

# Agenda



## DEVELOPMENT MANAGEMENT COMMITTEE

Date:	Wednesday, 30 November 2016 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Barbara Nash, Linda Nulty, Liz Oades, Albert Pounder, Heather Speak.</p>

	PROCEDURAL ITEMS:	PAGE
1	<b>Declarations of Interest:</b> 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	<b>Confirmation of Minutes:</b> To confirm the minutes, as previously circulated, of the meeting held on 2 <sup>nd</sup> November 2016 as a correct record.	1
3	<b>Substitute Members:</b> Details of any substitute members notified in accordance with council procedure rule 25.	1
	<b>DECISION ITEMS</b>	
4	<b>Submission of the Fylde Local Plan to the Secretary of State</b>	3 - 21

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: [democracy@fylde.gov.uk](mailto:democracy@fylde.gov.uk)

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

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# DECISION ITEM



REPORT OF		MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE		DEVELOPMENT MANAGEMENT COMMITTEE	30 NOVEMBER 2016	4
SUBMISSION OF THE FYLDE LOCAL PLAN TO THE SECRETARY OF STATE				

## PUBLIC ITEM

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

### SUMMARY

Consultation on the Publication Version Local Plan was approved at the Fylde Council Development Management Committee meeting of 15<sup>th</sup> June 2016. The consultation was undertaken from 11<sup>th</sup> August 2016 to 22<sup>nd</sup> September 2016. The consultation elicited responses from 71 individuals, landowners, councils and other consultees.

The document attached as Appendix A, the Statement of Regulation 20 Consultation, provides a summary of the responses received together with the Council's draft comment on each, and a summary of the main issues. Appendix B provides a separate Schedule of Proposed Minor Modifications to the Fylde Publication Version Local Plan; these are draft minor edits now proposed by the Council, arising from representations made in the latest consultation, which will be considered by the Inspector alongside the Plan following submission.

The next stage of the process is the submission by the council to the Secretary of State of the Local Plan, the Infrastructure Delivery Plan, the accompanying technical reports and the documents set out in Appendices A and B to this report. Approval is therefore sought from the Development Management Committee to proceed with this. Following submission, an Inspector will be appointed by the Secretary of State, to carry out an Examination in Public, anticipated for February 2017 onwards. Final adoption of the Local Plan would follow in late Spring 2017.

### RECOMMENDATIONS

1. That the Publication Version Local Plan, Policies Map and all necessary accompanying documents be submitted to the Secretary of State for Examination.
2. That the Statement of Regulation 20 Consultation and the Schedule of Proposed Minor Modifications to the Fylde Publication Version Local Plan be approved for submission, to be included with items under recommendation 1.

## **SUMMARY OF PREVIOUS DECISIONS**

Development Management Committee 15<sup>th</sup> June 2016 – Publication Version Local Plan – members agreed the following four recommendations:

1. Issue the Publication version of the Fylde Local Plan to 2032 for public consultation on ‘soundness’ for 6 weeks commencing in August 2016, together with the draft Infrastructure Delivery Plan (the IDP), the draft Statement of Compliance with the Duty to Co-operate and the technical assessments.
2. Approve the policies in the housing chapter (Chapter 10: Provision of Homes in Fylde) of the Publication version of the Local Plan for immediate use as ‘Interim Housing Policies’ for use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
3. Approve the Masterplan Policy in Chapter 7 (Strategic Locations for Development) of the Publication version of the Local Plan for immediate use by the Development Management Committee and for decisions determined under Delegated Authority by the Head of Planning.
4. That delegated authority is given to the Head of Planning (in consultation with the Chairman and Vice Chairman of the Development Management Committee), to make any further amendments to the Publication version of the Local Plan, the Policies Map, the draft IDP and the draft Statement of Compliance with the Duty to Co-operate.

Development Management Committee 9<sup>th</sup> March 2016 - Revised Preferred Option version of the Local Plan to 2032 – Responses Report – members agreed the following three recommendations:

1. That the Development Management Committee approves the content of the draft Responses Report as amended and that the responses be used to inform the drafting of the Publication version of the Local Plan to 2032.
2. That the Development Management Committee approves the Responses Report for publication on the Council’s website.
3. That a Policies Map is prepared to accompany the Publication version of the Fylde Local Plan to 2032. The Policies Map will include all of the sites allocated for development and strategic infrastructure projects, together with areas of constraint including the Green Belt, Areas of Separation and nature conservation sites.

Development Management Committee 20<sup>th</sup> January 2016 – Revised Preferred Option version of the Local Plan to 2032 – Consultation Statement – Information Item.

Development Management Committee 16<sup>th</sup> September 2015 – Revised Preferred Option version of the Local Plan to 2032 – members agreed the following four recommendations:

1. To issue the draft Revised Preferred Option version of the Fylde Local Plan to 2032 for public consultation in Autumn 2015.
2. To authorise the Head of Planning (following consultation with the Chairman and Vice Chairman of the Development Management Committee) to make any further amendments to the text of the Revised Preferred Options version of the Local Plan, the draft Infrastructure Delivery Plan (the IDP) and the accompanying maps subject to relevant addendum sheets being issued to members.
3. To endorse the proposed approach to consultations detailed in the report.
4. That the proposed site allocations at Valentine’s Kennels and land east of Wildings Lane be deleted from the Revised Preferred Option Document.

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

## REPORT

### SUBMISSION OF THE FYLDE LOCAL PLAN TO 2032

1. The Local Plan to 2032 sets out the distribution of homes and employment land in Fylde for the 15 years from adoption, and provides criteria-based policies for the acceptability more generally of development proposals. Once adopted, the plan will give much greater certainty as to where development will take place and where not, and to the types of development that will be considered acceptable.
2. The Local Plan has now been subject to six rounds of consultation in order to reach the current stage. Preparation of the plan began with the Vision, Issues and Objectives and Regulation 25 consultations in 2011, which sought to solicit input from the public, consultees, developers and other interested parties as to what the plan should contain. This was followed by the Issues and Options document in 2013, which provided a series of strategic options for the balance of development locations within the Borough. The Preferred Option document followed in 2014, providing a development strategy for the Borough based on a hybrid of options from the previous document. The decision was then taken that a document providing more detail than an overall strategy would be necessary: this led to the production of the Revised Preferred Option (RPO) document which was consulted on in 2015. The Publication Version was the final version consulted on in August and September 2016.
3. The Publication Version is the version of the plan that the Council is seeking to adopt. Members will recall that amendments to the RPO following consultation were accepted at the meeting of the Development Management Committee on 9<sup>th</sup> March 2016. The Publication Version, which was approved by Members for the recent consultation at the meeting of 15<sup>th</sup> June 2016, consisted of the RPO with the approved amendments, with some additional amendments, particularly to Chapter 10 Housing, to reflect updated national policy and legislation. Once published for the recent consultation, the Publication Version remains unchanged as the version to be submitted to the Secretary of State; however, any minor edits proposed by the Council in response to the latest round of representations, or to altered circumstances, may be submitted with the plan as a separate schedule.
4. The consultation on the Fylde Publication Version Local Plan was undertaken from 11<sup>th</sup> August 2016 to 22<sup>nd</sup> September 2016 inclusive. Letters were sent to everyone on the Planning Policy consultation database, a list of more than 1,100 organisations and individuals. A formal public notice was placed in The Lytham St. Annes Express, and a press release was issued resulting in the publication of a news article in the Blackpool Gazette. The documents were made available in paper form at the Council's One Stop Shop and at libraries (including the mobile library) within the Borough; they were also published on the council's website.

5. The documents issued for consultation consisted of the actual plan documents, supporting technical assessments, the consultation statement for the previous stages of the plan and a large number of evidence documents. The plan documents consisted of the Publication Version Local Plan, the Policies Map with Inset Maps and the Infrastructure Delivery Plan. The technical assessments were the Sustainability Appraisal, the Habitats Regulations Assessment, the Health Impact Assessment, the Rural Proofing Assessment, the Viability Assessment and the Statement of Compliance with the Duty to Co-Operate. The large number of evidence documents were made available electronically.
6. A Statement of Representations Procedure notice was sent to accompany the consultation letter. Representations at this stage of consultation are forwarded to the Secretary of State as part of the submission, and should be related to the legal compliance of the plan, the duty to co-operate and the tests of soundness. A Guidance Note was therefore provided, to explain these. The soundness tests are: that the plan should be “positively prepared”, aiming to meet objectively-assessed development requirements including unmet needs from neighbouring authorities where reasonable; it should be “justified”, the most appropriate strategy considered against reasonable alternatives; it should be “effective”, meaning that the development proposed in the plan should be deliverable over the period; and it should be “consistent with national policy”.
7. There were responses from 71 individuals, land agents, planning agents, developers and statutory consultees. The majority were received by attachments to emails, with 6 received through the online consultation portal and one postal response. The representations break down to 39 representations from developers/landowners/agents, 7 individuals, 10 groups of various kinds and 15 statutory consultees including other councils.
8. The Statement of Regulation 20 Consultation (Appendix A) sets out a tabulated summary of the responses made in the representations to each policy of the plan, and includes a draft response. Some of the representations were very lengthy, in some cases accompanied by other documents. For instance, where a representation was from a developer in relation to a specific site, in some cases documents that were previously used to support the developer’s planning application or appeal were included. These have not been summarised but are referenced where necessary. The full representations including all accompanying documents must be included with the submission to the Secretary of State.
9. Also included in Appendix A is a summary statement of the main issues, which is requested by the Planning Inspectorate to help the Inspector to devise his/her main matters-and-issues list. These reflect the principal issues that have been raised, but the list is not intended to be exhaustive.
10. The representations received include comments from neighbouring councils including a particularly long representation from Wyre Council, repeating their request for land to be provided to help meet Wyre’s housing requirement, without any accompanying supporting evidence. A variety of developers and landowners, large and small, and their agents, have made representations, proposing that the housing requirement should be higher, that the development strategy should be changed, and that their individual sites should be allocated. A number of other bodies and individuals have made representations against the amount of development, and development in particular locations. Other bodies have made representations concerning particular areas of policy.
11. Any minor modifications arising, from issues raised by representors, that it is recommended that the council should accept are listed in Appendix B, the Schedule of Proposed Minor Modifications. If the council were to decide any significant changes were required, such a modification would not be minor, and a further 6-week consultation would be required before submission.

12. It should be noted that although a revised Gypsy and Traveller Accommodation Assessment is expected to be completed imminently, any changes necessary to the allocations resulting from the new evidence should be made during the plan examination, to avoid further delay at this stage of the plan process.
13. When the Council decides that it is the time to submit, the necessary documents must be despatched to the Secretary of State. The Planning Inspectorate is the agency that acts on behalf of the Secretary of State. The submission consists of all of the plan documents, all of the technical assessments, the Statement of Regulation 18 Consultation (the earlier stages of plan preparation), The Statement of Regulation 20 Consultation (Appendix A), the Schedule of Proposed Minor Modifications (Appendix B), copies of all of the representations and the complete set of evidence documents. A programme officer to support the inspector during the examination process must be in place before the Council submits the Plan: the Council has appointed a programme officer. The Council propose to submit as soon as the Recovery Period has expired, in the event that Members approve this item.
14. Following submission, an inspector will be appointed by the Planning Inspectorate. Hearing sessions will be timetabled for around 10 weeks after submission, with statements required for this prepared at least two weeks before. Therefore, it is anticipated on this basis that hearings might take place in March/April although this depends on the inspector and the Planning Inspectorate. The hearings are likely to need 20-25 sitting days. The timescale for the final report after the hearings depends on whether modifications are considered necessary by the inspector, and the Planning Inspectorate therefore does not give anticipated time periods for the final report.
15. To provide for the examination process and hearing, the Council must commit to provide a suitably trained Programme Officer, accommodation and IT facilities for the Programme Officer and a venue for the hearing sessions to take place with separate working accommodation for the inspector. The Council must also commit to arranging any pre-hearing meetings required by the inspector and to provide any additional information required.
16. The Examination in Public will consist of hearings, where the inspector will take an inquisitorial approach to matters deemed to be of concern. Cross-examination is not allowed, and barristers are not normally involved. Officers will be required to prepare written statements detailing the Council's position on each matter in advance of the hearing: these will reflect the position taken in the Council's responses to representations set out in Appendix A.
17. The authority of the Development Management Committee will be sought again in the event that the Inspector requires the Council to make main modifications to the plan which significantly affect the policies of the plan or sites included.

IMPLICATIONS	
Finance	The Council's approved Revenue Budget contains provision for the resources required to ensure delivery of the Local Plan, the Infrastructure Delivery Plan (the IDP) and the Community Infrastructure Levy (the CIL), in accordance with the decision made by Cabinet on 26 <sup>th</sup> November 2014 and the delivery timescale contained therein. There are no additional finance resource implications arising from this report.

Legal	None
Community Safety	None
Human Rights and Equalities	An update to the Health Impact Assessment of the plan was undertaken in support of the Publication Version Local Plan, which considers the impact of the plan on the health of vulnerable groups
Sustainability and Environmental Impact	The Sustainability Appraisal, which accompanies the Publication Version plan, considers the economic, social and environmental impacts of the plan, and shows that the plan compares favourably with reasonable alternatives.
Health and Safety and Risk Management	None

LEAD AUTHOR	TEL	DATE	DOC ID
Eddie Graves	01253 658419	11 <sup>th</sup> November 2016	

LIST OF BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Local Plan Publication Version	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANAAYAHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANAAYAHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Policies Map	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADYAMwA4AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADYAMwA4AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Infrastructure Delivery Plan	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANAazAHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANAazAHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
St Annes Inset Map	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Kirkham Inset Map	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA1AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA1AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Lytham Inset Map	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA2AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwA2AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Sustainability Appraisal	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANgA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANgA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Habitats Regulations Assessment	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANA4AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANA4AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Viability Assessment	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANA3AHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>



		<a href="#">BIAHwAfAAwAHwA0</a>
Statement of Compliance – Duty to Co-operate	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANQAwAHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANQAwAHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Health Impact Assessment	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwAzAHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANwAzAHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Rural Proofing Assessment	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANQAxAHwAfABUAHIAdQBIAHwAfAAwAHwA0">http://www.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADUANQAxAHwAfABUAHIAdQBIAHwAfAAwAHwA0</a>
Complete evidence document list	11 <sup>th</sup> August 2016	<a href="http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/comprehensivelistofevidence/">http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/comprehensivelistofevidence/</a>

#### Attached documents

1. Appendix A: The Statement of Regulation 20 Consultation (separate document)
2. Appendix B: The Schedule of Proposed Minor Modifications



## **Fylde Local Plan**

# **SCHEDULE OF PROPOSED MINOR MODIFICATIONS**

**To accompany the Fylde Local Plan Publication Version  
at submission to the Secretary of State**

**November 2016**



Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Vision (4 <sup>th</sup> para.)	Fylde will have an energy hub, generating a cluster of energy based companies and amenities; together with an energy logistics park, <del>close to</del> <u>within</u> Blackpool Airport Enterprise Zone, to support energy businesses on the Fylde Coast.	Minor factual correction	MNR001
Vision (9 <sup>th</sup> para.)	To overcome existing traffic congestion and to accommodate all of the development proposed in Fylde to the year 2032, the M55 (Junction 4) to Heyhouses Link Road between Whitehills and St Annes will have been completed; <u>as would improvements on M55 Junction 4;</u>	Updated information	MNR002
Strategic Objective 3:	Additional bullet point: g. <u>Seek to resolve congestion and capacity issues on M55 Junction 4 exacerbated by development over the Local Plan period.</u>	Update to reflect include currently-pursued scheme	MNR003
Policy DLF1	Existing Land uses Development will not be permitted which would prevent or undermine the operation of existing land uses <u>outside the application site</u> , including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome.	Minor clarification	MNR004
Policy M1	r) Where proposals are likely to have a harmful impact upon the significance of a heritage asset, mitigation measures should be agreed with the Council. However, some harm cannot be mitigated, and <del>without the public benefits, means that unless the public benefits outweigh the harm to any heritage assets</del> the site may be considered inappropriate for development.	Improved text	MNR005
Policy SL2 and Appendix 2 Housing Trajectory	HSS4 – Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor: <del>351</del> <u>429</u>	Factual correction	MNR006
Policy SL2 and Appendix 2 Housing Trajectory	HS21 – Land to the rear of 11-63 Westgate Road, Squires Gate <del>70</del> <u>25</u>	Factual correction	MNR007
Policy SL2 and Appendix 2	HSS5 – Cropper Road West, Whitehills <del>442</del> <u>450</u>	Factual correction	MNR008

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Housing Trajectory			
Policy SL4 and Appendix 2 Housing Trajectory	Additional site (minded to approve) <u>HS57 Dowbridge 95</u>	Update to include site minded to approve	MNR009
Policy SL5 and Appendix 2 Housing Trajectory	HSS11 – Land off Willow Drive, Wrea Green <del>100</del> <u>86</u>	Factual correction to reflect latest planning permission	MNR010
Policy SL5, Appendix 2 Housing Trajectory and Policies Map	Correction to boundary of site HS52 HS52 – Cobweb Barn, Oak Lane, Newton <del>29</del> <u>54</u>	Correction to site boundary	MNR011
Para 8.29	The need for development to respect local character is a key principle of policy GD7, which applies to all developments. Where the local environment is poor, good building design helps to enhance its identity and sense of place, as well as increasing local pride in an area. <del>The Council is preparing a Design Guide SPD, which sets out best practice for new developments and works within conservation areas. The St. Annes Town Council prepared a comprehensive Design Guide to accompany the St. Annes on the Sea NDP. It is the Council's intension to adapt and adopt this Design Guide as a Design Guide SPD, which will set out best practice for new developments and works within conservations areas.</del>	Update to add reference to additional document	MNR012
Paragraph 8.25	<del>Where a Design and Access statement fails to adequately explain and justify the proposal against local and national policy this may be used by the Council as grounds to justify refusal of the scheme.</del>	Deletion of out-of-date practice	MNR013
Paragraph 9.7	Blackpool, Fylde and Wyre Economic Development Company, is owned by the four Fylde Coast Authorities (Blackpool, Fylde and Wyre), <del>together with LCC,</del> with a board of directors from the public and private sectors.	Update to reflect current position	MNR014
Paragraph 9.7	The EZ <del>will</del> became operational from 1st April 2016 and will continue until <del>2037</del> <u>2040</u> .	Updated information	MNR015

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Policy EC1	Under Existing Employment Sites within the table, alongside: Blackpool Airport, Squires Gate, Blackpool Airport Corridor, under 'Appropriate Uses' make the following deletion " <del>and A1, A2, A3, A4 and A5</del> ".	Wrongly included	MNR016
Policy EC1	ES6 <del>ITSA DWP</del> , Brunel Way, Whitehills	Correction	MNR017
Policy EC1	ES5 - Blackpool Airport Enterprise Zone ( <del>Zone A</del> ), Squires Gate	Removal of meaningless reference	MNR018
Paragraph 9.17	The boundaries of the existing business and industrial areas have been updated, along with sites that have become employment related uses since the start of the Plan period on 1 April 2011 and they are referenced in Appendix 6 and are shown on the Policies Map. A flexible approach will be taken with regard to existing employment sites such that appropriate enabling development will be supported, in order to retain employment uses on these sites. <u>The Springfield site will be subject to activities associated with the processing of materials and wastes from nuclear fuel fabrication and decommissioning of redundant facilities. These activities could fall outside the Use Classes specified in EC1</u>	To note continuation of existing position	MNR019
Paragraph 9.28	Building on the resurgence of advanced manufacturing and Government's re-commitment to positioning the UK as a leading force in global advanced engineering and manufacturing arena, the Lancashire Enterprise Zone will be become a national focal point for the sector, <del>help mitigate the impact of the potential job losses at the Warton Base and</del> the wider impact this will have on the Lancashire economy.	Correction: further job losses not expected.	MNR020
Policy EC4 (a)	Fylde Council supports the sustainable development of Blackpool Airport, including working to explore the potential to develop commercial aeronautical activity and to relocate operational buildings and facilities closer to the main runway, <u>in the areas outside the green belt</u> , unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt.	For clarification	MNR021
Policy EC4 (a)	The Enterprise Zone will help improve the local economy and also increase the contribution to national growth <u>through targeting the energy industry, advanced manufacturing and engineering, food and drink manufacture and the digital and creative sector.</u>	For clarification	MNR022
Policy EC4 (b)	Alternative uses, such as retail, <del>employment</del> and leisure may be appropriate where it can be demonstrated that they help deliver aviation uses on this site.	Correction	MNR023

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Policy EC4 (c)	c. Local Development Order <u>&amp; Masterplan</u>	For clarification	MNR024
Chapter 10 and Appendix 2 Housing Trajectory	Housing requirement figure should be expressed as a net figure.	For clarification	MNR025
Paragraphs 10.16, 10.17 and Policy H1	<u>minimum of</u> 7,891 homes	To make clear consistency with Framework	MNR026
Policy H2	M4(3A) (wheelchair-accessible <u>adaptable</u> dwellings)	Correction	MNR027
Policy H3	<del>Conversions and change of use of redundant buildings to residential use that are not covered by Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 will be looked on favourably, where the Council has identified a need for additional housing through the Fylde Coast Strategic Housing Market Assessment (SHMA) or other later evidence.</del>	Out-of-date wording	MNR028
Policy H6	<del>;</del> <u>or</u> 4. Where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting	Add criterion from Framework	MNR029
Paragraph 12.35	The Fylde Coast Highways and Transport Masterplan, July 2015 <del>and the North Fylde Connectivity Study</del> include the M55 to Fleetwood Corridor improvements, the route of which traverses land in both Fylde and Wyre.	Correction	MNR030
Paragraph 12.37	Proposals for new roads and for strategic highways improvements will need to comply with the requirements of policy GD7: Achieving Good Design in Development, policy ENV1 on landscape, <del>and</del> policy ENV2 on biodiversity <u>and policy ENV5 on Historic Environment.</u>	Cross-reference to other policy	MNR031
Paragraph 12.54	The adopted Fylde Coast Highways and Transport Masterplan, July 2015 also refers to a <del>North Fylde Line Stations Viability Study</del> <u>North Fylde Coast Connectivity Study.</u>	Correction	MNR032
Policy T4 l.	l) Improve and upgrade the North Fylde Railway Line and the South Fylde Railway Line, including improved service frequency on the latter; and	For clarification	MNR033

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Paragraph 14.18	The Fylde landscape contains features of local <u>and heritage</u> importance, for example hedgerows which are under threat from farming practices and new development.	For completeness	MNR034
Policy ENV2	affect any sites of local importance <u>including ancient woodland or ancient and veteran trees</u> will be	To clarify that these matters are included	MNR035
Paragraph 14.35	Parks and gardens <u>including Historic Parks &amp; Gardens; open spaces within Conservation Areas; cemeteries and burial grounds;</u>	For completeness	MNR036
Policy ENV5	(b) Preserve or enhance features (omit comma) making a positive contribution. (full stop) In particular design, massing, and height of any building (omit comma) should closely relate.....’	Grammar	MNR037
Policy ENV5	There will be a presumption in favour of the retention of buildings and / or features which make a positive contribution to the special character and appearance of a conservation area. Demolition, <u>or</u> other substantial loss or harm to the significance of a building or feature, <del>including</del> trees, landscapes, spaces (public or private open space) and artefacts <del>that</del> make a positive contribution to the Conservation Area, will only be permitted where this harm is outweighed by the public benefits of the proposal. Such proposals must be accompanied by clear details of the proposal and justify the harm in line with national policy.	Grammar	MNR038
Policy ENV5	The heading <b>Registered Historic Parks and Gardens</b> will be dropped down as a proper heading.	Layout	MNR039
Policy ENV5	Last paragraph under <b>Registered Historic Parks and Gardens</b> shall read: “Should ensure that development does not cause <del>significant</del> harm to the enjoyment, layout, design, quality, character, appearance or setting of that landscape, cause harm to key views from or towards these landscapes or, <del>where appropriate</del> , prejudice their future restoration.”	To accord with Framework	MNR040
Policy ENV5	Fylde has a number of assets of historic interest, which whilst not statutorily protected, make an important contribution to the distinctive character of the area. These include Fairhaven Lake, Clifton Hall, Singleton Hall, Memorial Park in Kirkham, Lowther Gardens, Lytham Green, Lytham Park cemetery gardens and the Lancaster Canal. The Council recognises the importance of these assets and will therefore designate such assets through a Local List to strengthen the presumption in favour of their <del>retention</del> <u>conservation</u> .	On Historic England advice	MNR041



Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
Policy ENV5	Development which would result in harm to the significance of a scheduled monument <del>and or other</del> nationally important archaeological <del>site sites</del> will not be permitted, unless it can be demonstrated that the public benefits <del>which cannot be met in any other way of the development</del> would clearly outweigh the harm.	Correction	MNR042
Policy ENV5	Where there is <del>the known or</del> potential <del>for</del> non-designated archaeology, developers will be expected to investigate the significance of <del>the any</del> archaeology prior to the determination of an application for the site. Where this demonstrates that the significance is equivalent to that of designated archaeology, proposals which cause harm to or loss will not be supported.	Correction	MNR043
Policy ENV5	The fourth paragraph under <u>Scheduled Monuments</u> will be amended to read: <i>“Developers need to undertake research at an appropriate early stage to establish whether or not archaeology exists or whether there is the potential for it to exist in order to inform decisions in respect of the site.”</i>  Developers need to undertake research at an appropriate early stage to <del>find out where archaeological remains are</del> <u>establish whether or not archaeology exists or whether there is the potential for it to exist in order to inform decisions in respect of the site.</u>	Improved wording	MNR044
Glossary	Remove Glossary terms starting with “Sustainable Drainage Systems (SuDS)” to “Travelling Showpeople” from the bottom of page 195 and move to page 200 under “Sustainable Development”.	Correction of order	MNR045
Policies Map	Amend the Policies Map so that the Island Sea Front Area at St Annes includes the approach to it as per the Development Brief map shows.	Consistency	MNR046
Appendix 6	Mythop Lodge, Mythop Road, Weeton with Preese      The farm now operates as a small business park (albeit <del>with premises presently let to a single occupier</del> <u>currently vacant</u> ) and is the only employment area north of the M55.	Updated information	MNR047
IDP Paragraph 2.4	The estimated cost of the Link Road is £16.84 million, which will be funded through Highways England’s Growth and Housing Fund <u>and by Section 106 contributions from the housing scheme adjacent Queensway, St Annes.</u>	Consistency	MNR048

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
IDP Chapter 3	Re-number paragraphs from 3.49 on page 29 to the end of the chapter.		MNR049
IDP Paragraph 6.11	<del>If a shortfall of pupil places has been identified at schools within the catchment of development, a contribution will be calculated. For primary schools, the contribution is based upon a bedroom yield per home. Please see table below. LCC seeks £12,257 per primary school place (Education Contribution Assessment – March 2014), adjusted by a 0.9 location factor for Lancashire plus BCIS general building cost index).</del> <u>If a shortfall of pupil places has been identified at schools within the catchment of development, a contribution will be calculated. For primary schools, the contribution is based upon a bedroom yield per home. Please see table below. LCC seeks £13,474.53 per primary school place. BCIS All in Tender Price index is applied to the cost per place. (Education Contribution Methodology – May 2016).</u>	Update from Education Authority	MNR050
IDP Paragraph 6.12	<del>For secondary schools, the contribution is based upon a bedroom yield per home. Please see table below. LCC seek £18,469 per secondary school place, adjusted by a 0.9 location factor for Lancashire plus BCIS general building cost index. Current bedroom yield information, based on 2012 research, is shown below. Please note that the Education Contribution Methodology is being updated. It is likely that the updated methodology will apply BCIS All In Tender Indexation instead of General Building Indexation.</del> <u>For secondary schools, the contribution is based upon a bedroom yield per home. Please see table below. LCC seek £20,303.59 per secondary school place. BCIS All in Tender Price index would be applied to the cost per place. Current bedroom yield information, based on 2012 research, is shown below.</u>	Update from Education Authority	MNR051
IDP Above Table 2	Before the table after Paragraph 6.12, add 'Figures for 2016 are:'	Update from Education Authority	MNR052
IDP Paragraph 6.16	LCC only seek contributions for developments of <del>eleven ten</del> or more homes, which means that the cumulative impact of smaller sites is not taken into consideration.	Update from Education Authority	MNR053
IDP Paragraph 6.17	From the information in the housing trajectory in Appendix 2 of the Local Plan, the development sites could bring forward the need for 6 ½	Update from Education Authority	MNR054

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
	additional primary forms of entry and approximately <del>787</del> 709 secondary school places over the lifetime of the plan.		
IDP Paragraph 6.18	<del>Three</del> Four of these areas are relevant to the strategic locations for development in the Publication version of the Local Plan, and these are listed in the left-hand column of the table.	Update from Education Authority	MNR055
IDP Paragraph 6.20	Whilst Table 3 shows that there is an overall surplus of primary school places in Lytham and St Annes, several schools are at capacity as of <del>2014/15</del> 2015/16, namely: <ul style="list-style-type: none"> <li>• Clifton Primary School</li> <li>• Ansdell Primary School</li> <li>• Star of the Sea Primary School</li> <li>• St Peter's Catholic Primary School</li> <li>• St Annes on Sea St Thomas' Park Primary School</li> <li>• Lytham Hall Park Primary School</li> <li>• <u>Heyhouses Endowed CE</u></li> <li>• <u>Lytham CE</u></li> </ul>	Update from Education Authority	MNR056
IDP Paragraph 6.21	LCC has projected there will be an overall shortfall of primary school places within the next five years <del>from January 2013</del> , taking into account the expansion of Lytham Hall Park Primary School and Heyhouses Endowed CE Primary School, LCC has identified the Lytham and St Annes area as a hotspot where additional places are likely to be needed in the near future.	Update from Education Authority	MNR057
IDP Paragraph 6.23	Secondary school provision, particularly in Lytham and St Annes, is almost at capacity. With the statutory duty to provide school places for the pupils in its area, Lancashire must ensure that it is able to deliver the additional places. <del>LCC is working with Fylde Council to ensure that sufficient secondary school places are provided throughout the plan period.</del> <u>LCC is working with Fylde Council to ensure that an appropriate site for a new secondary school is provided within the plan period.</u>	Update from Education Authority	MNR058

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
IDP Paragraph 6.24	LCC is legally obliged to provide a school place for every child of school age <del>resident within Lancashire, even if their nearest school is located outside of Lancashire County, such as in Blackpool which is a unitary authority</del> however they do not have the authority to provide places in Unitary Authorities within Lancashire. Therefore if there are schools on the periphery within Blackpool, the choice of one school over another would be down to parental preference. Therefore, cross-boundary considerations are important when determining the need for school places in the borough, particularly as there is also pressure on primary school places in Blackpool. The Fylde-Blackpool Periphery is predicted to have a significant shortfall of primary school places within the next five years. <u>In support of cross boundary issues the proposed development at Whyndyke Farm (site) MUS2), will deliver a new primary school and would address demand from Lancashire and Blackpool.</u>	Update from Education Authority	MNR059
IDP Paragraph 6.26	Delete as repeats 6.25	Correction	MNR060
IDP Paragraph 6.28	<del>Kirkham and Wesham are predicted to have a shortfall of primary and secondary places within the next five years. Therefore, further primary and secondary school provision will be required if housing demand and/or births continue to increase. The adopted Fylde Local Plan lists a requirement for a primary school site off Mowbreck Lane, for the possible relocation of the CE Primary School on Garstang Road North, in Wesham. The primary school site should be taken forward in the emerging Local Plan.</del> <u>Kirkham and Wesham are predicted to have a shortfall of primary and secondary places within the next five years. Therefore, further primary and secondary school provision will be required if housing demand and/or births continue to increase. School capacity will be constantly monitored as housing developments in the area are brought forward and contributions claimed from the developer to fund the future needs of education.</u>	Update from Education Authority	MNR061
IDP Paragraph 6.29	Despite the surplus of places from spring 2015, there will be further primary school provision required in the catchment beyond five years if housing demand and births continue to increase at the same rate. <del>There</del>	Update from Education Authority	MNR062

Policy/paragraph	Proposed Minor Modification	Reasons for Change	Minor Modification Number:
	<del>are two schools over capacity, namely Kirkham and Wesham Primary School and St Joseph's Catholic Primary School. There are also two schools close to capacity, namely Treales Church of England Primary School and Newton Bluecoat Church of England Primary School. There are also two schools at capacity as of 2015/16, namely: Newton Bluecoat CE Primary School and Kirkham and Wesham Primary School. Medlar with Wesham CE Primary School is close to capacity.</del>		
IDP Appendix 2 Education	Under Education delete row in reference to New primary school on land at Mowbreck Lane, Wesham.	Update from Education Authority	MNR063
IDP Appendix 2 Education	Amend columns relating to Anticipated Funding Source and replace all boxes relating to Education with the following text: <u>Funding through Section 106/CIL contributions and other funding sources.</u>	Update from Education Authority	MNR064
IDP Appendix 2 Education	Under Education amend columns relating to Cost to read: £13,474,53 (for Primary schools) £20,303,59 (for Secondary school)	Update from Education Authority	MNR065