

# LOCAL DEVELOPMENT SCHEME

FYLDE BOROUGH COUNCIL  
(NOVEMBER 2015)



## Contact Information

Planning Policy Team  
Fylde Council  
Town Hall  
St Annes Road West  
Lytham St Annes  
Lancashire FY8 1LW

Tel: 01253 658418

Email: [planningpolicy@fylde.gov.uk](mailto:planningpolicy@fylde.gov.uk)

Website:

[www.fylde.gov.uk/localplan/](http://www.fylde.gov.uk/localplan/)

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# 1. WHAT IS A LOCAL DEVELOPMENT SCHEME (LDS)?

## What is an LDS?

1.1 All local planning authorities are required to produce a Local Development Scheme (LDS), which details the documents that will comprise the Development Plan for the area.

1.2 An LDS should contain a timetable showing when each document is estimated to be completed and whether the council is on target to achieve the estimated deadline.

## Why is Fylde Council producing a new LDS?

1.3 A Local Development Scheme is a document that local planning authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As Amended by the Localism Act 2011). It must be available publically and kept up to date. Planning Practice Guidance (Paragraph 009 Reference ID: 12-009-20140306) states *“Local planning authorities should publish their Local Development Scheme on their website”*

1.4 The existing LDS was published in March 2007, and contained references to a Local Development Framework (LDF). Local Planning Authorities are now encouraged to produce a single Local Plan rather than an LDF. In addition, there have been various changes to planning legislation in particular:

- the Localism Act 2011, which was formally adopted in November 2011;
- the publication of the National Planning Policy Framework (NPPF) which saw the transition from Local Development Frameworks to Local Plans and the introduction of neighbourhood planning;
- the Town and Country Planning (Local Planning) (England) Regulations 2012;
- the Neighbourhood Planning (General) (Amendment) Regulations 2015; and
- the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The 2007 LDS is therefore considered out of date.

## 2. ADOPTED LOCAL PLAN (2005) SAVED POLICIES:

### Current Local Plan

2.1 The Fylde Borough Local Plan (As Altered) (Oct 2005) is an amalgamation of two documents:

- The Fylde Borough Local Plan 1996-2006, And,
- The Fylde Borough Local Plan Alterations Review 2004-2016.

2.2 The Alterations Review was published due to a number of matters that arose in the period leading up to, and since the adoption of the earlier Local Plan, which argued strongly in favour of reviewing the housing chapter and some limited aspects of other parts of the plan.

### Saved Local Plan Policies

#### Fylde Borough Local Plan, May 2003

2.3 In order to retain specified policies in the Fylde Borough Local Plan (FBLP) beyond 28 September 2007, the council was required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 18 September 2007.

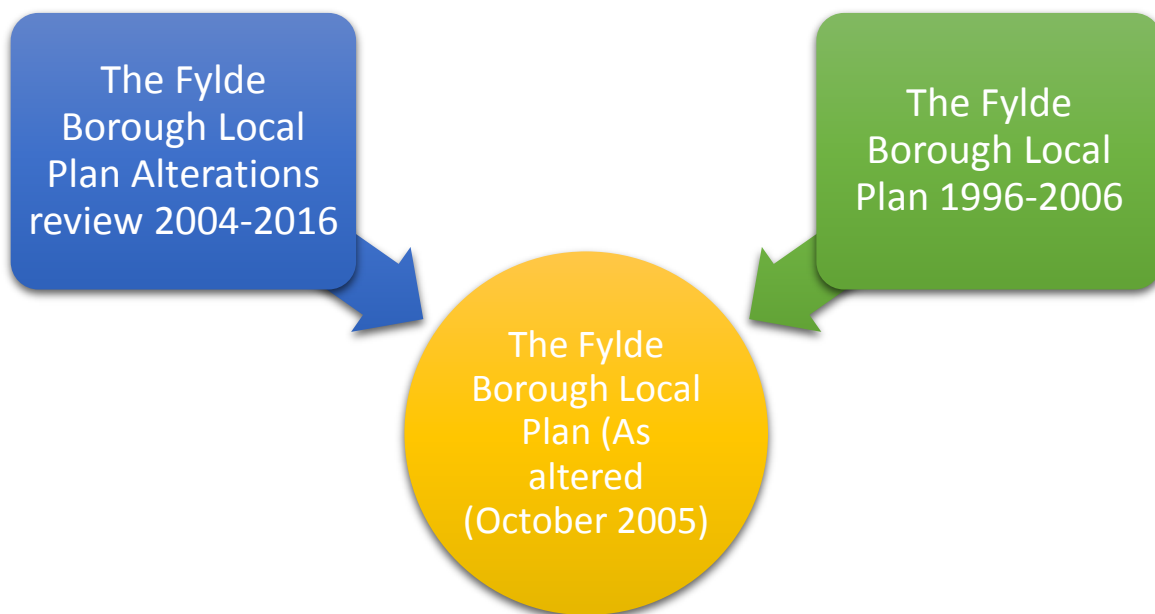
2.4 All policies in the FBLP were saved, except Policy TR9: Car Parking within New Developments. This policy related to Appendix 7 which was deleted from the FBLP by means of the alterations review, and car parking standards were subsequently provided by the adopted Joint Lancashire Structure Plan 2001-2016.

#### Fylde Borough Local Plan Alterations Review, October 2005

2.5 The nine policies introduced in the alterations review were saved until the 9 October 2008. In order to retain specified policies in the alterations review beyond this date, the council were required to seek the Secretary of State's agreement to issue a direction. The direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on the 2 October 2008.

- The Fylde Borough Local Plan 1996 – 2006, adopted on 19 May 2003, and prepared in general conformity with the Lancashire Structure Plan 1991 – 2006 (LSP); and
- The Fylde Borough Local Plan Alterations Review 2004 – 2016, adopted on 10 October 2005, and prepared in general conformity with the Joint Lancashire Structure Plan 2001 – 2016 (JLSP).

All policies in the Alterations Review were saved, with the exception of Policy HL1: The Quantitative Housing Issue/Affordable Housing.



*(Figure 1: Current Fylde adopted Local Plan)*

2.6 To view the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) please see the webpage below.

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/fylde-borough-local-plan-altered-october-2005/>

## Development Plan Documents

2.7 In addition to the adopted Fylde Borough Local Plan (As Altered) (Oct 2005) the Development Plan for Fylde comprises of the following:

- Saved Policy 29 of the Joint Lancashire Structure Plan 2001-2016: Sites for Gypsy and Traveller Families, adopted March 2005;
- Joint Lancashire Minerals and Waste Development Framework Core Strategy Development Plan Document, adopted February 2009; and
- Joint Lancashire Minerals and Waste Local Plan: Site Allocations and Development Management Policies, adopted September 2013.

The Secretary of States direction is available to view on the following link:

<http://www.fylde.gov.uk/business/planning/local-development-plan/>

## Non Development Plan Documents

2.8 In addition to the Adopted Local Plan and other Development Plan Documents, Fylde Council also operates:

- A House Extensions Supplementary Planning Document (2007)  
<http://www.fylde.gov.uk/business/planning/extending-home-supplementary-planning-document/>
- An Interim Housing Policy (2008) (revised with addendum III 2013)  
<HTTP://WWW.FYLDE.GOV.UK/COUNCIL/PLANNING-POLICY--LOCAL-PLAN-/INTERIM-HOUSING-POLICY/>

## 3. LOCAL DEVELOPMENT SCHEME 2015:

### LDS 2015

3.1 Following a decision by Fylde Council's Cabinet on the 26 November 2014, it was agreed that the previous decision to produce a Part 1 Local Plan (containing Strategic Allocations and Development Management policies) and Part 2 Local Plan (Containing Non-Strategic Allocations and town centre boundaries) be amended in favour of a combined single plan approach.

3.2 There are no other documents proposed to form part of the Local Development Scheme at this stage.

3.3 The current timetable for the combined Fylde Local Plan to 2032 is presented below:

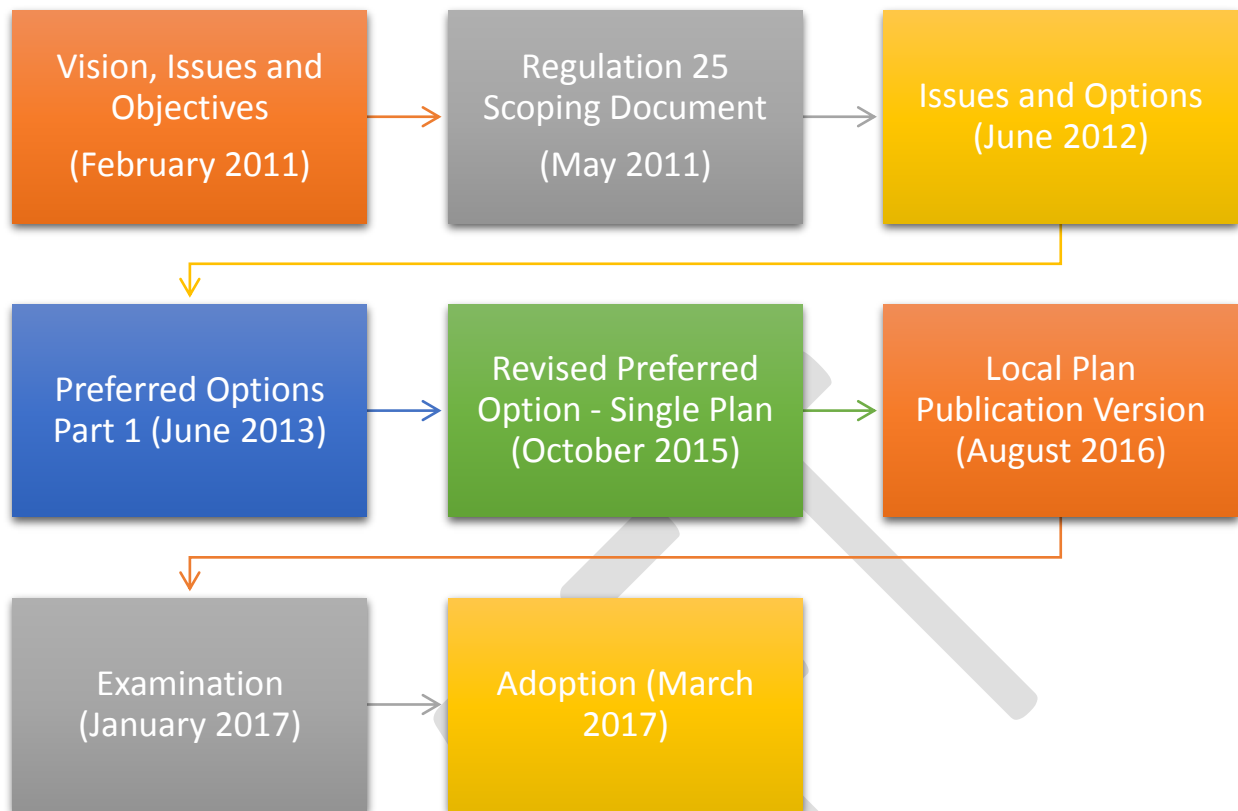
- Revised Preferred Option (RPO) Consultation – 15 October to 3 December 2015.
- Consultation on the Publication Version – August/September 2016.
- Examination in Public - January 2017.
- Local Plan Adoption - March 2017.

For the latest updates on the emerging Fylde Local Plan to 2032 please see the webpage below:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/>



### Fylde Local Plan to 2032 timetable



### Resources

3.4 The following in-house resources will be made available for preparing the Local Plan:

- Planning Policy Manager
- 2 x Principal Planning Officers (1 permanent/1 temporary member of staff until March 2017)
- 2 x Planning Officers (1 permanent/1 temporary member of staff until March 2017)
- Research and Information Officer
- Cartographer/GIS Officer

3.5 The Local Plan will play a crucial role in helping to implement the council's vision, strategic objectives and development strategy, which sets out how the council would like the Fylde borough to look in 2032. As such, wider resources within the council will be drawn upon to prepare and implement the Local Plan, including the skills and expertise of colleagues in respect of:

- Built Heritage/Conservation
- Development Management
- Economic Regeneration
- Environmental Health
- Housing
- Parks and Horticulture Services
- Tourism

3.6 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through an Officer Working Group, as part of the duty to co-operate. There is also a Joint Advisory Committee (JAC) made up of elected Members from each council, and Lancashire County Council.

3.7 Lancashire County Council has a critical role to play in planning and implementing infrastructure to support Local Plan proposals, particularly in relation to transport and education. Consultants have been, and will be, engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production evidence based studies and documents.

### Risks to timetable

3.8 There will always be a degree of uncertainty associated with preparing a Local Plan, and the following issues contained in the table below could possibly delay the progress of the Plan.

Possible risk	How this could potentially impact on Fylde Local Plan?
<b>New National Policies Published</b>	The Government are continually changing, modifying and publishing planning policy and as a result additional work to comply with new requirements could result in further/new evidence having to be commissioned and the plan having to be re-drafted and re-consulted on.
<b>Change in Local Government</b>	A new Local Government could decide to take a different course with regard to the local plan process, this could lead to large parts of the Local Plan needing to be re-written. However, it would still need to comply with national policy.
<b>High demand for the Planning Inspectorate's services</b>	A high demand for the Planning Inspectorates services around the time proposed for the Fylde examination in public could lead to a delay in arranging the EiP. This could lead to key milestones not being met.
<b>Local Plan found unsound</b>	The Planning Inspector could advise that the work undertaken is unsound and as a result the Local Plan would require additional work and repetition of specific stages of the process. Regular legal advice should ensure that this does not happen.
<b>Unforeseen pressures on staff time &amp; staff turnover</b>	Staff diverted to other work and reduced staff numbers including recruitment difficulties may cause slippage in the Local Plan preparation.
<b>External Bodies could delay the Local Plan</b>	Other bodies, including statutory consultees, could delay the Local Plan by not making responses on time or by requesting significant changes late on in the plan preparation process.
<b>Legal Challenge</b>	There is a possibility that the document is quashed completely or there is a requirement to repeat the work.

## Evidence Base

3.9 Local planning authorities should prepare and maintain an up-to-date evidence base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.

3.10 The evidence base needs to be a true and accurate reflection of the borough. In testing the soundness of Local Plans at examination, the evidence base will be relied upon. Simply put, the evidence base is critical to the production of the Local Plan.

3.11 Fylde's current evidence base consists of a wide range of documents. This evidence base is constantly being added to and updated as the plan preparation progresses. The list of evidence base documents includes:

- Employment Land and Premises Study (2012)
- Fylde Borough Area Profile (2012)
- Fylde Coast Retail Study (2013)
- Fylde Coast Strategic Housing Market Assessment and Addendums (SHMAA) (2014)
- Gypsy and Traveller Accommodation Assessment (2014)
- Housing Requirement Paper (2015)
- Lancashire and Blackpool Local Flood Risk Management Strategy (2014 – 2017)
- Lancashire Strategic Economic Plan (2014)
- Locally Set Floorspace Threshold (2014)
- Strategic Housing Land Availability Assessment (SHLAA) (2012)

3.12 Additionally, the following documents are also currently being prepared:

- Fylde Coast Highways & Transport Masterplan (2014)
- Habitats Regulation Assessment
- Health Impact Assessment
- Local Plan Economic Viability Assessment
- Open Space Sport and Recreation Study
- Playing Pitch Strategy
- Rural Proofing Assessment
- Sports Facilities Review
- Sustainability Appraisal

3.13 The lists above are not exhaustive. They do not cover all those other corporate, sub-regional or regional plans and strategies that may be used to help inform preparation of the Local Plan. Future documents to support the Local Plan may also be prepared. Further details about the evidence base are on the council's website.

### Authority Monitoring Report (AMR)

3.14 In addition to a Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/annual-monitoring-report/>

### Statement of Community Involvement (SCI)

3.15 Fylde Council's planning policy team has produced an updated Statement of Community Involvement (SCI), which takes into account the governments planning changes since the previous SCI was adopted in 2011. The new SCI details the parties to be consulted, and the manner of consultation, both during the process of determining planning applications and in formulating Development Plan documents, including who the council will consult with, when and how. The draft SCI will be consulted on in the autumn of 2015 (alongside the RPO) and adopted shortly afterwards. The draft SCI will be published for consultation on the following webpage. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/statement-community-involvement/>

### Neighbourhood Planning

3.16 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates. [www.fylde.gov.uk/neighbourhoodplanning/](http://www.fylde.gov.uk/neighbourhoodplanning/)

### Community Infrastructure Levy (CIL)

3.17 It is anticipated that the council will begin developing Community Infrastructure Levy (CIL) after consultation on the RPO. The CIL will comprise a charging schedule and a Regulation 123 list of infrastructure projects or areas. CIL is the Government's response to the need for development to contribute to the provision of infrastructure either directly or indirectly related to the development in question; and the view that the planning obligations (Section 106) provisions provided only a partial and variable response to capturing funding contributions for infrastructure.

## 4. FYLDE LDS SUMMARY GRAPH

	2015								2016												2017			2018
Local Plan Stage	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Jan
Draft Revised Preferred Option (RPO) (Single Plan)																								
RPO Consultation (7weeks)																								
Responses Report																								
Local Plan Publication Version Plan preparation																								
Local Plan Publication Consultation (6 weeks)																								
Modifications																								
Submission																								
Examination in Public																								
Adoption																								
<b>SPD's</b>																								
Affordable Housing																								
Areas of Search for Renewables																								
Car Parking																								
Biodiversity, Mitigation, Compensation and Enhancement																								
Renewable Energy																								



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