgets and contribute to reserves over recent years. Through continued focus on the importance of financial stability the Council has delivered a significant savings programme since 2007 and has continued to reduce senior management costs and other overheads. Ongoing modernisation work and business improvement will continue to make Council services more efficient, save money and maintain frontline services to customers.
- 4.2 Finance staff work continuously with budget holders across the Council, and are heavily reliant upon budget-holders to be able to understand and quantify the potential impact of in-year hotspot variances within their areas of responsibility.
- 4.3 Regular budget monitoring reports such as this one are an integral part of the Council's financial monitoring framework. These are made available on the Council's website.

REVENUE MONITORING 2019/20 - Period 8 to November 30th November 2019 (Variances in excess of £5K)

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 8	Actual & Commitments as at Period 8	Variance as at Period 8	FAVOURABLE / ADVERSE	Alert	Budget Holder Comments
		£	£	£	£			

FINANCE & DEMOCRACY COMMITTEE / CORPORATE CROSS CUTTING BUDGETS

All Council services	Employee costs including basic pay, pension, NI, and overtime, plus agency costs	9,197,862	6,245,617	6,202,559	-43,058	FAV	GREEN	The budget forecast which was approved by Council in March 2019 assumes Employee Cost Savings (including vacancy savings arising from delays in the recruitment to vacant posts) of £300,000 per annum from 2019/20 onwards. The actual level of savings achieved in relation to direct employee costs for the current year to date shows a level of savings in excess of this. This budget will be kept under review during the remainder of the financial year.
Elections - Other/Referendum	Elections - Neighbourhood Plan Referenda	26,411	17,611	0	-17,611	FAV	GREEN	The Council is currently waiting to see if permission to appeal to the Supreme Court is granted against an earlier Court of Appeal decision which challenged the St Annes Neighbourhood Plan. However it is unlikely that a Neighbourhood Planning referendum will be required in 2019/20 and this funding may ultimately be rescheduled to 2020/21. This budget will be kept under review during the remainder of the year and re-phased as necessary.

OPERATIONAL MANAGEMENT COMMITTEE

Vehicles & Plant	FMS Materials Cost	145,670	97,211	71,362	-25,849	FAV	GREEN	There are a number of favourable variances in respect of vehicle costs. Some are due to the fact that a number of vehicles have been acquired in the past 18 months, replacing older and more expensive to maintain vehicles. Additionally fuel costs for the first part of the year have been lower than anticipated. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the next budget right-sizing exercise.
	Repairs by Commercial Garages	23,400	15,698	10,493	-5,205	FAV	GREEN	
	Fuel Costs	313,406	208,984	186,728	-22,256	FAV	GREEN	
	Tyres - Renewal	34,636	23,186	13,642	-9,544	FAV	GREEN	
Car Parks	Cash Collection - Pay and Display	11,000	7,336	18,052	10,716	ADV	AMBER	The cost of collecting cash from the pay and display machines, along with card-processing charges, have increased in recent years and it will be necessary to review this budget as part of the next budget right-sizing exercise.

REVENUE MONITORING 2019/20 - Period 8 to November 30th November 2019 (Variances in excess of £5K)

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 8	Actual & Commitments as at Period 8	Variance as at Period 8	FAVOURABLE / ADVERSE	Alert	Budget Holder Comments
		£	£	£	£			

OPERATIONAL MANAGEMENT COMMITTEE (Cont'd)

Fylde Waste Schemes	Other Sales	-50,000	-33,340	-67,382	-34,042	FAV	GREEN	This is additional unbudgetted income arising from the increased sale of chargeable wheeled bins in respect of newly built properties. This additional income will be reflected in the next update to the Financial Forecast.
Computer Services	Purchase of Computer Equipment, Program Licence Charges, Development Costs, Miscellaneous.	448,372	298,979	113,311	-185,668	FAV	GREEN	An underspend is currently recorded against these budgets, however this period does not account for the renewal and ongoing services of our server operating system infrastructure licensing, Office 365, or desktop operating system licensing which are due calendar year end. Similarly, development works around the enhancement of user journeys on the website- from payment through to back office system and service fulfilment- which have completion delivery conditions upon them are also not accounted for in this period. With that in mind we do anticipate these variances to reduce significantly in the next period. Network improvement projects incorporating new technologies in the face of changing security compliance considerations are also planned for early 2020 which will require investment in the purchase of computer equipment. Due to the timing of these projects a proportion of the budgets may need to be rephased into 2020/21 as part of the next update to the Financial Forecast.

TOURISM AND LEISURE COMMITTEE

Parks Development - Lytham & St Annes	Parks Furniture	16,100	10,736	22,390	11,654	ADV	AMBER	The year to date has seen additional expenditure for the purchase of memorial benches. It is anticipated that this additional cost will be offset by increased income for commemorative benches during the remainder of the year. This budget will be kept under review during the remainder of the financial year and may require adjustment as part of the next update to the Financial Forecast.
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Appendix A (Cont'd)

REVENUE MONITORING 2019/20 - Period 8 to November 30th November 2019 (Variances in excess of £5K)

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 8	Actual & Commitments as at Period 8	Variance as at Period 8	FAVOURABLE / ADVERSE	Alert	Budget Holder Comments
		£	£	£	£			

ENVIRONMENT, HEALTH & HOUSING COMMITTEE

Cemetery & Crematorium	Cremations	-1,140,000	-760,152	-702,365	57,787	ADV	AMBER	The number of cremations held this year has been below that forecast and the level of income received has reduced accordingly. The income budget for cremations has been raised year-on-year as previous income forecasts have been exceeded, but there is a concern that the level may now be set too high. A review of future income forecasts will be undertaken to consider the appropriate levels of future income expectations. This budget will be kept under review during the remainder of the year and the service may yet recover the position if activity increases in the following months.
Taxi Licensing	Hackney Carriage Driver Licences	-16,094	-10,732	-20,749	-10,017	FAV	GREEN	A change in legislation 3 years ago introduced annual and 3 yearly licences. This year is the first renewal for the 3 yearly licence leading to an increase in income in the current year. The number of new application has also increased. As this is anticipated to be a recurring increase in income the budgets will be amended as appropriate as part of the next update to the financial forecast. Additionally, the number of applications for new and replacement vehicles has increased, leading to additional income from the issue of new licences.
	Private Hire Vehicle Licences	-25,296	-16,868	-26,811	-9,943	FAV	GREEN	

Appendix A (Cont'd)

REVENUE MONITORING 2019/20 - Period 8 to November 30th November 2019 (Variances in excess of £5K)

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
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RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget	Budget as at Period 8	Actual & Commitments as at Period 8	Variance as at Period 8	FAVOURABLE / ADVERSE	Alert	Budget Holder Comments
		£	£	£	£			

PLANNING COMMITTEE

Development Management	Consultants Fees	25,000	16,668	5,910	-10,758	FAV	GREEN	The council employs external consultants in order to provide specialist advice on particular planning matters as and when necessary. Expenditure against this budget is very much dependant upon the nature of applications received. A number of applications currently before the Council for consideration will require specialist advice. This budget will continue to be carefully monitored and adjusted as necessary as part of the next update to the Financial Forecast.
Planning Appeals	Planning Appeal Hearing Costs	50,000	33,340	660	-32,680	FAV	GREEN	Since the local plan was adopted, the number of planning appeals considered following public inquiry, which is the most costly method to the council, has reduced. As the local plan is now 12 months old and cannot be regarded as 'recently adopted' for the purposes of applying national planning policy, it may be that developers will once again seek to challenge the decisions of the council. This budget will continue to be carefully monitored and adjusted as necessary as part of the next update to the Financial Forecast.
Planning Enforcement	Enforcement Costs	25,000	16,668	0	-16,668	FAV	BLUE	Legal action in regard to a number of sites is currently underway and it is likely that there will be a call on this budget during the remainder of the current financial year. This budget will continue to be carefully monitored and adjusted as necessary as part of the next update to the Financial Forecast.
Planning Policy	Local Development Framework Costs	15,000	10,004	0	-10,004	FAV	BLUE	The local plan is currently under review and costs will be incurred in the latter part of the financial year as this process continues. This budget will continue to be carefully monitored and adjusted as necessary as part of the next update to the Financial Forecast.

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	22 JANUARY 2020	13
CAPITAL PROGRAMME MONITORING REPORT 2019/20 POSITION AS AT 30 NOVEMBER 2019			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the approved Capital Programme of the Council as at 30th November 2019 and specifically for those schemes under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to 30th November 2019.

LINK TO INFORMATION

Capital Programme monitoring Report to 30th November 2019:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the Capital Programme monitoring reports for those schemes under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566 e-mail: paul.o'donoghue@fylde.gov.uk

Attached - Capital Programme Monitoring Report 2019/20

CAPITAL PROGRAMME MONITORING REPORT 2019/20 – POSITION AS AT 30TH NOVEMBER 2019

Summary

The purpose of this report is to provide an in-year progress update in respect of those schemes within the Capital Programme that have been approved for delivery in 2019/20, together with an update on the overall Five Year Capital Programme of the Council. This report includes a narrative description of some of the more significant schemes within the Capital Programme and details any risks and the actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2019/20. Appendix B provides a summary of the latest position for the 5 year Capital Programme and Appendix C provides details of the financing of the programme.

1. Background

The Council approved the Capital Programme on 5th March 2019. That update showed a balanced capital programme position from 2019/20 onwards. This report includes year to date expenditure and sets out the latest phasing of the programme and any additions or changes since the capital programme was presented to Council in March 2019. The Programme has also been rolled forward to include the year 2023/24.

2. Notes on Specific Schemes

There are a number of schemes for which further information is provided below:

i) Coast Protection Scheme

The Fairhaven and Church Scar Coast Protection Scheme budget is £21.8m, being funded by Flood Defence Grant-in-Aid (which is an Environment Agency eligible cost reimbursable grant) of up to £21.4m; alongside a contribution from Fylde Council of £0.4m.

Work started on site in December 2017 and has progressed well. The revised Contract Completion Date is December 2020, but it is anticipated that contract Completion will be closer to summer 2020.

In addition to the core sea defence works a range of public realm enhancements to the scheme have been added with a budget of £360k (plus an extra £50k for an automated car park barrier system), funded by Fylde Council from the Capital Investment Reserve.

ii) Fairhaven Lake & Promenade Gardens Restoration including the Adventure Golf Scheme

The main building and landscape works contract will now be undertaken between September 2020 and April 2021. Consequently this supplementary scheme has now been re-phased into 2020/21 to reflect this as part of the latest update to the Financial Forecast. Events and Activities at the lake and gardens will continue throughout this period.

The Adventure Golf scheme has been delayed from the original dates set out within the Committee reports due to physical constraints arising from the Heritage Lottery Fund works at the location. The Adventure Golf works has now be rescheduled into 2020/21 as part of the latest update to the Financial Forecast. The proposed start date for physical works is April 2020 with a completion target of summer 2020.

iii) Disabled Facilities Grants

The grant allocation has been increased for 2019/20 to a total of £1,090k which, together with slippage of £13k from 2018/19 and a further £40k from New Fylde Housing in relation to DFG works on properties that they own, provides total funding for 2019/20 of £1,143k. This revised allocation will be reflected in the next update of the Financial Forecast. Grant awards are progressing well and it is anticipated that the majority of the grant allocation will be spent in 2019/20.

iv) St Annes Regeneration Schemes

The next phase of regeneration works in St Annes was agreed to be Wood Street, subject to agreement with landowners following the usual model. However, despite several meetings with tenants and owners there remain difficulties in securing authority to carry out works to all forecourts for implementation of the easterly side of the works. As a result it is now recommended that the westerly side (The Council's car park side) be finalised initially with a view to commencement in the spring of 2020. In addition it is proposed to extend the Pier link scheme/ Clifton Drive South to include other elements of the town centre regeneration plan as set out in the 2020 Vision document. It is anticipated that works will commence in February 2020, with an element of the scheme now being rescheduled into 2020/2021 as part of the next update to the Financial Forecast.

v) Lytham Regeneration Schemes

In respect of the major capital scheme for Lytham Town Centre, a number of suggestions have been made from the Business Group and other parties. Some of which require careful consideration with agencies such as Lancashire County Council. Options are being considered involving local members and a draft plan drawn together. This will have a phased programme of works to be considered by planning committee. It is envisaged that the first phase will be commenced this financial year.

3 Conclusions

- 3.1 Actual expenditure to 30th November 2019 is £7.521m against an updated full year budget of £15.872m. This equates to 47% of the latest budget. Certain schemes will be adjusted or re-phased into 2020/21 as part of future Financial Forecast updates that are reported to Members during the year.
- 3.2 The current Capital Programme as updated is showing a balanced position for 2019/20 onward. The Capital Programme and the associated financing will be subject to discussion with members during the months in the lead up to the annual budget setting process for 2020/21.
- 3.3 Any additional expenditure which is not fully-funded by external finance would normally require the generation of capital receipts or further borrowing (the latter placing further pressure on the Revenue Budget from the consequent repayment costs). However Budget Council on 4th March 2013 approved the creation of a Capital Investment Reserve to finance future capital expenditure.

The balance of this reserve at 31st March 2019 was £4.385m. Of this, £3.398m is committed to deliver existing approved capital schemes in future years, leaving an unallocated balance on the reserve of £0.987m.

Further transfers into the reserve in the total sum of £1.830m (£0.721m for 2019/20 and £1.109m for 2020/21) are estimated in the November update to the financial forecast as presented to the Finance and Democracy Committee, which would result in a revised unallocated balance on the reserve of £2.817m. These estimated transfers into the reserve are, of course, subject to change as actual expenditure and income levels will undoubtedly differ to the forecast amounts over the next two financial years.

Additional future projects will be subject to further consideration as part of the budget setting process for 2020/21. Whilst it remains the case that this reserve is the preferred source of finance for any further additions to the Capital Programme, continuing contributions to the reserve are required in order to maintain a sustainable funding source for future years.

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
<u>FINANCE & DEMOCRACY COMMITTEE</u>								
Accommodation Project - Phase 8 - Town Hall Car Park	General asset disposal receipts	0	33	0	33	17	16	This scheme (the final element of the Accommodation Project) has now been completed. The only outstanding element of the scheme relates to the final invoices and the retention amounts, which are expected to be finalised during 2019/20.
Purchase of Land Adjacent to Squires Gate Station	Capital Investment Reserve	0	0	5	5	0	5	Negotiations with the landowner have commenced for the Council to purchase a small parcel of land to facilitate the creation of an accessible route to Squires Gate Railway Station platform. Once purchased the Council will grant a long ground lease of this land to Network Rail to include the transference of responsibility for management and maintenance of the land.
Sub total		0	33	5	38	17	21	
<u>TOURISM & LEISURE COMMITTEE</u>								
St Annes Pool	No external finance - funded by borrowing / general asset disposal receipts	93	0	-93	0	0	0	No expenditure is currently planned. This budget has been removed and any further updates will be reflected in future reports to Committee.
Fairhaven Lake & Promenade Gardens Restoration	Capital Investment Reserve	120	0	148	268	135	133	The main building and landscape works contract will now be undertaken between September 2020 and April 2021. Consequently this supplementary scheme has now been re-phased into 2020/21 to reflect this as part of the latest update to the Financial Forecast. Events and Activities at the lake and gardens will continue throughout this period.
Promenade Footways	No external finance - funded by borrowing / general asset disposal receipts	40	-5	40	75	0	75	A scheme is being developed to utilise this funding to complement the 'St Annes Road West – Square to Pier Link and Gateway' capital scheme. It is anticipated that the proposed scheme will be submitted to the Tourism and Leisure Committee for consideration in March 2020 for delivery in 2020/21. Consequently this scheme will be re-phased as part of the next update to the financial forecast.
Staining Playing Fields Development Scheme	Capital Investment Reserve	129	151	-94	186	168	18	Phases 1 and 2 of the scheme commenced in April 2019 and the works are due to be complete by March 2020 within the budget of £186,000. Whilst the contractor was 'on site' to undertake these phases it became apparent that the secondary drainage works and additional levelling of the site (phase 3 of the scheme) needed to be undertaken at the same time to ensure best value for money and a fully competent drainage scheme. The remaining budget for Phase 3 is £94,000 and a scheme for these works are being designed in consultation with the parish council and community groups. It is expected that physical works will start in March/April 2020 with an anticipated finish date of May 2020. Therefore the £94,000 budget for phase 3 of the scheme has been re-phased into 2020/21 to reflect this as part of the latest update to the Financial Forecast.

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A (cont'd.)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
TOURISM & LEISURE COMMITTEE (cont'd.)								
Ashton Gardens Play Area	Capital Investment Reserve	20	0	0	20	0	20	This project is expected to be completed in December 2019 within budget.
Ashton Gardens Nursery Improvements	Capital Investment Reserve	30	0	0	30	0	30	The works for this scheme have been tendered and are planned to be undertaken during January 2020 with the scheme expected to be completed within budget during 2019/20.
Coastal Signage Improvements	Capital Investment Reserve	60	0	-60	0	0	0	A proposed scheme is currently being developed. It is intended that the scheme will be presented to the Tourism and Leisure Committee for consideration in March 2020. As the scheme will no longer commence in 2019/20 it has been re-phased into 2020/21 as part of the latest update to the Financial Forecast.
Open Space access control measures	Capital Investment Reserve	15	0	0	15	0	15	Further consultation has been undertaken with ward members and residents to establish the exact need of access controls at King George V Playing Fields and Blackpool Road Playing Fields This consultation has not proved decisive in establishing public need for access controls at the site. Officers will monitor the situation and a report will be presented at a future meeting of the Tourism and Leisure Committee and any changes will be reflected in the next update to the Financial Forecast.
Coastal Explorers	Capital Investment Reserve	20	0	0	20	0	20	Officers are developing external funding bids to support this project. An 'expression of interest' to the 'Big Lottery' fund has been submitted which, if successful, will require a full funding bid to be prepared and submitted. This would be for a grant in the sum of £150,000. A further funding bid will be submitted to Arts Council England in 2020 in the sum of £50,000. As the outcome of these bids will not be known by the end of the financial year it is anticipated that the £20,000 Council contribution will not now be required until 2021. Consequently the scheme will be re-phased as part of the next update to the Financial Forecast.
Weeton Village Hall - public open space improvements	S106 Developer Contributions	0	0	7	7	7	0	A Service Level agreement has been prepared between Fylde and Weeton Parish Council. The scheme is expected to be completed within budget during 2019/20.
Fylde Sand Dunes Improvement Scheme	S106 Developer Contributions / Specific Grants	0	0	52	52	0	0	A proposed scheme was presented to the Tourism & Leisure Committee in November 2019, and subsequently approved by the Finance & Democracy Committee, with funding in the sum of £25,000 being provided by developer s106 contributions. In December 2019 it was announced that the grant application to the Lancashire Wildlife Trust in the sum of £27,000 had been successful, and consequently all of the required funding for the scheme has now been secured.
Sub total		527	146	0	673	310	311	

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
<u>OPERATIONAL MANAGEMENT COMMITTEE</u>								
Replacement Vehicles	Capital Investment Reserve / Borrowing	471	148	0	619	376	243	It is anticipated that all vehicle purchases will be completed to budget in 2019/20. If any vehicle orders are delayed due to specific build time this may lead to the re-phasing of a proportion of the budget into 2020/21.
Car Park Improvements	No external finance - funded by borrowing / general asset disposal receipts	30	0	0	30	0	30	A proposed scheme will be presented for consideration to the Operational Management Committee at either the January or March 2020 meeting of the committee for delivery in 2020/21. Consequently this scheme will be re-phased into 2020/21 as part of the next update to the financial forecast.
Public Transport Improvements	S106 Developer Contributions	48	30	13	91	31	60	This funding is being spent as projects are developed. To date £13,200 has been allocated to Staining Parish Council to support a free local bus service. A number of other schemes are being developed and negotiations with Lancashire County Council, as the commissioning body for bus services for the borough, are continuing in order to assess the viability of each scheme. Not all of this funding may be expended in 2019/20 and it may be necessary to re-phase the unspent element into 2020/21 as part of the next update to the financial forecast.
Fairhaven and Church Scar Coast Protection Scheme	Specific Government Grant (Environment Agency) / Capital Investment Reserve	7,330	2,276	0	9,606	5,573	4,033	Delivery of the scheme remains on schedule, with further information provided within the body of this report. Any changes or re-phasing will be reflected in future updates to the financial forecast.
Fairhaven and Church Scar Coast Public Realm Works	Capital Investment Reserve	260	100	0	360	0	360	A report on this scheme is being presented to special meetings of the Operational Management and the Finance and Democracy Committees in December 2019. Any changes to the scheme arising from the deliberations of those committees will be reflected in the next update to the financial forecast.
Accommodation/ facilities at Snowdon Rd Depot	Capital Investment Reserve	200	0	0	200	0	200	An updated and enhanced scheme will be proposed to the January meeting of the Operational Management Committee requesting support for a capital growth bid for 2020/21 in respect of the additional funding required. Consequently this scheme will be not now be commenced in 2019/20 and will therefore be re-phased into 2020/21 as part of the next update to the financial forecast.
North Beach Car Park: Development of Toilet Facilities	Capital Investment Reserve	185	0	-185	0	0	0	In November 2019 the Finance and Democracy Committee approved the virement of the funding for this scheme into an alternative scheme for toilet provision at the Splash Park facility.
Toilet facilities and perimeter fencing at the Splash Park facility	Capital Investment Reserve	0	0	185	185	0	185	In November 2019 the Finance and Democracy Committee approved the virement of the funding from the North Beach Car Park Toilet Facilities to an alternative scheme for toilet provision and the installation of perimeter fencing at the Splash Park facility in the same amount. The works are expected to commence in 2019/20 with completion anticipated before the main 2020 tourist season.

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
OPERATIONAL MANAGEMENT COMMITTEE (cont'd)								
Stanner Bank car park - barrier scheme	Capital Investment Reserve	50	0	0	50	0	50	This scheme will be delivered alongside the Fairhaven and Church Scar Public Realm Works scheme, a report on which is being presented to special meetings of the Operational Management and the Finance and Democracy Committees in December 2019. Any changes to the scheme arising from the deliberations of those committees will be reflected in the next update to the financial forecast.
Charging Infrastructure for Electric Taxis	Specific Government Grant	0	0	150	150	0	150	A scheme is currently being developed to provide electricity charging points for taxis. Four Rapid Charging points are proposed to be installed across the Fylde Borough to provide suitable locations at key hubs that taxis stop or pass. The Car Park Working Group supported the installation of one of the charging points on Lytham Station car park. The contract is to be issued in December with new chargers to be installed from March to August 2020. Consequently as this scheme will not now be delivered in 2019/20 it will be re-phased into 2020/21 as part of the next update to the financial forecast.
Sub total		8,574	2,554	163	11,291	5,980	5,311	

ENVIRONMENT, HEALTH & HOUSING COMMITTEE

Disabled Facilities Grants (DFG) Programme	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	1,050	13	80	1,143	818	325	The grant allocation has been increased for 2019/20 to a total of £1,090k which, together with slippage of £13k from 2018/19 and a further £40k from New Fylde Housing in relation to DFG works on properties that they own, provides total funding for 2019/20 of £1,143k. This revised allocation has been reflected in the latest update of the Financial Forecast. Grant awards are progressing well and It is anticipated that the majority of the grant allocation will be spent in 2019/20.
Housing Needs Grant	DFG Grant Repayments	0	16	25	41	2	39	The income from returned DFG grants is intended to be used for incidental costs relating to abortive DFG works e.g. architect fees. As this requirement is unplanned it is not readily predictable as to when costs will be incurred. It is anticipated that not all expenditure will be spent this financial year and any remaining monies will be requested for slippage to 2020/21.
Affordable Housing Scheme Sunnybank Mill, Kirkham	S106 Developer Contributions	460	-460	0	0	0	0	This scheme was completed to budget in March 2019.
Church Road Methodist Church, St Annes	S106 Developer Contributions	275	0	0	275	275	0	This scheme was completed to budget in August 2019.
Affordable Warmth Scheme	Specific Grant (Lancashire County Council)	0	8	0	8	1	7	This funding is intended to provide financial support for means-tested affordable warmth measures undertaken by CHiL (Cosy homes in Lancashire) Scheme as and when required. It is anticipated that not all expenditure will be spent this financial year and any remaining monies will be requested for slippage to 2020/21.

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
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ENVIRONMENT, HEALTH & HOUSING COMMITTEE (cont'd)

CCTV Replacement Schemes	Specific Grant (LSP Performance Reward Grant)	0	27		27		27	It has been agreed by the Environment, Health and Housing Committee that capital expenditure will only be made on essential work or replacement CCTV when necessary and subject to approval. It is anticipated that not all expenditure will be spent this financial year and any remaining monies will be requested for slippage to 2020/21.
Cemetery and Crematorium - Infrastructure Works	Capital Investment Reserve	294			294	75	219	This scheme is currently being delivered and it is expected to be completed by the end of January 2020.
Sub total		2,079	-396	105	1,788	1,171	617	

PLANNING COMMITTEE

St Annes Regeneration Schemes	S106 Developer Contributions / Capital Investment Reserve	315	0	0	315	10	305	The next phase of regeneration works in St Annes was agreed to be Wood Street, subject to agreement with landowners following the usual model. However, despite several meetings with tenants and owners there remain difficulties in securing authority to carry out works to all forecourts for implementation of the easterly side of the works. As a result it is now recommended that the westerly side (The Council's car park side) be finalised initially with a view to commencement in the spring of 2020. In addition it is proposed to extend the Pier link scheme/ Clifton Drive South to include other elements of the town centre regeneration plan as set out in the 2020 Vision document. It is anticipated that works will commence in February 2020, with an element of the scheme now being rescheduled into 2020/2021 as part of the next update to the Financial Forecast. #
St Annes Road West – Square to Pier link and Gateway	Capital Investment Reserve	110	0	0	110	0	110	This scheme is being progressed in consultation with various agencies including Lancashire County Council and the owners of adjoining land. The works are expected to commence in April 2020. The scheme will be re-phased into 2020/21 as part of the next update to the Financial Forecast.
Lytham Regeneration Schemes	S106 Developer Contributions / Capital Investment Reserve	400	0	0	400	0	400	In respect of the major capital scheme for Lytham Town Centre, a number of suggestions have been made from the Business Group and other parties. Some of which require careful consideration with agencies such as Lancashire County Council. Options are being considered involving local members and a draft plan drawn together. This will have a phased programme of works to be considered by planning committee. It is envisaged that the first phase will be commenced this financial year.
Kirkham Public Realm Improvements	S106 Developer Contributions / Capital Investment Reserve	0	5	0	5	0	5	It is expected that this scheme will be delivered within budget during this financial year.
M55 Link Road	S106 Developer Contributions / M55 Link Road Reserve	0	103	1,000	1,103	20	1,083	Discussions are ongoing with the developer of the residential land at Queensway and other public bodies to secure funding to enable the accelerated delivery of the M55 link road. Given deadlines attached to other funding streams that have been secured to accelerate the delivery of the link road, it is expected that a decision on the accelerated delivery of the road will be made this financial year.
Ansdell / Fairhaven - Public Realm Scheme	Capital Investment Reserve	0	10	0	10	0	10	It is expected that this scheme will be delivered within budget during this financial year.

CAPITAL PROGRAMME - 2019/20 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/19

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2019/20 £000	Slippage B/F from 2018/19 £000	Adjustments from 05/03/19 £000	Updated Budget 2019/20 £000	Expenditure to 30/11/19 £000	Variance £000	Comments
PLANNING COMMITTEE (cont'd)								
St Annes Pier - Coastal Revival Fund	Specific Grant	0	24	0	24	13	11	It is expected that this scheme will be delivered within budget during this financial year. This project has been tied to the phasing of a wider scheme of works by the Pier Company.
Tree Planting	Capital Investment Reserve	25	0	0	25	0	25	It is expected that this scheme will be delivered within budget during this financial year.
Kirkham and Wesham Station	S106 Developer Contributions	0	0	15	15	0	15	The procurement of a feasibility study to examine the options available to deliver a park and ride facility at Kirkham and Wesham Station is currently underway. It is expected that the study will be completed during the current financial year.
Future High Street Fund: Kirkham	Specific Grant	0	0	75	75	0	75	The initial confirmed allocation of £75,000 provides the resource for the development of a substantive full bid under the Future High Street Fund (FHSF) programme - the substantive bids are expected to be in the £5m - £10m range. A further application has been made for an additional £75,000 funding to develop the full bid which is expected to be confirmed or otherwise in early 2020. The Planning Committee in November 2019 approved the broad approach to the development of the Future High Street Fund Business Case, which will also form part of a longer term regeneration strategy for the town centre, and agreed to adopt the Future High Street Consultants Brief for the purposes of commissioning the appropriate consultants to assist with the preparation of the Business Case.
Sub total		850	142	1,090	2,082	43	2,039	
Total Expenditure		12,030	2,479	1,363	15,872	7,521	8,299	

UPDATED 5 YEAR CAPITAL PROGRAMME 2019/20 TO 2023/24 - BY SCHEME

	Estimate 2019/2020 £000	Estimate 2020/2021 £000	Estimate 2021/2022 £000	Estimate 2022/2023 £000	Estimate 2023/2024 £000
FINANCE & DEMOCRACY COMMITTEE					
Accommodation Project - Phase 8 - Town Hall Car Park	33				
Purchase of Land Adjacent to Squires Gate Station	5				
Sub total	38	0	0	0	0
TOURISM & LEISURE COMMITTEE					
Fairhaven Lake & Promenade Gardens Restoration	268	2,045	125		
Fairhaven Adventure Golf	0	505			
Promenade Footways	75	0	40	40	40
Staining Playing Fields Development Scheme	186	94			
Ashton Gardens Play Area	20				
Ashton Gardens Nursery Improvements	30				
Coastal Signage Improvements	0	60			
Open Space access control measures	15				
Coastal Explorers	20				
Weeton Village Hall	7				
Fylde Sand Dunes Improvement Scheme	52				
Sub total	673	2,704	165	40	40
OPERATIONAL MANAGEMENT COMMITTEE					
Replacement Vehicles	619	562	119	306	971
Car Park Improvements	30	30	30	30	30
Public Transport Improvements	91	48	48	30	
Fairhaven and Church Scar Coast Protection Scheme	9,606				
Fairhaven and Church Scar Coast Public Realm Works	360				
Accommodation/ facilities at Snowdon Rd Depot	200				
North Beach Car Park: Development of Toilet Facilities	185				
Stanner Bank car park - barrier scheme	50				
Charging Infrastructure for Electric Taxis	150				
Sub total	11,291	640	197	366	1,001
ENVIRONMENT, HEALTH & HOUSING COMMITTEE					
Disabled Facilities Programme	1,143	1,130	1,130	1,130	1,130
Housing Needs Grant	41				
Affordable Housing Scheme - Sunnybank Mill, Kirkham	0				
Church Road Methodist Church, St Annes	275				
Affordable Warmth Scheme	8				
Rapid Deployment CCTV Replacement Projects	27				
Cemetery and Crematorium - Infrastructure Works	294				
Sub total	1,788	1,130	1,130	1,130	1,130
PLANNING COMMITTEE					
St Annes Regeneration Schemes	315				
St Annes Road West – Square to Pier link and Gateway	110				
Lytham Regeneration Schemes	400	300	100		
Kirkham Public Realm Improvements	5				
M55 Link Road - S106 monies for design work	1,103				
Ansdell / Fairhaven - Public Realm scheme	10				
St Annes Pier - Coastal Revival Fund	24				
Tree Planting	25				
Kirkham and Wesham Station	15				
Future High Street Fund: Kirkham	75	75			
Sub total	2,082	375	100	0	0
Total Expenditure	15,872	4,849	1,592	1,536	2,171

UPDATED 5 YEAR CAPITAL PROGRAMME 2019/20 TO 2023/24 - FINANCING

	Estimate 2019/2020 £000	Estimate 2020/2021 £000	Estimate 2021/2022 £000	Estimate 2022/2023 £000	Estimate 2023/2024 £000
FINANCING:					
Capital Receipts - General Asset Sales	45	45	45	45	45
Capital Receipts - Right to Buy Receipts	25	25	25	25	25
Better Care Fund / Disabled Facilities Grant	1,103	1,090	1,090	1,090	1,090
Disabled Facilities Grant Repayments - 'Housing Needs Grants'	41				
Section 106 Monies - St Annes	265				
Section 106 Monies - Lytham	130				
Section 106 Monies - Church Road Methodist Church, St Annes	275				
Section 106 Monies - M55 Link-Road	103				
Section 106 Monies - Public Transport Improvements	91	48	48	30	
Section 106 Monies - Staining Chain Lane Playing Fields	174				
Section 106 Monies - Kirkham and Wesham Station	15				
Section 106 Monies - Weeton Village Hall	7				
Section 106 Monies - Fylde Sand Dunes Improvement Scheme	25				
Capital Investment Reserve	1,356	625			
Capital Investment Reserve	875	410	100		
Capital Investment Reserve - Underwriting max £343k - Fairhaven	0	32			
M55 Link-Road Reserve	1,000				
Funding Volatility Reserve - Fairhaven Restoration Project	0	400			
Other External Finance (see analysis below)	9,837	1,652	165	40	40
Direct Revenue Finance					
Prudential Borrowing	505	522	119	306	971
Total Financing	15,872	4,849	1,592	1,536	2,171

Total surplus (-) / shortfall in year	0	0	0	0	0
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Cumulative surplus (-) / shortfall	0	0	0	0	0
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See note below for external funding available to finance the above schemes:

Other External Finance: Analysis

LSP Performance Reward Grant	27				
Environment Agency - Fylde Coastal Preliminaries	9,206				
Lancashire County Council - Affordable Warmth Scheme	8				
Coastal Revival Fund - St Annes Pier	24				
Central Government Grant - Future High Street Fund: Kirkham	75	75			
Staining Parish Council	11	14			
Friends of Staining Open Spaces	1				
John Lees Charitable Trust	0	30			
New Fylde Housing - DFG Contribution	40	40	40	40	40
Lancashire Environmental Fund - Fylde Sand Dunes Imp't Scheme	27				
Heritage Lottery Fund - Fairhaven Restoration Project	268	1,084	125		
Sport England - Fairhaven Restoration Project - confirmed	0	100			
United Utilities - Fairhaven Restoration Project	0	60			
Lytham Schools Foundation - Fairhaven Restoration Project	0	15			
RSPB - Fairhaven Restoration Project	0	8			
Coastal Communities Fund - Fairhaven Restoration Project	0	130			
Lawn Tennis Association - Fairhaven Restoration Project	0	51			
Lancashire Environmental Fund - Fairhaven Restoration Project	0	30			
Café Tenant Contribution - Fairhaven Restoration Project	0	15			
Central Government - Charging Infrastructure for Electric Taxis	150				
	9,837	1,652	165	40	40

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT DIRECTORATE	PLANNING COMMITTEE	22 JANUARY 2020	14
MID-YEAR PERFORMANCE 2019/20			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The report provides details of the key performance outcomes for the first half of the financial year 2019/20. Performance is reported against the targets set for the year and commentary is provided by performance exception.

SOURCE OF INFORMATION

Development Management team input data into the InPhase corporate online system from service based performance data

LINK TO INFORMATION

<http://fyldeperformance.inphase.com> - Full Corporate Performance suite for Fylde Council

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The performance information is relevant to the committee terms of reference and the responsibility of the committee to monitor performance of the services within its remit.

FURTHER INFORMATION

Contact: Alex Scrivens, Performance & Improvement Manager (01253 658543 or alex.scrivens@fylde.gov.uk).

Mid-Year Commentary by Performance Exception for the Development Management Committee

***** PERFORMANCE ABOVE TARGET *****

Commentary is provided to explain why progress has exceeded target, with details of how this will be maintained.

PM37: Percentage of minor applications determined within 8 weeks is 87.7% compared to last year's 92.71%, the current target is 75%.

Whilst there has been a slight drop in performance from previous years, this remains well above the target, and so the team are continuing to deliver a professional and efficient service to customers. The slight performance drop will be a consequence of a period of staff vacancies during the accounting period, but as these posts have now been filled it is expected that performance will return to previous levels in future periods.

PM38: Percentage of other applications determined within 8 weeks is 96.2% compared to last year's 95.31%, the current target is 80%.

Whilst there has been a slight drop in performance from previous years, this remains well above the target, and so the team are continuing to deliver a professional and efficient service to customers on this. The slight performance drop will be a consequence of a period of staff vacancies during the accounting period, but as these posts have now been filled, it is expected that performance will return to previous levels in future periods.

PM39: Net additional homes provided was 329 and last year's comparison figure is 197, the current target is 240.

This indicator is not something that the council has direct control over. There have been a number of large housing applications approved recently and most of these are currently under construction, we would expect to see more completions over the coming months.

PM151: Percentage of decisions on major applications within 13 weeks (or where extensions agreed) is 93.9% compared to last year's 95.34%, the current target is 70%.

The planning team continue to prioritise dealing with major applications as these make the greatest contribution to housing delivery and so meeting that aspect of the corporate plan. The adoption of the Fylde Local Plan to 2032 has provided certainty to developers about where schemes will be supported and so has reduced the number of speculative applications on unallocated sites that occupied officer and councillor time in previous years.

PM152: Percentage of major appeals allowed against all major application decisions (over last 2 yrs) is 4.2% compared to last year's 7%, the current target is 10%.






The certainty provided by the adoption of the Fylde Local Plan to 2032 has delivered decisions, in particular relating to 4 appeals around Wrea Green, that accord with that Plan and so has contributed to this marked improvement in this performance figure. The council (officers and Planning Committee) will need to continue to deliver housing numbers to maintain this situation and so allow future appeals to be effectively defended.

***** PERFORMANCE BELOW TARGET *****







Commentary is provided to explain why performance is currently not on target, with details of any corrective action.

None to report.

PERFORMANCE KEY ICON STATUS

	Over Performance – the indicator is over performing against target
	On Track – the indicator is performing within tolerance of target.
	Cautionary Under Performance – the indicator is moderately under performing. Whilst the indicator has slipped from target it maybe a minor blip overall or minor action will remedy it.
	Under Performance – the indicator is under performing against target.
	Missing Data – the indicator is missing data, this could be due to lag in data in the way the information is collated, or because its currently unavailable.
N/A	Not Applicable – no comparable data available. This could be due to the methodology being change or being a new measure created.

APPENDIX 1: Performance Measures mid-year performance (1st April 2019 - 30th September 2019)

Development Management						
Local Key Performance Indicators	Frequency	Good Performance Is	APR 2018 to SEP 2018	APR 2019 to SEP 2019	Mid-year Target	Performance Status
PM152: Percentage of major appeals allowed against all major application (2yr rolling figure)	Quarterly	Smaller is Better	7	4.2	10	
PM151: Percentage of major applications in 13 weeks or where extensions agreed (2yr rolling figure)	Quarterly	Bigger is Better	95.34	93.9	70	
PM37: Percentage of minor applications determined within 8 weeks	Quarterly	Bigger is Better	92.71	87.7	75	
PM38: Percentage of other applications determined within 8 weeks	Quarterly	Bigger is Better	95.31	96.2	80	
PM40: Number of affordable homes delivered (Gross)	Quarterly	Bigger is Better	128	88	90	
PM39: Net additional homes provided	Monthly	Bigger is Better	197	329	240	

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PLANNING COMMITTEE	22 JANUARY 2020	15

REPORTS OF THE VARIOUS OUTSIDE BODIES

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

On 15 July 2019, Council made a number of appointments to outside bodies. These appointments followed from recommendations from the programme committees for appointments from within their respective memberships.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

Included as an appendix to this report are: returned completed reporting forms and a list of outstanding reports/ details of those bodies which have not met.

SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

INFORMATION ATTACHED

Outside Bodies Reports and Summary

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and remain abreast of any issues that may have an impact on the residents of the borough or the council.

FURTHER INFORMATION

Contact Tracy Manning, Director of Resources – tracy.manning@fylde.gov.uk

Outside Body		Councillor	Report Status
Planning Committee 22/01/20 meeting			
	Duty to Cooperate	Chair & vice of Planning – Cllrs Fiddler & Redcliffe	Nil report – no meetings
	(Planning) Education Liaison Group	Richard Redcliffe	Nil report – no meetings
	(Planning) Education Liaison Group	Linda Nulty	Nil report – no meetings

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
OFFICE OF THE CHIEF EXECUTIVE	PLANNING COMMITTEE	22 JANUARY 2020	16
THE CORPORATE PLAN 2020-2024			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The draft of the emerging Corporate Plan 2020-2024 can be accessed using the link included in this report. The Corporate Plan outlines the key strategic objectives and aims of the council for the period 2020-2024. The plan is renewed every four years with annual progress reports and reviews, the strategic objectives and aims in the plan inform the operational business plans for each service area.

This is the first draft of the 2020-2024 plan that is currently subject to consultation feedback from all stakeholders. The draft plan is available on the council web site with details on how to provide feedback. The draft plan considers the statutory responsibilities of the council focusing on the strategic initiatives that are pertinent to Fylde which are additional to the day to day operation of the council. The Plan takes into consideration emerging legislation, policy and changes in resources and responsibilities and is informed by partners, elected members and external organisations.

The Corporate Plan is a key strategic document that forms part of the Council's budget and policy framework. The plan is presented as a one page 'poster' that presents the longer-term objectives and the key actions / commitments that will be delivered to achieve the objectives. The plan is part of the performance management framework linking with the Directorate Service Plans developed each year which include more detail on actions required to deliver the strategic objectives.

The current Corporate Plan comes to its conclusion on 1st April 2020. For the new Corporate Plan 2020-24, a consultation period will be held externally from 2nd January 2020 to 17th February 2020 allowing for partnership and public feedback. Members can also submit comments, suggestions or feedback by emailing alex.scrivens@fylde.gov.uk or using the online facility on the website that all stakeholders have access to. The consultation will be promoted via Social Media and a press release produced for the local press. The final draft of the Corporate Plan 2020-2024 will be presented to Full Council on April 20th, 2020.

SOURCE OF INFORMATION

- Current legislation in all service areas
- Local Government Association guidance
- District Council Network advice, initiatives and projects
- Directorate Service Plans
- Partner consultation, research and feedback
- Medium Term Financial Forecast
- Resident Survey and other customer feedback

LINK TO INFORMATION

Appendix 1: Corporate Plan 2020-24 DRAFT 271119

Appendix 2: [Corporate Plan 2020-24 Consultation LINK](#)

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is being included on the agenda of every committee in the January 2020 cycle of meetings to ensure that all elected members are aware of the opportunity to provide comment, suggestion, feedback and ideas as well as seek clarification on the emerging Corporate Plan 2020-2024.

FURTHER INFORMATION

Allan Oldfield, allan.oldfield@fylde.gov.uk 01253 658500

Alex Scrivens, alex.scrivens@fylde.gov.uk 01253 658543

DRAFT: CORPORATE PLAN 2020/24

Economy

Environment

Efficiency

Tourism

AMBITIONS

To create a vibrant and healthy economy we will:

- Develop & deliver Master Plans for the town centres
- Support and promote appropriate development
- Facilitate improved transport infrastructure and connectivity
- Maximise the use of all council owned assets
- Work with partners to attract new employment and create vibrant economic communities
- Retain and enhance the identity of our local communities

To deliver services customers expect we will:

- Reduce the use of plastics & increase recycling
- Enhance the natural environment
- Improve coast and countryside accessibility
- Address anti-social behaviour
- Create clean, safe and healthy communities
- Provide high quality parks and open spaces
- Provide safe, clean and accessible coast and countryside facilities
- Provide coastal defences and drainage infrastructure to protect against flooding
- Implement energy efficient initiatives

By spending money in the most efficient way we will:

- Keep council tax as low as possible whilst delivering first class services
- Adopt a 'Customer First Attitude'
- Actively seek feedback to improve service delivery
- Apply technology to deliver services in the most efficient way possible
- Continuously review every service to meet changing customer expectation
- Champion and enhance the reputation of the council
- Keep customers informed through open and transparent communication

To create a great place to live and visit we will:

- Provide high quality leisure, tourism, arts, sports and recreation facilities
- Deliver and support a diverse programme of events across the Fylde coast and countryside
- Develop and promote unique destination points across the coast and countryside
- Maintain public swimming provision
- Provide parking solutions that meet the needs of residents, workers and visitors
- Support and facilitate heritage and arts

ACTIONS

- Develop policy to protect the character of communities i.e. heritage assets, listed features, town centre markets
- Implement means of influencing legislation for leasehold arrangements on residential dwellings
- Work with partners to deliver the M55 Link Road and other transport infrastructure i.e. rural bus routes
- Deliver enough housing of appropriate type, tenure, design, density and mix to meet local need
- Work with partners in town centres to:
 - increase shopping footfall and the retail offer
 - encourage activity after 6pm
 - implement a zero-tolerance litter policy
 - provide car parking to attract customers
- Consult with interested parties and agree the future use of Lytham Institute in accordance with the terms of the Trust
- Develop the Enterprise Zone through the Fylde Coast partnership attracting employment and new industry
- Support the regeneration of our towns and villages
- Deliver next phase of St Anne's regeneration
- Deliver Kirkham High Street regeneration project
- Progress Lytham regeneration programme
- Apply the Commercial Strategy to council assets and future investment to secure best value
- Work with local business and partners to improve town centre shopping experiences and markets
- Explore opportunities for income generation from use of natural assets i.e. location filming, event hire
- Channel business rates funding opportunities to economic development.
- Review leases and Service Level Agreements

- Implement carbon reduction policies including: plastics reduction, tree planting, energy efficiency and recycling
- Design education and awareness programmes to support carbon reduction policies and actions
- Work with partners to deliver the carbon reduction policy actions i.e. reduce, re-use, recycle, tree planting
- Identify priority locations for tree planting to include numbers and types of trees
- Develop coast & countryside walks and pathways, improving signage and incorporating ranger events
- Educate and enforce to prevent littering, fly tipping, illegal signage, dog fouling and anti-social activity
- Develop the cemetery & crematorium project to address parking, green energy efficiency and long-term expansion
- Work with partners on flood prevention measures and drainage infrastructure to protect properties
- Engage with partners on health & wellbeing issues in the community and assist residents with accessing support
- Further reduce the number of empty homes and encourage the development of quality energy efficient affordable homes to rent or buy
- Create and maintain high quality parks and open spaces working with volunteer groups to achieve Green Flags
- Maintain our seaside award and work toward Blue Flag status
- Explore opportunities to introduce electric car charging points
- Proactively enforce against illegal encampments
- Deliver a regeneration programme for St Anne's coastal strip including sea defences
- Deliver public realm and drainage infrastructure to enhance rural areas

- Implement measures to seek grant funding, sponsorship, advertising and partnership working
- Explore income generating opportunities and maximise return from assets in line with the commercial policy
- Develop innovative ways of using signage, including advertising, use of digital screens to communicate with customers
- Promote the resident's car parking permit and simplify the offer
- Provide access to council services through all possible means with particular focus on the most vulnerable
- Enable customers to provide feedback on service at the point of delivery and use it to improve the service
- Review all emergency plans and incorporate measures for responding to incidents
- Use bin stickers and vehicles to promote council services
- Review the Public Space Protection Orders as means of enforcement
- Implement a code of conduct scheme for professional / multiple dog walkers
- Implement the signage strategy to create greater awareness of what is available, how we perform and enhance our reputation
- Support the Boundary Commission with the review of Fylde for 2023
- Review bus shelter provision and maintenance including income generating opportunities
- Implement new toilet provision at locations based on demand and investigate income opportunities

- Deliver an events programme that covers the coast and countryside including:
 - Strengthening our existing events
 - Investigating new opportunities
 - Marketing and promoting events
 - Supporting galas, club days and carnivals
- Represent the council on Lowther Trust ensuring the purpose of the Trust is achieved and the council's interests are protected
- Deliver the Fairhaven Lake project to include:
 - Completing the HLF bid
 - Introduce Adventure Golf and other activities
 - Improve facilities i.e. café, car parking, kiosk
- Promote the Parks Development approach to partnerships across the Borough on parks and open space
- Work in partnership with Lytham Hall to enhance and preserve the Grade 1 listed asset
- Pursue registration of LSA art collection and options available for display with partners
- Work with LCC to develop car parking options for the coastal promenades and manage overnight parking provision
- Develop leisure offer along the coast to cater for residents and visitors all year round eg, pier, Island, Fairhaven
- Review motor home parking provision