



Agenda

Planning Committee

Date:	Wednesday, 17 January 2018 at 6:30pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman)</p> <p>Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Christine Akeroyd, Jan Barker, Michael Cornah, Neil Harvey, Kiran Mulholland, Linda Nulty, Liz Oades, Heather Speak, Ray Thomas.</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	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 25.	1
	DECISION ITEMS:	
3	Schedule of Proposed Modifications to Fylde Local Plan to 2032	3 - 106
4	Local Lists of Buildings : Heritage Zones 3-9	107 - 120
5	Kirkham: Public Realm Improvements	121 - 125
6	Fylde Council Tree Preservation Order 2017.14: Land North of Weeton Road, Wesham	126 - 134
7	Budget Setting – Prioritisation of Capital Bids 2018/19	135 - 149
8	Budget Setting – Fees and Charges 2018/19	150 - 161
	INFORMATION ITEMS:	
9	Budget Setting – Revenue Budget 2018/19 - First Draft	162
10	Revenue Budget Monitoring Report 2017/18 - Position as at 30 th November 2017	163 - 167
11	Capital Programme Monitoring Report 2017/18 - Position as at 30 th November 2017	168 - 175

12	Mid-Year Performance 2017/18	176 - 179
13	Fylde High Street Innovation Fund	180

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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	PLANNING COMMITTEE	17 JANUARY 2018	3

SCHEDULE OF PROPOSED MODIFICATIONS TO FYLDE LOCAL PLAN TO 2032

PUBLIC ITEM

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

SUMMARY

On 9th December 2016 the Local Plan and submission documents were submitted to the Secretary of State for Examination in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 Regulations 22(3)(b) and (c).

Three hearing sessions, to consider representations made to the plan, were held on 28-30 March, 20-22 June and 12-13 December 2017. The examination hearings have not been formally closed, but it is not anticipated that any further hearing sessions will be required. The Council will now propose draft modifications to the plan as recommended by the Inspector to make the Local Plan sound. The modifications will be subject to sustainability appraisal and a six week public consultation with any further comments being considered by the Inspector ahead of her issuing a final report which is expected towards the end of May 2018. The plan would then be able to proceed to adoption.

RECOMMENDATION

1. It is recommended that members accept the Schedule of Proposed Main Modifications, Proposed Additional Modifications and Proposed Additional Modifications to the Policies Map, which will then be subject to Sustainability Appraisal and public consultation.

SUMMARY OF PREVIOUS DECISIONS

No decisions on proposed modifications to the Submission Version of the Local Plan to 2032 have been taken previously.

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

The Examination of the Fylde Local Plan to 2032 - Proposed Modifications

The Inspector examines the Local Plan as submitted by the Council. However, there are further opportunities to make changes which are recommended by the Inspector, during the Examination process.

Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 211 of the Localism Act (2011) modifications are either classed as 'main' or 'additional'.

Main Modifications are required to resolve issues in order to make the Local Plan sound (paragraph 182 of the Framework) or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the Local Plan to be adopted. Main Modifications are therefore significant changes that have an impact on the implementation of policy.

Additional Modifications are of a more minor nature and do not materially affect the policies set out in the Local Plan. Additional modifications mainly relate to clarity in the justifying text, including updated facts/data, or make typographical or grammatical revisions which improve the readability of the Local Plan.

A separate schedule of Proposed Modifications to the Policies Map illustrates modifications that are made to the Policies Map. The Inspector also requested a clearer version of the Housing Trajectory and that has been provided as a separate document.

The Council commenced work on the schedules of proposed recommendations recommended by the Inspector shortly after the second set of hearings in June. The production of the schedules is an iterative process with the Inspector requesting that the draft schedules be submitted to her by 5th December 2017. These schedules were then discussed at the hearings on the 13th December 2017 with the Council sending a 'reworked version' back to the Inspector on the 22nd December 2017. The latest version of the schedules are attached to this Committee Report, they are in draft form as they remain subject to change by the Inspector and public consultation.

Once a consultation version of the Proposed Modifications (Main and Additional) have been agreed with the Inspector they will be sent to Arcadis for sustainability appraisal which is scheduled to take 3 weeks. A six week consultation on the proposed modifications will commence around 8th February and finish around the 22nd March 2018. Responses will then be collated and then sent to the Inspector. The Council does not provide a response at this stage. The Inspector will consider the responses ahead of issuing the final report which will include modifications to the Local Plan.

IMPLICATIONS	
Finance	None
Legal	The final modifications as recommended by the Inspector following the consultation become those recommended under Sections 20(7c) of the Planning and Compulsory Purchase Act 2004 as amended by Section 112 Localism Act 2011
Community Safety	None
Human Rights and Equalities	The Local Plan to 2032 has been subject to Equalities Impact Assessment
Sustainability and Environmental Impact	The draft proposed modifications will be subject to Sustainability Appraisal which will be made available as part of the public consultation.
Health & Safety and Risk Management	The Local Plan to 2032 has been subject to Health Impact Assessment, the consultation on the proposed Modifications is part of the process of moving the Local Plan on to adoption which is subject to the Council's Risk Management Procedures.

LEAD AUTHOR	CONTACT DETAILS	DATE
Julie Glaister	julieg@fylde.gov.uk 01253 658687	17 th January 2018

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Fylde Local Plan Schedule of Proposed Modifications	22 nd December 2017	Planning Policy
Fylde Local Plan Schedule of Additional Modifications	22 nd December 2017	Planning Policy
Fylde Local Plan Schedule of	22 nd December 2017	Planning Policy
Housing Trajectory	22 nd December 2017	Planning Policy

Attached documents:

Schedule of Proposed Main Modifications
Schedule of Additional Modifications
Schedule of Proposed Modifications to the Policies Map
Housing Trajectory



Fylde Local Plan

SCHEDULE OF PROPOSED MAIN MODIFICATIONS

To 22nd December 2017

Schedule of Proposed Main Modifications: as at 22nd December 2017

The Inspector examines the Local Plan as submitted by the Council. However there are further opportunities to make changes during the Examination process, before the Local Plan is adopted. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) modifications are either classified as "main" or "additional" modifications.

“Main Modifications” are required to resolve issues in order to make the Local Plan sound (paragraph 182 of the Framework) or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the Plan to be adopted. Main Modifications are therefore significant changes that have an impact on the implementation of a policy.

“Additional Modifications” are of a more minor nature and do not materially affect the policies set out in the Fylde Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

This schedule sets out Main Modifications proposed by the Council and replaces the one dated 5th December 2017. Modifications proposed to the Plan remain subject to the Inspector’s approval, and Main Modifications that the Inspector proposes to accept will be subject to consultation before the Examination process is concluded. A separate Schedule of Proposed Modifications to the Policies Map details changes that are made to the Policies Map, some of which reflect Main Modifications proposed in this schedule. A separate Schedule of Proposed Additional Modifications is also produced.

This Schedule remains subject to subsequent change until the publication of the Inspector’s report at the end of the Examination process. An updated version of the Local Plan incorporating all accepted amendments will be produced at the end of the Examination.

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraphs 1.24 to 1.28	<p>1.24 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 objectively assessed need <u>OAN</u> 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>1.25 Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</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 <p>1.26 The Wyre Council's evidence base in relation to these issues is <u>remains incomplete and the exact extent of the 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.</u> It is also unclear what provision, if any, other neighbouring authorities will be able to make. <u>The difficulty has arisen because of timing: the production of plans has not been aligned.</u></p> <p>1.27 Fylde Council are aware of this important issue, however at this stage the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not been assessed. <u>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</u></p>	Inspector's request letter of 11 th April	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p> <p>1.28 It is crucial that Fylde's Plan is not delayed, an up to date plan must be adopted as soon as possible. However, in accordance with the Duty to Cooperate, Fylde Council is committed to continuing to work with Wyre and its other neighbours, once the evidence base relating to Wyre's constraints is complete, in order to address the above mentioned issues.</p>		
Paragraph 1.53	<p>In June 2014, LCC, along with Blackburn with Darwen Borough Council and Blackpool Council, consulted Fylde Council on a proposal to produce a Supplementary Planning Document (SPD) on onshore oil and gas exploration, appraisal and production. Fylde Council submitted comments on the scope of the document in summer 2014. The draft SPD was produced after this scoping consultation, informed by the comments received. There was an eight week consultation on the draft Onshore Oil and Gas Exploration, Production and Distribution SPD, which ended on 2 March 2015. Once again, Fylde Council submitted comments to LCC on the draft SPD. LCC published an updated draft SPD in November 2015.</p> <p><u>Lancashire County Council continue to work on a Minerals and Waste Local Plan for Lancashire which will include Onshore Oil and Gas Exploration, Production and Distribution. The industry is still in the exploration phase. If a shale gas production industry is developed in Fylde, the Council acknowledges it will need to consider the scale and rate of shale gas development and review any cumulative impacts.</u></p>	To recognize role of monitoring	
Strategic Objective 3:	<p>Additional bullet point:</p> <p><u>g. Seek to resolve congestion and capacity issues on M55 Junction 4 exacerbated by development over the Local Plan period.</u></p>	Update to include currently-pursued scheme	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Chapter 5 (Policy NP1 and paragraphs 5.1 – 5.5)	Delete chapter, renumber subsequent chapters	To ensure the effectiveness of the whole of the plan	
Policy S1	Within the rural areas, development will be restricted to the Tier 1: and Tier 2: Larger and Smaller Rural Settlements, except where development involves a like for like re-development of an existing property, the appropriate re-use of an existing building or minor infill development <u>except where development is allowed by Policy GD2, GD3 or GD4 as applicable.</u>	For clarification, to ensure that Policies S1 and make effective	
Policy DLF1	<p>Policy DLF1</p> <p>Development Locations for Fylde</p> <p>The Local Plan will deliver <u>promote the delivery of sustainable development to provide a minimum of 7,768 8,745 new homes along with</u> and land will be developed for a minimum of 60.6 Ha (gross requirement) of employment use land over the plan period to 31 March 2032.</p> <p><u>Locations for Development</u></p> <p>Strategic Locations for Development</p> <p>Four Strategic Locations for Development form the basis for the Local Plan Development Strategy. The Local Plan Development Strategy is to direct the majority of future growth to <u>the most sustainable locations specifically centred around four Strategic Locations for Development.</u></p> <p>The four Strategic Locations are:</p> <ul style="list-style-type: none"> • Lytham and St Annes; 	To make policy effective in accordance with Inspector's comment (day 2) and Inspector's letter of 11 th April 2017	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • Fylde-Blackpool Periphery; • Warton; and • Kirkham and Wesham. <p>Development of the strategic <u>Strategic sites</u> Sites at these Strategic locations <u>Locations</u> are is key to ensuring that the Development Strategy is achieved.</p> <p><u>Non-strategic locations Locations for Development</u></p> <p>Non-strategic development sites (amounting to between 10 and 99 homes) are situated within the four Strategic Locations for Development. Non-strategic development sites also occur within and on the edge of the Tier 1: Larger Rural Settlement at Newton and the Tier 2: Smaller Rural Settlements at Clifton and Elswick. The Non-strategic Locations comprise the Local Service Centre of Freckleton, the Tier 1 Larger Rural Settlements and the Tier 2 Smaller Rural Settlements.</p> <p><u>Broad Distribution of Development</u></p> <p><u>Strategic Locations</u></p> <p><u>Around 7850 homes, representing around 90% of homes developed in the plan period (including small sites) will be located in the four Strategic Locations for development.</u></p> <p><u>Non-strategic Locations</u></p> <p><u>Around 900 homes, representing around 10% of homes developed in the plan period (including small sites) will be located in the Non-strategic Locations.</u></p> <p><u>Windfalls and small sites allowances (including small committed sites)</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Windfalls and non-strategic sites will occur within the Strategic Locations for Development. An allowance should be made for non-strategic sites within the Strategic Locations for Development and within and adjacent to Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements. 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 (approximately 11% of the total housing supply). There may also be some larger windfall sites that will also contribute to this figure.</p> <p><u>Existing Land uses</u></p> <p>Development will not be permitted which would prevent or undermine the operation of existing land uses, including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome.</p> <p>Development will contribute towards sustainable growth, the continuation and creation of sustainable communities, by their locations and accessibility and through the sustainable use of resources and construction materials.</p>		

<p>Para 6.21 to 6.22 and Table 2 page 41-42</p>	<p>Broad Distribution of Development</p> <p>Table 2 shows the distribution of development planned for Fylde to the end of the plan period, in 2032, including the four Strategic Locations for Development; and development that will occur in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements is included in the Non-Strategic Locations for Development. An allowance has been made for non-allocated sites of less than 10 homes and a windfall allowance.</p> <p>The allocated sites, including those which are committed and minded to approve, are set out in Policies SL1 to SL5. The Housing Trajectory (Appendix 2) shows how the sites will be delivered over the plan period.</p> <p>Delete Table 2</p> <p>6.22</p> <p>Performance Monitoring Indicator 4, in Appendix 8, sets out a target / policy outcome to achieve the following cumulative home completions from 1st April 2011 to the end of the plan period: Lytham and St Annes Strategic Location: 23.3%; Fylde Blackpool Periphery Strategic Location: 29.3%; Warton Strategic Location: 10.6%; Kirkham and Wesham Strategic Location: 14.5%Strategic Locations for Development 90%; Non-Strategic Locations for Development: 9.7%<u>10%</u>; and Allowances and unallocated sites: 12.6%.</p> <p>New paragraph after 6.22</p> <p><u>Development Sites</u></p> <p><u>Strategic development sites (amounting to 100 or more homes) are set out in Policies SL1 to SL5, prefixed by the letters HSS (for housing) or MUS (for mixed-use). Non-strategic housing sites (amounting to between 10 and 99 homes) are set out in Policies SL1 to SL5, prefixed by the letters HS. Small housing sites (amounting to between 1 and 9 homes) are not allocated within the plan.</u></p>	<p>To prevent the plan becoming out-of-date and to allow flexibility</p> <p>To reflect the modified form of the Policy</p> <p>Text moved from Policy DLF1: this text is for explanation rather than providing a statement of policy.</p>	
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Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy M1	<p><u>Unless a Masterplan or design code has already been prepared by the council, prospective developers of Strategic Sites (100 or more homes) within the Strategic Locations for Development named in policy DLF1 will be expected to prepare a masterplan or design code for their site in consultation with the council. This should be carried out as part of the pre-application consultation process set out in the Statement of Community Involvement. Masterplans and design codes will be prepared by the prospective developers, with the approval of the Council for each allocation site Strategic Site (100 or more homes) within the Strategic Locations for Development named in policy DLF1.</u></p> <p>r) <u>Where it is considered that proposals are likely to may 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 without the public benefits, means that unless the public benefits outweigh the harm to any heritage assets the site may be considered inappropriate for development. the proposal should be considered in relation to the provisions of Policy ENV5.</u></p>	<p>Clarity as to when the policy applies, and for consistency with Policies SL1-SL4</p> <p>Improved text to make policy effective</p>	
Paragraph 7.6	<p>Where sites require a masterplan as part of the policy or justification, in order to achieve the comprehensive development of a Strategic Development Location, it is expected that the masterplan will <u>should</u> be prepared by the prospective applicants of the site <u>in consultation with the Council</u>, in advance of the submission of any planning application. It is the Council's intention that <u>The draft masterplan should be the subject of consultation with all stakeholders and interested parties, including the wider community. The masterplan shall be agreed with the Council and thereafter be adopted for the purposes of development management as a development brief in the determination of subsequent planning applications. Where no masterplan has been agreed with the Council in advance, the applicant will be required to prepare a masterplan as part of the Design and Access Statement for the application; the Design and Access Statement including the proposed masterplan would then be required to be subject to pre-application consultation in accordance with national guidance.</u></p>	<p>Clarity as to when the masterplan should be produced, in the interests of effectiveness of the policy.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Each Policy SL1 – SL5	Proposals for development of the The following strategic and non-strategic sites identified on the Policies Map accompanying this plan will be supported <u>are allocated for development</u> as follows:	To clarify that the intention is to allocate the sites concerned, to ensure that the policy is effective in this regard	
Each Policy SL1-SL4	Masterplans and approved design codes for each <u>Strategic Ssite (100 or more homes)</u> listed above ...	Clarity as to when the policy applies, and for consistency with Policy M1	
Policy SL1	<p>Corrections to homes to be completed within plan period:</p> <p>HSS1 Queensway 930 <u>992</u></p> <p>HSS3 Lytham Quays 120 <u>119</u></p> <p>HS1 Queen Mary School 41 <u>35</u></p> <p>HS3 Ashton Nurseries 10 <u>12</u></p> <p>HS6 68 North Promenade & 1 Sandgate St Annes 12 0.0Ha 2016/17 (site deleted altogether)</p> <p>HS10 34-36 Orchard Road 14 <u>12</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS58 Westmoreland House 25 0.0Ha 2017-18</u></p> <p><u>HS59 Land to east of Sefton Road 12 0.0Ha Commenced 2017-18</u></p> <p><u>HS60 Valentine Kennels 53 0.0Ha 2018-19</u></p> <p><u>HS61 Roseacre, Wildings Lane 45 0.0Ha 2018-19</u></p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence</p> <p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>HS62 Keenans Mill 26 0.0Ha Commenced 2017</u> <u>HS67 St. Leonards Bridge Garage 38 0.0Ha 2019-20</u> <u>HS68 Church Road Methodist Church 10 0.0Ha 2018-19</u>		
Policy SL2	<p>Correction to homes to be completed within plan period:</p> <p>HSS4 Coastal Dunes 351 <u>429</u></p> <p>MUS1 Cropper Road East, Whitehills 451 <u>506</u> 5.7Ha <u>Commenced</u> 2016-17</p> <p>MUS2 Whyndyke Farm 810 <u>630</u></p> <p>HSS5 Cropper Road West 442 <u>250</u></p> <p>HS21 Land to the rear of 11-63 Westgate Road 70 <u>25</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Extension of site</p> <p>Extension of site</p> <p>More outside plan period</p> <p>Remainder outside plan period</p> <p>Part developed for retail</p> <p>To ensure the plan is based on up-to-date evidence</p>	
Policy SL3	<p>Additional sites:</p> <p><u>HSS12 East of Warton 350 0.0Ha 2020-21</u></p> <p><u>HSS13 Clifton House Farm 115 0.0Ha 2020-21</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p>	<p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p> <p>To ensure the plan is based on up-to-date evidence</p>	
Policy SL4	<p>Correction to homes to be completed within plan period:</p> <p>HSS8 The Pastures 262 <u>264</u></p>	To ensure that the policy is justified by and in line with up-to-date evidence	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>HS28 Sunnybank Mill 34 <u>52</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS57 Brook Farm Dowbridge 170 0.0Ha 2018-19</u></p> <p><u>HS63 Campbells Caravans 30 0.0Ha 2019-20</u></p>	<p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	
Policy SL5	<p>Correction to homes to be completed within plan period:</p> <p>HS52 Cobweb Barn Newton 29 <u>40</u></p> <p>HSS11 Land off Willow Drive Wrea Green 100 <u>86</u></p> <p>HS45 Rear of 54 Bryning Lane Wrea Green 25 <u>36</u></p> <p>HS47 Land North of North View Farm Wrea Green mined to approve <u>allocation</u></p> <p>Elswick 50 Neighbourhood Development Plan Allocation 2017-18</p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Corrected site boundary</p> <p>Latest permission</p> <p>Latest permission</p> <p>Amendment to status</p> <p>Not expected</p> <p>To ensure the plan is based on up-to-date evidence</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>HS64 Land West of Church Road Weeton 25 0.0Ha 2019-20</u></p> <p><u>HS66 Quernmore Trading Estate Freckleton 10..0.0Ha 2021-22</u></p> <p><u>HS69 Naze Court, Naze Lane, Freckleton 12 (minus 10 net of demolitions) 0.0Ha 2019-20</u></p> <p><u>HS71 North of High Gate and East of Copp Lane, Elswick 24 0.0Ha 2020-21</u></p> <p><u>HS72 Land North of Mill Lane, Elswick 50 0.0Ha 2019-20</u></p> <p><u>HS73 Land North of Beech Road, Elswick 50 0.0Ha 2018-19</u></p>	To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.	
Justification to Policy SL5	<p>Paragraph 7.21</p> <p>The Background Paper includes Tier 1: Larger Rural Settlements, which the Council considers could accommodate between around 100 and 150 homes over the plan period; and Tier 2: Smaller Rural Settlements which could accommodate up to around 50 homes over the plan period.</p>	For compliance with the Framework	
Policy GD1	<p>The boundaries of settlements in Fylde are shown on the Policies Map <u>and in Neighbourhood Development Plans where these have been made. Development will be focussed on previously developed land within and immediately abutting the existing settlements subject to other relevant Local Plan policies being satisfied.</u></p> <p><u>Development proposals on sites within settlement boundaries will be assessed against all relevant Local Plan policies.</u></p> <p><u>Development proposals outside settlement boundaries will be in accordance with GD2, GD3, GD4 and/or GD5 as applicable.</u></p> <p>Development proposals on greenfield sites within or immediately abutting the existing settlements' boundaries will be assessed against all relevant Local Plan policies, including but not limited to, policies on the settlements' development targets, infrastructure, open</p>	To clarify how the policy applies, to make it effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>and recreational space, the historic environment, nature conservation, mineral safeguarding, flood risk, as well as any land designations or allocations.</p> <p>The significant loss of the best and most versatile agricultural land will be resisted unless it is necessary to deliver development allocated in the Local Plan, or for strategic infrastructure.</p>		
Green Belt introductory text	<p>Paragraph 8.4</p> <p>There is a hierarchy of designations on land outside settlement boundaries in Fylde, with the greatest level of protection offered to the Green Belt, followed by Areas of Separation and finally the Countryside. All land outside settlement boundaries in Fylde is within <u>either</u> the countryside. ‡The Green Belt and or the Areas of Separation or the Countryside. designation washes over parts of the countryside designation.</p>	To ensure that the requirements of the different policies do not apply in contradictory ways on the same site	
Policy GD2	The Green Belt within Fylde is shown on the Policies Map. Within that area national guidance <u>policy</u> for development in the Green Belt will be applied.	To ensure compliance with the Framework	
Justification to Policy GD2	<p>Para 8.6</p> <p>There are four tracts of Green Belt within Fylde:</p> <ol style="list-style-type: none"> between Kirkham and Freckleton; between Lytham and Warton; between St Annes and Squires Gate; and between Staining, Blackpool and Poulton-le-Fylde. <p>No strategic review of the Green Belt within Fylde will be <u>has been</u> undertaken when preparing the Local Plan, although <u>Consideration was given as to whether</u> minor alterations</p>	To ensure the justification for the policy is clearly understood.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>may should be required to accommodate the precise boundaries of some site allocations or to amend minor anomalies.</p> <p>Para 8.7 Split into two paragraphs, renumber remaining paragraphs in the chapter:</p> <p>Inappropriate development in the Green Belt will be resisted unless there are very special circumstances. Paragraphs 87 – 91 of the <u>The Framework sets out the types of development that are considered to be exceptions to inappropriate development and those forms of development that are not inappropriate provided they preserve the openness of, and do not conflict with the purposes of including land within, the Green Belt.</u> these very special circumstances and</p> <p>Policy ENV3, relating to the Green Infrastructure network <u>Protecting Existing Open Space (Part of the Green Infrastructure network)</u>, sets out the positive community benefits the Green Belt can provide in terms of landscape, amenity and open space. Minor changes will be made to the Green Belt boundary at the Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor (site HSS4).</p>	To ensure correct interpretation of the Framework	
Policy GD3	<p>An Area of Separation is designed to preserve the character and distinctiveness of individual settlements by restricting inappropriate development that would result in the coalescence of two distinct and separate settlements.</p> <p>Areas of Separation identified on the Policies Map are designated to avoid coalescence and to main the character and distinctiveness of the following settlements:</p> <p><u>Areas of Separation shown on the Policies Map are designated between</u></p> <ul style="list-style-type: none"> • Kirkham and Newton; and • Wrea Green and Kirkham 	To clarify purpose of policy, for effectiveness	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Development will be assessed in terms of its impact upon the Area(s) of Separation, including any harm to the <u>effectiveness of the gap</u> openness of the land between the settlements and, in particular, the degree to which the development proposed would compromise the function of the Area(s) of Separation in protecting the identity and distinctiveness of settlements. Extensions to existing homes will be permissible within the Area of Separation. No new homes will be permitted within the curtilage of existing homes in the Area of Separation. <u>Development will be limited to:</u></p> <ul style="list-style-type: none"> a) <u>that needed for purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural economy, of a type and scale which would not harm the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements;</u> b) <u>the re-use or rehabilitation of existing permanent and substantial buildings;</u> c) <u>minor extensions to existing dwellings and other buildings in accordance with Policy H7;</u> d) <u>development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements;</u> e) <u>isolated new homes in the countryside which meet the criteria set out in Policy H6.</u> f) <u>minor infill development, providing that it would not result in any harm to the effectiveness of the gap between the settlements or compromise the function of the Area(s) of Separation in protecting the identity and distinctiveness of settlements.</u> <p><u>Development that is needed for uses appropriate to a rural area situated within the Area of Separation should be sited carefully to minimise harm to the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements.</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<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 restore biodiversity and geodiversity value will be encouraged.</p>	<p>This sentence removed from the policy itself and instead included as supporting text.</p>	
Paragraph 8.10	<p>There is a narrow strip of land between the settlement boundaries of Wrea Green and Kirkham, measuring 313 metres at its narrowest point, which is recognised as an area valued locally as part of the Green Infrastructure network. Similarly, there is a narrow strip of land measuring 1,023 metres between Newton and Kirkham. Consequently, the policy identifies two Areas of Separation, one between Wrea Green and Kirkham and the other between Kirkham and Newton. The policy will apply to all forms of development in these two areas.</p> <p>Additional paragraph following 8.10:</p> <p><u>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 restore biodiversity and geodiversity value will be encouraged.</u></p>	<p>For clarification in support of the policy, to make the policy more effective.</p>	
Policy GD4	<p>c) minor extensions to existing homes <u>dwelling</u>s and other buildings <u>in accordance with Policy H7</u>;</p>	<p>Cross-referral to the very specific policy H7 is necessary here for the effectiveness of Policy GD4</p> <p>To ensure that the policy relates to dwellings</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Additional criterion:</p> <p><u>f. minor infill development</u></p>	To consolidate criteria into one policy (previously within S1)	
Justification to Policy GD4	<p>8.13</p> <p>The re-use of substantial brick or stone buildings, which are structurally sound may be an appropriate way of preserving an important local feature in the landscape or providing for a rural use which otherwise may have required a new building. Minor extensions to existing homes and other non-residential buildings are also acceptable in principle, providing they do not prejudice the character of the countryside and are appropriately designed. <u>Minor infill development will be of a scale and use that does not have a material impact on the rural character of the area and does not conflict with the provisions of policy ENV3.</u></p>	Explanation of what is meant by criterion f. of the Policy.	
Policy GD5	<p>Policy GD5</p> <p>Large Developed Sites in the Countryside and Green Belt</p> <p><u>The large developed sites in the countryside and Green Belt are listed below and are identified on the Policies Map:</u></p> <p>The complete or partial re-development of large developed sites in the countryside, including but not restricted to the</p> <ul style="list-style-type: none"> • Universal Products Factory at Greenhalgh; • Helical Technologies Ltd at Hillock Lane, Warton; • the Westinghouser Springfields in Salwick; • the Naze Lane Industrial Estate at Freckleton; • Weeton Barracks Camp; • HM Prison Kirkham; 		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • Mill Farm Sports Village, Fleetwood Road, Wesham; and • Ribby Hall Holiday Village, all of which are identified on the Policies Map, will be permitted subject to the following criteria: <p><u>The complete or partial redevelopment of these large developed sites in the countryside will be permitted subject to the following criteria:</u></p> <p>a) The proposal would not result in harm to the character, appearance or nature conservation value of land in the countryside, Areas of Separation, landscape setting, historic environment or Green Belt in comparison with the existing development, in terms of footprint, massing and height of the buildings;</p> <p>b) The proposal will not require additional expenditure by public authorities in relation to infrastructure and it can safely be served by existing or proposed means of access and the local road network;</p> <p>c) Proposals for partial re-development are put forward in the context of a comprehensive long term plan for the site as a whole;</p> <p>d) Proposed re-development can be safely and adequately served by existing or proposed means of access and the local road network without adversely affecting highway safety;</p> <p>e) Opportunities to improve public transport connections, and pedestrian and cycle links are maximised; and</p> <p>f) Mixed use development is promoted on <u>all of</u> these sites.</p> <p>It is not intended that this policy should relate to the re-development of redundant farms or holiday caravan sites or parks</p> <p><u>Her Majesty's Prison Kirkham, which is situated within the Green Belt, is also identified as a large developed site on the Policies Map. Any development of or at this site will be required to be in accordance with the provisions of Policy GD2.</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 8.15	<p>It is important that re-development of existing or redundant large developed sites respects the character of land in the countryside or Green Belt land or Areas of Separation in which they are situated or adjacent to; together with the historic environment, in particular the contribution the site makes to character and setting of the local area and potential undesignated archaeological assets. <u>Policy GD5 relates only to the specific sites listed in the policy. Redevelopment of other sites within the Countryside, Green Belt or Areas of Separation, such as redundant farms or holiday caravan sites or parks, should be assessed against Policy GD2, GD3 or GD4 as applicable, and any other relevant policies of the plan.</u></p>	<p>To clarify the scope of the policy, to ensure it is effective. (None of the sites are located within the Areas of Separation)</p>	
Policy GD6	<p>Mixed use development will be encouraged, <u>particularly</u> on strategic sites, in order to provide. The mix of uses could include local retail centres, and access to employment, commercial, leisure, community and recreational opportunities close to where people live and work uses as well as residential. New businesses will be encouraged to locate within settlements and on redeveloped sites. Community facilities should be multi-functional – this could include areas for skills training programmes. Local businesses should be encouraged to provide training or apprenticeships to local people. The element of mixed use development will depend on the particular site and the character of the surrounding area.</p> <p>Mixed use development will be promoted where the following apply:</p> <ol style="list-style-type: none"> An area within which the scale and character of uses is such that no single land use predominates. Residential, retailing, business, health, community, educational facilities, recreation, sport, open space and industrial uses may all be represented; Where residential and commercial uses can be integrated within the same unit, creating flexible working practices and live / work units, or opportunities for home working; <u>or</u> 	<p>To make the policy effective, and to remove superfluous elements</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>c. <u>On Strategic Development Sites MUS1, MUS2, MUS3 and MUS4, and on other Strategic Development Sites where appropriate.</u></p> <p>€. —— Mixed use development would <u>will</u> be supported providing it does not undermine housing delivery.</p>		
Paragraph 8.19	<p>The Framework provides clear guidance in support of mixed use development in paragraphs 17, 21, 37 and 38. 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 within the categories set out 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>'facilitate flexible working practices, such as the integration of residential and commercial uses within the same unit'</i> (paragraph 21 of the Framework).</p>	To ensure that the justification and application of the policy is clear, to make it effective.	
Policy GD7	<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 <u>requirements</u>:</p> <p>New criterion at beginning:</p>	To ensure the policy can be an effective tool for the decision-maker	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>a. <u>In order to promote community cohesion and inclusivity, new development will be expected to deliver mixed uses, strong neighbourhood centres and active street frontages which bring together all those who live, work and play in the vicinity.</u></p> <p>Correct the identification of the remaining criteria accordingly</p> <p>j. <u>Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycle ways and open spaces, are of high quality and respect the character of the site and local area create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment.</u></p> <p>k. <u>Creating safe and secure environments that minimise opportunity for crime and maximise natural surveillance 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></p> <p>n) <u>All new housing developments should result in a high standard of amenity for occupiers. The standard of amenity for occupiers should not be compromised by inadequate space, poor layout, poor or lacking outlook or inconvenient arrangements for waste, access or cycle storage. Developments should include adequate outside amenity space for the needs of residents. All new homes should comply with all relevant design and quality codes in the National Technical Standards. New homes designed specifically to accommodate the elderly should comply with the National Technical Standards' optional standard M4(3A) in accordance with policy H2.</u></p>	<p>To provide greater emphasis on inclusive design and accessible environments</p> <p>To provide greater emphasis on inclusive design and accessible environments</p> <p>To provide greater emphasis on inclusive design and accessible environments</p> <p>To provide a criterion that requires a good level of amenity for occupiers, to ensure that the policy is effective in all necessary aspects.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	v) New public open space should be provided in a single central useable facility <u>where possible</u> , which is accessible, of high quality and good design, be visible, safe, using quality materials, including facilities for a range of ages and incorporating long term maintenance; unless it is agreed by the Council that provision is more appropriate off-site.	To ensure compliance with the Framework.	
8.28	<p>All new housing developments should be in accordance with the National Technical Standards. The Department for Communities and Local Government has carried out a major review of the technical standards which councils impose on new dwellings as planning conditions with a view to simplifying them and incorporating such standards in the Building Regulations as far as possible. The Building Regulations (Amendment) Regulations, 2015 reflect the outcome of the review as far as the Building Regulations and the building control system are concerned. The review has also resulted in a national space standard for new dwellings. This standard has not been incorporated into the Building Regulations. The standard may be imposed by the Council as a planning condition. Checking whether the standard, where imposed, has been complied with and any enforcement action remains the responsibility of the Council, though it is open for the Council to ask for the assistance of building control bodies in doing so.</p> <p><u>The Framework stresses that great importance should be given to the design of the built environment. Policy GD7 sets out a series of criteria relating to different aspects of design. These are well understood principles which derive from the wider principles of sustainable development, such as the drive to a low-carbon future, conservation of the natural environment, promoting sustainable economic development and the creation of sustainable communities in healthy environments.</u></p>	<p>To remove reference to National Technical Standards which are applied through Building Regulations.</p> <p>The replacement sentences are provided to clarify the overall justification for the policy.</p>	
Additional paragraph after 8.32	<u>The Department for Communities and Local Government has carried out a major review of the technical standards which councils previously imposed on new dwellings through planning conditions. There is evidence to support the application of Optional Technical Standard M4(3A) which is referred to in criterion n. of Policy GD7 and Policy H2. The application of this standard will be secured through planning conditions. All other technical</u>	To clarify the scope of Policy GD7 and its relationship with Building Regulations	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>standards will be applied through Building Regulations. Applicants will need to be aware of the requirements of the updated Building Regulations when designing development proposals.</u></p> <p>(Renumber subsequent paragraphs in chapter)</p>		
Policy GD8	<p>The Council will seek to retain existing commercial / industrial (B1, B2 or B8) (Policies EC1 and EC2) and leisure uses, including land / premises, together with agricultural / horticultural workers' homes (Policy H6) and the tourism use of premises in Holiday Areas (Policies EC6 and EC7) identified on the Policies Map, unless it can be demonstrated to the satisfaction of the Council that one of the following tests <u>test</u> has been met:</p> <p>a) the continued use of the site / premises for its existing use is no longer viable in terms of the building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use. In these circumstances, and where appropriate, it will also need to be demonstrated that there is no realistic prospect of a mixed-use development for the existing use and a compatible use; or</p> <p>b) the land / premises is / are no longer suitable for the existing use when taking into account access / highway issues (including public transport), site location, business practices, infrastructure, physical constraints, environmental considerations and amenity issues. The compatibility of the existing use with adjacent uses may also be a consideration; or</p> <p><u>And in either case:</u></p> <p>c) marketing of the land / property indicates that there is no demand for the land / property in its existing use.</p> <p>Details of the current occupation of the buildings, and where this function would be relocated, will also be required.</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy EC1 (page 75)	<p>The residual requirement will be met on the following sites, which <u>are allocated in Policies SL1-SL5 and also identified on the Policies Map accompanying this plan.</u></p> <p><u>Appropriate uses for each site are listed in the table above. In these locations, Development development proposals for alternative uses to those listed above in these locations will be resisted, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for employment the specified purposes, having satisfied the tests of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</u></p> <p>Where unacceptable harm is not caused, the following uses will be permitted:</p> <ul style="list-style-type: none"> • employment development Class B1. Business – B1(a) as an office other than a use within class A2 (financial and professional services); B1(b) for research and development of products or processes; or B1(c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. • Class B2. General Industrial and • Class B8. Storage or distribution. 	<p>Clarification as to which policy allocates the sites</p> <p>To clarify how the policy applies, to make effective</p>	
(page 76)	<p>Within the existing business and industrial areas, listed below, land and premises in Class B Business and Industrial uses will be retained in that use class within the acceptable use classes shown in the table below, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for those purposes, having satisfied the tests of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</p>	<p>To clarify how the policy applies, to make effective</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 9.12 and Table 3	<p>Consequently, this results in a net <u>an adjusted</u> requirement of <u>for</u> employment land in Fylde, up to 2032, of 62.0 Ha as summarized in table 3 below.</p> <p>Bottom row:</p> <p>Net <u>Adjusted</u> business and industrial land requirement</p> <p>$60.6 - (3.0 + 2.0 + 8.9) + 15.3$</p>	For clarification as recommended by Inspector	
After paragraph 9.15	<p>Additional paragraph:</p> <p><u>Blackpool Airport Enterprise Zone (Site ES5) is allocated in Policy EC1 to provide 14.5 Ha of additional land in the employment uses listed in the policy for that site. The precise mix of uses will be determined through the Masterplan. By contrast, the Lancashire Advanced Engineering and Manufacturing Enterprise Zone at BAE Systems Warton, is listed in Policy EC1 as an existing employment site. This is previously-developed land, contained within the existing BAE Systems site. Policies EC3 and EC4 provide further clarification as to the development that may be brought forward at each site.</u></p>	To clarify the position of the Enterprise Zones in respect of Policy EC1 and to provide specific cross reference, reflecting the importance of the sites.	
Policy EC2	<p>The availability of land in the borough for employment opportunities is limited. Therefore, the Council seeks to retain continued employment use of existing current employment sites. This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses.</p> <p><u>Land and premises will be retained in employment uses unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for</u></p>	For clarification, to make effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>those purposes, having satisfied the tests of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</u>		
Policy EC4	<p>a. The Blackpool Airport Enterprise Zone</p> <p>The boundary of the Enterprise Zone is identified on the Policies Map. The designation of the Blackpool Airport Enterprise Zone will help create more businesses, jobs and attract international investment, with positive benefits across the wider economic area. 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. 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></p>	For clarification as to the intention of the policy in respect of the relocation of buildings, in order that the policy is clearly compliant with paragraphs 87 and 88 of the Framework.	
Policy EC5	<p>The town, district and local centres; and primary and secondary frontages are defined on the Policies Map which <u>includes Inset Plans and</u> accompanies this plan.</p> <p>Under c. Local Centres, add additional bullet:</p> <ul style="list-style-type: none"> • <u>A local centre is proposed in Whyndyke</u> 	To ensure that the policy supports the provision of a local centre in Whyndyke, to support the development of Whyndyke as a sustainable location, to ensure soundness.	
Policy EC7	Non-serviced <u>Loss of</u> tourist accommodation in these areas will be resisted.	For clarification, to make effective	
Policy H1	<p>The Council will provide for and manage the delivery of new housing by:</p> <p>a) Setting and applying minimum requirements as follows:</p>	To reflect updated evidence within the Fylde Addendum 3 to the SHMA	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • 370 <u>415</u> net homes per annum <p>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels <u>as set out in accordance with the Monitoring Framework at Appendix 8.</u> If, over the latest 3 year review period, any targets relating to housing completions are missed by more than 20% the delivery of uncommitted sites will be adjusted as appropriate to achieve a higher delivery; provided this would not adversely impact on existing housing or markets within or outside the Local Plan area.</p> <p>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply <u>calculated using the “Liverpool” method</u> 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 <u>and provided for through allowances</u>, to provide a total of 7,891 <u>8,745</u> homes.</p>	<p>To reflect the government guidance within the Housing White Paper on Housing Delivery Test</p> <p>To reflect updated evidence within the Fylde Addendum 3 to the SHMA</p>	
10.15 to 10.19	<p>10.15 Councils are required to have a five year supply of housing land available (SHLAA, 2015). Where an authority is unable to demonstrate a five year supply, applications for housing development will be decided with regard to policy NP1, the ‘presumption in favour of sustainable development’ <u>contained within paragraph 14 of the Framework</u>. 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 <u>and Housing Land Supply Statement</u>.</p> <p>Housing Delivery</p>	<p>Amended to reflect updated requirement based on new evidence, and clarification of how these will be delivered.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>10.16 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 370 <u>415 net</u> dwellings per annum. A calculation of 370 <u>415 net</u> dwellings per annum for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an overall <u>net</u> housing requirement figure of a minimum of 7,768 <u>8,715</u> for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 7,891 <u>8,745</u> homes over the Plan period.</p> <p>10.17 The supply provides a small amount of headroom above the housing requirement for the Plan period:</p> <ul style="list-style-type: none"> Requirement: <u>minimum of</u> 7,768 <u>8,715 net</u> homes Proposed supply: <u>minimum of</u> 7,891 <u>8,745</u> homes <p>The proposed supply will provide approximately 376 <u>416</u> homes over 21 years which amounts to an extra 6 <u>1</u> homes <u>dwelling</u> per year.</p> <p>10.18 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.</p> <p>10.19 The trajectory at Appendix 2 sets out in detail when it is <u>shows the</u> anticipated that individual sites will deliver <u>delivery of</u> homes <u>in relation to the requirement</u>, throughout the plan period to 2032. <u>A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement.</u> The Council's annual monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 802 <u>890</u> homes has accrued. Planning application commitments amount to 5,087 <u>6,111</u> homes as at 31 March 2016 <u>30th September 2017</u>. This means that is 65% <u>88%</u> of the <u>remaining requirement for the plan period's requirement</u> already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall of 802 homes has been spread over the remainder of the plan period and added onto the annual requirement figure of 370 homes resulting in an annual requirement figure of 420</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	homes from 2016-2032. The shortfall of 890 homes will be delivered over the remainder of the plan period to 2032.		
Policy H2	Developments will be expected to make efficient use of land, whilst avoiding detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the surrounding area. It is expected that this will <u>normally</u> result in a minimum net residential density of 30 homes per hectare.	To allow an appropriate amount of flexibility where justified, to accord with Policy GD7a, to ensure that both policies are effective.	
Policy H2	<p>Mix</p> <p>A broad mix of types and sizes of home, suitable for a broad range of age groups, will be required on all sites to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (2014). The mix required will be adjusted according to updated future Housing Needs Assessments over the plan period.</p> <p>All developments of 10 or more dwellings will therefore be required to include at least 50% of dwellings that are 1-, 2- or 3-bedroom homes. Developments within or in close proximity to the Tier 1 Larger Rural Settlements or Tier 2 Smaller Rural Settlements should include at least 33% 1- or 2-bedroom homes. <u>These requirements will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.</u></p>	To clarify how flexibility will be applied to the policy, in order that it can be effective and justified throughout the plan period.	
Paragraph 10.25	The Council sets requirements for housing density, expressed as net homes per hectare, in order to ensure the creation of well-planned sustainable communities with high standards of amenity and to prevent the profligate use of land. The use of net residential density excludes requirements for open space provision within developments and particularly the need on certain sites to provide sensitive transitions to areas of countryside and to retain site features in accordance with policy M1, which will vary between sites. <u>Lower net residential densities may be justified, where it would reflect and enhance the local character</u>	To allow an appropriate amount of flexibility where justified, to accord with Policy GD7a, to ensure that both policies are effective.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>of the surrounding area in accordance with Policy GD7a, whilst also making efficient use of land as required.</u>		
Policy H4	<p>All market housing schemes of 10 or more homes will be required to provide 30% affordable housing / starter homes, unless robust viability testing...</p> <p>Tenure</p> <p>Developers will be required to provide the number of starter homes on site to meet the Starter Homes Requirement in accordance with the proportion of new homes specified in the Regulations. The remainder of affordable housing, to make the total to 30% of all new homes, should be for social rent or affordable rent through a Registered Social Landlord to applicants in housing need, unless otherwise specified by the Council.</p> <p>The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.</p>	Update to reflect current national guidance, to ensure consistency with national policy.	
Policy H5	<p><u>The Local Plan will deliver a target of 3 extra pitches for Gypsies and Travellers meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015 in Fylde Borough up to the year 2032.</u></p> <p>New Gypsy and Traveller pitches will be allocated at the following site(s):</p> <ul style="list-style-type: none"> • Thames Street, Newton (up to 3 pitches) • The Stackyard, Bryning with Warton (2 pitches) <p>The Council will continue to work with local communities including Gypsies and Travellers in order to identify sites to meet the identified need. However, in the absence of sufficient</p>	To reflect up-to-date evidence, and to ensure compliance with Planning Policy for Travellers' Sites (2015)	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>sites coming forward to meet the identified need, in addition to the sites identified above, Where there is a demonstrated need for pitches or plots from Gypsies, Travellers and/or Travelling Showpeople in the borough, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015, which is additional to the need identified by the Blackpool, Fylde and Wyre Gypsy and Traveller Accommodation Assessment Update 2016, and cannot be accommodated within the allocated sites, planning permission for new Gypsies, Travellers and Travelling Showpeople's sites will be granted where all of the following criteria can be met:</p> <ul style="list-style-type: none"> a. There is evidence of need for a new Gypsy, Traveller or Travelling Showpeople's site and the site would provide for the permanent and/or transit accommodation needs in that area or neighbouring <u>authority</u> area; b. The site is not in the Green Belt or in an Area of Separation; c. The site is not in Flood Risk Zones 2 or 3; d. The location and design of the site would protect local amenity and the local environment; e. The site would not be isolated and would be within or proximate to a settlement which can provide education, health, welfare and employment infrastructure. Local environmental quality with respect to noise and air quality should not have a detrimental impact on the health and wellbeing of Gypsies, Travellers and Travelling Showpeople; f. The detailed design of the site for Gypsies and Travellers should be in accordance with The Designing Gypsy and Traveller Sites Good Practice Guide DCLG 2008. Smaller sites of 3-4 pitches are successful, making good use of small plots of land, particularly where designed for one extended family. (Criterion f does not apply to Travelling Showpeople Sites); g.f. There should be safe vehicular and pedestrian access to the site and adequate parking for vehicles and other equipment; h.g. The number of pitches and / or plots should be related to the specific size and location of the site and the size and density of the surrounding population. In a rural or semi-rural location the scale of the site should not dominate the settled community; 	<p>Deletion of reference to out-of-date guidance</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>—i.h. The site should have the potential to allow mixed-use development, such that traditional lifestyles can be accommodated by living and working on the same site. However, the uses proposed should be compatible with adjacent land uses;</p> <p>—j.i. The site should not place unacceptable pressure on existing infrastructure, such as services, schools, transport infrastructure and waste and wastewater capacity.</p>		
Paragraph 10.76	<p>National Planning Policy for Traveller Sites, March 2012, 2015 <u>says states</u> that councils will need to set their own pitch targets for Gypsies and Travellers and plot targets for Travelling Show People, which address the likely permanent and transit accommodation needs of travellers in their area, working collaboratively with neighbouring planning authorities. <u>Planning Policy for Traveller Sites 2015 requires that the Council should identify a supply of deliverable land sufficient to provide five years-worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. The National Planning Policy for Traveller Sites requires councils to allocate sites. In addition, Travelling Showpeoples' sites will need to include mixed uses. There will therefore be implications for employment as well as housing land. Annex 1 of Planning Policy for Traveller Sites 2015 provides the definition of Gypsies and Travellers and Travelling Showpeople for the purposes of national planning policy.</u></p>	Clarification of up-to-date national policy, to ensure consistency with national policy.	
Paragraph 10.77	<p>Fylde Council, Wyre Borough Council and Blackpool Council (the Fylde Coast sub-regional Authorities) jointly commissioned consultants, Opinion Research Services to carry out a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) <u>in 2014. Planning Policy for Traveller Sites concludes that the Council should identify a supply of deliverable land sufficient to provide five years-worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. An update of the GTAA was undertaken in 2016, to take account of the fact that the definitions of Gypsies, Travellers and Travelling Showpeople used in the original assessment were out-of-date. The GTAA and its Update should be read in conjunction.</u></p>	To explain the justification provided by the new evidence	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 10.78	<p>The GTAA <u>Update 2016</u> provides an up-to-date understanding of the likely permanent and transit accommodation needs of Gypsies, Travellers and Travelling Showpeople within the Fylde Coast sub-region as a whole and for each of the three Councils. The study also provides an evidence base to enable the authorities to comply with their requirements towards Gypsies and Travellers and Travelling Showpeople under the Housing Act, 2004. The estimated new pitch provision required for Gypsies and Travellers in the Fylde Coast sub-region over the next 17 years to 2031 is 82 <u>16</u> pitches to address local needs. For Fylde Borough, a total of 26 <u>3</u> extra pitches, for Gypsies and Travellers, are required up to the year 2031.</p> <ul style="list-style-type: none"> 17 pitches need to be delivered in the period 2014-2019, 3 more pitches in the period 2019-2024, 4 more pitches in 2024-2029, and 2 additional pitches in 2029-2031. <p>The GTAA is being updated in 2016, the Council is working jointly with Wyre and Blackpool Councils under the Duty to Cooperate, including consideration of the changes to national policy. The required pitch provision will be reviewed in response to the sub-regional need identified in the updated GTAA.</p>	To set out the corrected requirement	
Paragraph 10.79	<p>The estimated extra residential plot provision required for Travelling Showpeople in the Fylde Coast sub-region over the next 17 years to 2031 is 14 <u>24</u> plots, to address local needs. For Fylde Borough, no extra plots are required for Travelling Showpeople over the next 17 years period to 2031.</p>	To set out the corrected requirement	
Paragraph 10.80	<p>The GTAA, 2014 recommends that the Fylde Coast Authorities use appropriate resources to help develop closer working relationships, for instance, the three authorities should work together to collate data on unauthorised encampments. The GTAA, 2014 also recommends that the Lancashire-wide Gypsy and Traveller Forum be continued. The Council, working</p>	Included for clarity but no changes to this paragraph	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	together with the other Fylde Coast Authorities, will undertake updates to the GTAA at least every five years (or otherwise in accordance with national policy and guidance) to ensure that changes in need within the sub-region are identified.		
Paragraph 10.81	Policy H5 sets out the location for the provision of pitches for Gypsies and Travellers in Fylde up to 2031, in accordance with the timetable set out in the Fylde Coast GTAA. A Call for Sites was undertaken in January – February 2015, but this did not result in the identification of any suitable sites. The sites shown in policy H5 are committed. The Council will regularly issue calls for sites and consider other potential sources of sites to meet identified need for <u>pitches/plots for Gypsies, Travellers and Travelling Showpeople meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015, when it is identified.</u>	To ensure that the justification reflects the updated evidence and national policy.	
Policy H6	... 3. Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; <u>or</u> 4. Where <u>Where</u> the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting.	To ensure the two criteria are understood to be separate, in accordance with the Framework	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy H7	<p>a. The replacement or extended home is increased in size by a maximum of no more than 33% calculated in relation to the ground floor area of the original home. (This calculation will exclude any outbuildings and integral garages/workshops); and</p> <p>b. The appearance of the a replacement or extended home respects the character of the original building and surrounding rural area and the appearance of an extended home respects the character of the original building and the surrounding rural area. <u>with regard to scale, design and use of materials.</u></p>	To make the policy more straightforward to apply.	
Policy HW1	<p>In order to help reduce health inequalities, the Council will require health impact screening to be undertaken for all major development proposals on <u>each Strategic Site (100 or more homes) (where they do not have full planning permission for the whole site) within the Strategic Locations for Development</u> strategic sites through the submission of a masterplan. A full independent Health Impact Assessment will be required if the screening demonstrates a need. The Health Impact Assessments will be assessed by Lancashire County Council, as the public health authority. <u>The outcomes of the screening process should be reflected in the development proposal and should be a consideration in decision-making.</u></p>	<p>To accord with Policy M1, for consistency in order to make both policies effective.</p> <p>To ensure that the policy has effect.</p>	
Policy HW2	<p>A site for a new primary school will be reserved at Mowbreck Lane, in Wesham – as identified on the Policies Map – for the re-location of Medlar with Wesham CE Primary School on Garstang Road North, in Wesham.</p> <p><u>Indicative sites for new primary schools are identified within the development sites at Queensway (HSS1) and Whyndyke (MUS2) and are shown on the Policies Map.</u></p> <p><u>The Council will work with the Education Authority to identify and deliver a site for a new secondary school once a need is demonstrated within the plan period.</u></p>	<p>Updated information from the Education Authority makes clear that this would not be justified</p> <p>To identify facilities shown on the Policies Map are provided by Policy HW2</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy HW3	<p>Protection and Provision of Indoor and Outdoor Sports Facilities</p> <p>In order to provide appropriate indoor and outdoor sports facilities for the communities of Fylde, the Council will:</p> <ol style="list-style-type: none"> 1. Protect existing indoor and outdoor sports facilities, unless: Either: <ol style="list-style-type: none"> a) They are proven to be surplus to need, as identified in an adopted and up to date Needs Assessment 1; <u>and/or</u> b) An equivalent or better quality and quantity replacement sports facility will be created in a location well related to the functional requirements of the relocated use and its existing and future users. This would be over and above any provision made available through CIL 2; <u>and/or</u> c) The development is for an alternative indoor or outdoor sports facility the benefits of which clearly outweigh the loss of the existing sports facility, (see additional footnote below); <p>And in all cases:</p> <ol style="list-style-type: none"> d) The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general; and 2. Support new indoor and outdoor sports facilities where: <ol style="list-style-type: none"> a) They are readily accessible by public transport, walking and cycling; and b) The proposed facilities are of a type and scale appropriate to the size of the settlement; and c) They are listed in the action plan in the adopted Playing Pitch Strategy and / or the Built Facilities Review, subject to the criteria in this policy; and 	To be clear that the policy would allow the development if more than one criterion applied	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>3. Make sure that major residential developments contribute, through land assembly and commuted sums, to new or improved sports facilities where development will increase demand and / or there is already a recognised shortage. Commuted sums should be obtained in accordance with an up-to-date adopted Needs Assessment Action Plan 3.</p> <p>NOTE:</p> <p>1. In terms of sports provision, the relevant Needs Assessment will be the Playing Pitch Strategy and Built Sports Facility Strategy</p> <p>2. Mitigation for the loss of a sports facility/playing field under paragraph 74 of the NPPF does not fall within CIL Regulations.</p> <p>3. The relevant sports Needs Assessments and Action Plans are the Playing Pitch Strategy and Built Facilities Strategy</p>	Footnotes deleted as likely to become out-of-date (1 and 3), or is superfluous (2)	
Paragraph 11.28	Delete paragraph, renumber subsequent paragraphs within chapter	Land within the existing crematorium site is considered sufficient to provide for the plan period, therefore there is no need for specific mention.	
Policy INF2	<p>f) The provision of a new Local Service Centre at Whitehills and at Warton, including land and buildings to accommodate new local retail centres to provide services and meet the daily needs of the local residents; The development of Whitehills, Whyndyke and Warton to become Local Service Centres, including land and buildings to accommodate new Local Centres to provide services and meet the daily retail needs of the local residents;</p>	To ensure provision of a Local Centre at Whyndyke, in order to ensure that it develops as a sustainable community.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy T2	<p>Policy T2</p> <p>Warton Aerodrome</p> <p><u>The Aerodrome at Warton is a key piece of strategic infrastructure. The Council places great importance on the retention and development of its aviation capabilities, particularly in relation to military aerospace and information.</u></p> <p><u>Further development proposals within the defined safeguarded area north of the BAE Systems runway at Warton Aerodrome, Freckleton will not be permitted, except limited extension to existing properties, unless the applicant can demonstrate that there would not be any potential for adverse impacts on aviation operations, or on defence navigation systems and communications.</u></p> <p><u>Development proposals within the wider area surrounding Warton Aerodrome will be assessed for potential for adverse impacts on aviation operations, and on defence navigation systems and communications. Where such impact is identified, planning permission will be refused.</u></p> <p><u>Development proposals that could compromise the security of the Warton Aerodrome and wider BAE Systems site at Warton will not be permitted.</u></p>	To improve the clarity and effectiveness of the policy, in consultation with the aerodrome operator.	
Paragraph 12.38	<p><u>To the north of BAE Systems runway at Warton Aerodrome, in Freckleton there are a number of fields which have to date remained undeveloped because they were safeguarded from development in the adopted Local Plan. In view of their close proximity to the aerodrome and taking into account the nature of the operations at BAE Systems, which include the testing of experimental aircraft, and the recorded high level of noise in the area, the Council considers that the open areas on the north side of the runway should remain undeveloped. This view has been endorsed by the Ministry of Defence.</u></p> <p><u>Warton Aerodrome forms a key piece of strategic infrastructure; the site is designated as an Enterprise Zone and is a major existing employment site, itself of national strategic importance. The aerodrome provides a secure military testing facility for aircraft assembled</u></p>	To clarify the purpose of the policy and the effect of safeguarding zones	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>in the adjoining manufacturing plant. Obviating impacts on the operation of the aerodrome is therefore of great strategic importance. Policy T2 therefore places great importance on the avoidance of impacts on aviation and communications.</u></p> <p><u>Safeguarded areas for Warton Aerodrome are determined in accordance with The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Storage Areas) Direction 2002 (As Updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified (in the case of Warton) by the Ministry of Defence. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety for both aircraft crew and people on the ground. It also reflects the need to prevent interference to communication systems.</u></p>		
Policy T3	<p>The land designated as Green Belt within open lands of the airport, which is identified on the Policies Map will be safeguarded from non-airport related development and the continuing operation and viability of the airport as a sub-regional facility will be supported, unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt.</p>	<p>To ensure the policy is effective by removing reference to open lands, which refers to an area on the Policies Map that reflects an earlier drafting of the policy.</p>	
Paragraph 12.41	<p>The majority of the residual airport lands are designated as Green Belt in order to retain the separation between Blackpool and St Annes. The Council will safeguard the residual airport lands in the interests of the Airport and the Green Belt. Sufficient land within the Airport complex has been omitted from <u>falls outside</u> the Green Belt to facilitate further airport operational development. <u>Development proposals within the Green Belt, whether to provide for airport operational development, or other development associated with the Enterprise Zone, would have to demonstrate very special circumstances to justify the need to use Green Belt land.</u></p>	<p>To justify the position the policy takes on the relationship between the Enterprise Zone, the Airport and the Green Belt.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.46	<u>Safeguarded areas for Blackpool Airport are determined in accordance with The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Storage Areas) Direction 2002 (As Updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified (in the case of Blackpool) by the Civil Aviation Authority. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety both for aircraft crew and passengers, and for people on the ground. It also reflects the need to prevent interference to communication systems and the creation of bird hazard. All planning applications within the Airport-Safeguarding Zone Area will be the subject of consultation with the operator of the airport. The Airport Safeguarding Zone around Blackpool Airport, incorporates Centrica's heliport. Elsewhere in the Borough, development over a certain height will also be the subject of consultation. There may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard.</u>		
Paragraph 12.9	To ensure Fylde's infrastructure capacity is maximised, development of <u>Strategic Sites within the Strategic Locations for Development</u> should be masterplanned in accordance with policy M1 (where there is not full planning permission for the whole Strategic Site). and <u>Developments should</u> be located where there is existing infrastructure capacity, wherever possible.	Consistency with requirements of Policy M1	
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, and policy ENV2 on biodiversity <u>and policy ENV5 on Historic Environment.</u>	Cross reference to other policy	
Policy T4	l) Improve and upgrade the North Fylde Railway Line and the South Fylde Railway Line, <u>including improved service frequency on the latter</u> ; and	For clarification	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	All planning applications for developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, prepared in accordance with the Planning Practice Guidance; <u>Any mitigation identified in the Transport Assessment or Transport Statement that is required to make the development acceptable must be implemented in accordance with the requirements of the Highway Authority.</u>	To ensure that necessary mitigation is secured when planning permission is granted, in order that the requirements of the rest of the policy are effective.	
Policy CL3	Renewable and low carbon energy development potential – excluding on shore wind turbines - is significant in Fylde. Developers of commercial, small and medium sized renewable and low carbon energy developments will be required to provide evidence, to the satisfaction of the Council, in support of their proposals by taking into account all of the following: <u>Opportunities for renewable and low carbon development, including microgeneration, should be maximised, while ensuring that adverse impacts are addressed satisfactorily; including cumulative landscape and visual impacts. Proposed developments will be assessed in relation to the following criteria:</u>	To accord with the approach of the Framework	
Policy CL3	e. Impacts on land resources, in particular that the development would not be sited on the best and most versatile agricultural land (grades 1, 2 and 3a), <u>unless it is demonstrated that poorer quality land could not be used instead, and that the benefits of the development outweigh the economic and other benefits of the best and most versatile agricultural land and any other adverse impacts of the proposal. In the case of solar farms, the most compelling evidence must be provided to demonstrate the above. Impacts should also be considered on</u> and areas of deep peat which function as a carbon store.	To accord with the Framework and with the Written Ministerial Statement on this matter, which refers particularly to solar energy development	
Policy CL3	f. That the proposal for renewable and low carbon energy would not harm the significance of heritage assets and their settings, <u>unless such harm is justified in accordance with Policy ENV5</u>	To accord with the Framework	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy CL3	<p>Renewable and low carbon energy proposals within the Green Belt and Areas of Separation will need to demonstrate that any adverse impacts of granting permission will not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole, specific policies in that Framework, or other policies in the Local Plan in very special circumstances where elements of any proposed renewable energy project comprises inappropriate development. <u>Renewable and low carbon energy proposals within Areas of Separation will be assessed in terms of its impact upon the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements.</u></p>	To accord with the Green Belt policies of the Framework and to set out how the policy will apply in the Areas of Separation	
Paragraph 13.54	<p>In March 2015 a ministerial statement <u>The Written Ministerial Statement on Solar Energy: Protecting the Local and Global Environment made on 25 March 2015</u> raised concerns that insufficient weight had been given to policies protecting the best and most versatile agricultural land in relation to solar energy development. The statement clarified that “any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence”. Any applicant for solar energy development on land outside the settlements will therefore need to provide their own detailed assessment of the land quality, in order to demonstrate that it is not grade 1, 2 or 3a land. Otherwise, an applicant will be required to provide the “most compelling” evidence to justify that the development is necessary.</p>	Clarification of the source document for the policy text, to provide improved justification	
Policy ENV1	<p>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. <u>Development will be assessed to consider whether it has an impact on a Valued Landscape, which may be identified by the Council.</u> In addition:</p>	The Council stated that it intends to prepare a Valued Landscapes SPD in paragraph 14.6 of the plan, but inclusion within Policy ENV1 is considered necessary to make this effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV2	Development that would directly or indirectly affect any sites of local importance <u>including ancient woodland or ancient and veteran trees</u> will be permitted only where it is necessary to meet an overriding local public need or where it is in relation to the purposes of the nature conservation site.	To clarify that these matters are included	
Policy ENV3	<p>Policy ENV3</p> <p>Protecting Existing Open Space (<u>Part of</u> the Green Infrastructure network)</p> <p><u>Existing Open Space is identified on the Policies Map denoted by the following descriptions:</u></p> <ul style="list-style-type: none"> • <u>Parks and Gardens</u> • <u>Semi-Natural Greenspaces</u> • <u>Amenity Greenspace</u> • <u>Children's Play Areas</u> • <u>Local Areas and Local Equipped Areas for Play</u> • <u>Youth Provision</u> • <u>Allotments</u> • <u>Cemeteries/Churchyards</u> • <u>Football Pitches</u> • <u>Rugby Pitches</u> • <u>Cricket Pitches</u> <p>The existing areas of <u>Existing Open Space</u> which are identified on the Policies Map, comprise provide a critically important part of the Green Infrastructure network within Fylde. The Green Infrastructure network <u>Existing Open Space</u> will be protected from inappropriate development, <u>having particular regard to the multi-functional benefits of open spaces, as follows:</u></p>	To clarify meaning of wording, purpose of criteria, and to make effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>a. Public Existing Open Space (the Green Infrastructure network), 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 of the Framework are met and the findings of any published and adopted needs assessment are met.</p> <p>b. Public Existing Open Space (the Green Infrastructure network), including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless <u>it can be demonstrated that any proposal will not have adverse effects contrary to the landscape, biodiversity and water management requirements of the Local Plan are met, and the requirements set out in the other criteria in this policy are met.</u></p> <p>c. Development will not be permitted on Existing public Open Space (the Green Infrastructure network) which is considered essential to the setting, character, recreational benefits for residents, or visual amenities of Key Service Centres, Local Service Centres and rural settlements.</p> <p>d. Development will not be permitted on Open Space that makes a positive contribution to the historic environment including the character, appearance and setting of conservation areas and listed buildings, <u>unless the proposal meets the requirements of Policy ENV5.</u></p> <p>e. Development that results in the loss of public open space (the Green Infrastructure network) or sports and recreation facilities (including playing fields) will only be permitted if one of the following criteria are met:</p> <ul style="list-style-type: none"> • The open space has been identified by the council as being unsuitable for retention because it is poorly located; • the proposed development would be ancillary to the use of the site as open space and the benefits to recreation would outweigh any loss of the open area; or • Successful mitigation takes place and alternative, enhanced provision is provided in the same locality. <p>f. Development that results in the loss of land currently used for allotments as shown on the Policies Map will only be permitted when:</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • Suitable, alternative provision is made that is at least equivalent in size and quality to that which will be lost; or • It can be demonstrated that there is no longer a community need for the allotments. <p>g.f. Fylde's Public Rights of Way network, comprising footpaths, byways, cycleways and bridleways will be protected and opportunities to extend the network will be safeguarded from development and supported where this improves access to key Green Infrastructure assets, including areas of Green Belt, the two Areas of Separation, the Coastal Change Management Areas and the Lancaster Canal towpath.</p>		
Policy ENV5	<p>Policy ENV5</p> <p>Historic Environment</p> <p>Proposals for development should conserve, protect and, where appropriate, enhance the character, appearance , significance and historic value of Fylde's designated and undesignated heritage assets, in particular:</p> <ul style="list-style-type: none"> • The classic seaside resort of St Annes with its seafront, Victorian and Edwardian architecture and pier, together with the Promenade and Ashton Gardens. • The formal resort of Lytham with the Windmill and Green, and the cultural assets based around Lowther Pavilion and Garden, Lytham Hall and its historic parkland. • The historic market town of Kirkham and • The two planned model rural settlements of Singleton and Thistleton. <p>In addition the Council will:</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • Adopt and implement the Built Heritage Strategy for Fylde, together with the provision of further guidance, in the form of a web based resource for developers who propose to alter listed buildings. • Promote heritage-led regeneration including: The Heritage Parks Initiative – connecting the key historic parks and gardens of Lytham and St Annes; Visual Corridors – enhancing key routes, approaches and gateways into Lytham, St Annes and Kirkham; enhancing the commercial and resort core of St Annes to create a vibrant seaside resort; protecting and enhancing the heritage of Lytham; and revitalising the commercial core of Kirkham. • Produce Conservation Area Appraisals and Management Plans. • Identify opportunities to promote the district’s heritage assets through tourism, culture and economic development, including Fairhaven Lake. • Seek to identify local heritage assets. • Seek opportunities for safeguarding the future of any heritage assets at risk including Lytham Hall. • Work with partners to design and manage the public realm in historic areas. • <u>Look for opportunities for new development within the Borough’s Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.</u> <p>Listed Buildings</p> <p>Fylde’s Listed Buildings and their settings will be conserved and, where appropriate, enhanced. A proposed development which results in any harm to or loss of the significance of a listed building and / or its setting will be refused and only be permitted where any harm is justified by the public benefits of the proposal. Proposals will only be granted in</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets.</p> <p>In addition to the requirements of national policy, applications for works to listed buildings including alterations, extensions, change of use or new development within its curtilage or setting must have regard to the significance of the heritage asset including its archaeological and historic interest.</p> <p>Proposals involving the total or substantial loss of a heritage asset, or the loss of the elements that contribute to its significance will be refused. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets and all of the following will be required as part of the justification to provide evidence that:</p> <ul style="list-style-type: none"> a. Other potential owners or users of the site have been sought through appropriate marketing where the marketing includes the offer of the unrestricted freehold of the asset at a price that reflects the buildings condition and; b. Reasonable endeavours have been made to seek funding for the heritage assets conversion and; c. Efforts have been made to find charitable or public authorities willing to take on the heritage asset. <p><u>Where the loss of the whole or part of a heritage asset is approved this will be subject to an appropriate condition or planning obligation to ensure that any loss will not occur until a contract is in place to carry out the development that has been approved.</u></p> <p><u>Where development proposals lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, having special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it possesses.</u></p> <p>Conservation Areas</p>	<p>To reflect paragraph 137 of the Framework within the policy</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Proposals within or affecting the setting of any of the ten designated conservation areas in Fylde, listed below, or within any additional conservation areas designated during the lifetime of the Local Plan, should conserve or enhance those elements that make a positive contribution to their special character and appearance and setting. Proposals that better reveal the significance of these areas will also be supported.</p> <ul style="list-style-type: none"> • Lytham (Town Centre) • Lytham Avenues • Kirkham • St. Anne's on Sea (Town Centre) • Ashton Gardens / Porritt Houses (St Annes) • St. Anne's Road East • Singleton • Thistleton • Larbreck • Wrea Green <p>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 feature₂ –including trees, landscapes, spaces (public or private open space) and artefacts – that make a positive contribution to the Conservation Area₂ 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.</p> <p>Proposals should:</p>	<p>Grammar: add “or”, remove dash, add commas</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>a. Be appropriate to their context including setting, scale, density and physical characteristics;</p> <p>b. Preserve or enhance features, making a positive contribution, and in particular design, massing and height of any building should closely relate to adjacent buildings and should not have an unacceptable impact on townscape and landscape;</p> <p>c. Not have an unacceptable impact on historic street patterns or roof space</p> <p>d. Not result in the loss of open space (the Green Infrastructure network);</p> <p>e. Retain individual features of interest, e.g. doorways, cobbles, trees, hedges, railings and garden walls;</p> <p>f. Reinforce distinctiveness of the area, reflecting the local pallet of materials and local building styles.</p> <p>Public Realm and the Historic Environment</p> <p>The public realm needs to be designed appropriately, to reflect the special quality of the historic environment including landscaping, street furniture and materials. The public realm needs to be appropriately managed and maintained, in accordance with the Built Heritage Strategy for Fylde, so that it adds to the character, quality and distinctiveness of the heritage asset. Registered Historic Parks and Gardens</p> <p><u>Registered Historic Parks and Gardens</u></p> <p>Proposals that result in harm to the significance of a Registered Historic Park and Garden or its setting will not be permitted.</p>	<p>Omit comma, split sentence, to make paragraph flow correctly</p> <p>Remove from main text and make into sub-heading, as intended</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Proposals affecting any of the following three Registered Historic Parks and Gardens or newly designated Historic Parks and Gardens:</p> <ul style="list-style-type: none"> • Ashton Gardens, St Annes • Promenade Gardens, St Annes • Lytham Hall Park, Lytham. <p>should ensure that development does not cause significant 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, where appropriate, prejudice their future restoration.</p> <p>Locally important heritage assets</p> <p>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 retention <u>conservation</u>.</p> <p>Development which would remove, harm or undermine the significance of a locally important heritage asset, or its contribution to the character of the area, will only be permitted in exceptional circumstances, where robust evidence can demonstrate that the public benefits of the development would clearly <u>clearly outweigh the harm based on a balanced judgement</u>.</p> <p>Where the loss of a locally listed asset is permitted, the following will be required:</p> <ol style="list-style-type: none"> Survey and recording of the asset which may include archaeological investigation, which should be deposited with the local Historic Environment Record. 	<p>To accord with the Framework</p> <p>To accord with the Framework</p> <p>Removed those listed which are protected through Conservation Areas</p> <p>Amended on Historic England advice</p> <p>To accord with the Framework</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>b. The replacement building must be of a suitable quality and design and contribute to enhancing local character and identity.</p> <p>c. The salvage and reuse of materials and special features on site or nearby.</p> <p>Scheduled monuments and other archaeological remains</p> <p>Development which would result in harm to the significance of a scheduled monument and <u>or other</u> nationally important archaeological site <u>sites</u> will not be permitted, unless it can be demonstrated that the public benefits <u>which cannot be met in any other way</u> of the development would clearly outweigh the harm.</p> <p>Where there is the known <u>potential for</u> non-designated archaeology, developers will be expected to investigate the significance of the any 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.</p> <p>Where proposals affect non-designated archaeology of local significance, this will be a material consideration when determining any planning applications for development.</p> <p>Developers need to undertake research at an appropriate early stage to find out where archaeological remains are <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></p> <p>Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm, the Council will need to consider the significance of remains and seek to ensure mitigation of damage through preservation of the remains <i>in situ</i> as a preferred solution. Where this is not justified, the developer will be required to make adequate provision for excavation and recording before and / or during development. Proposals should also demonstrate how the public understanding and appreciation of such sites could be improved.</p>	<p>On Historic England advice, to accord with the Framework</p> <p>On Historic England advice, to accord with the Framework</p> <p>Improved expression</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Design Briefs</p> <p>Design Briefs will be prepared by the Council, to guide landowners, developers and civic amenity groups, where proposed new developments may have an impact on heritage assets, including listed buildings, conservation areas and registered historic parks and gardens.</p>		
Glossary	<p>Areas of Separation</p> <p>Areas of countryside separating existing settlements and associated built-up areas that contribute to preserving the openness of the area and gaps that protect the distinctive identity of the individual settlements. Development within an Area of Separation is restricted <u>to prevent harm to the effectiveness of the gap between the settlements that would compromise the function of the Area of Separation, to that appropriate within an area of Green Belt in order</u> to prevent the merging of settlements and the loss of the individual identity <u>and distinctiveness</u> of each settlement.</p>	To clarify the purpose of the Areas of Separation and to clearly distinguish from Green Belt, for the effectiveness of the policy and to accord with the Framework	
Glossary	<p>Employment Uses</p> <p>Any undertaking or use of land that <u>principally</u> provides paid employment (usually relates to the 'B' use class). This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses</p>	Consistency with Policy EC2	
Glossary	<p>Public Open Space (part of the Green Infrastructure network)</p> <p>Urban space, designated by a council, where public access may or may not be formally established, but which fulfils a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).</p>	This terminology removed from the plan in order to avoid confusion with the meaning of Open Space (which follows the Framework definition); to	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
		ensure policies are effective and consistent with national policy.	
Appendix 2 Housing Trajectory	Replace the information in the main table of the Housing Trajectory with a graph. The proposed graph is attached as an Appendix to this schedule.	To provide a plan-level indication of housing delivery, as distinguished from the detailed site trajectory for the plan period now to be included within the annual Housing Land Supply Statement.	
Appendix 8 Monitoring Framework	<p>Monitoring</p> <p>Fifth and sixth paragraphs:</p> <p>The Council will also keep under review the wider contextual issues, national, regional and local levels, which impact upon the Borough and the Local Plan, which is essential as the Local Plan timescale runs from 1 April 2011 to 31 March 2032. It is anticipated that the macro-economic climate will change over this timescale and that this could impact on the Plan. The regular review of the evidence base, including key documents such as the SHMA; the monitoring of wider contextual information and the monitoring of the policies are key in assessing whether the Local Plan will need to be reviewed.</p> <p>The Performance Monitoring Framework of key policies in the Local Plan, set out below, identifies indicators relevant to the objectives of the Local Plan. Monitoring will help to identify how well the policies are working and also identify any adverse effects <u>deficiencies in the performance of policies</u>. If any adverse effects arise <u>Trigger for Action points are reached</u>, this will trigger a review <u>invoke the Contingency/Action required: these are set out in the table</u>. The policies will be reviewed or mitigation measures developed to overcome and prevent further adverse effects.</p>	To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework Table	Add columns: Trigger for Action; and Contingency/Action (between fourth and fifth columns) Contents: see each modification as follows	To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring	
Appendix 8 Monitoring Framework Table Indicator 1	<p>Indicator: Net additional homes completed <u>Annual net homes completions against the minimum requirement of 415 homes per annum</u></p> <p>Target: Annual <u>net</u> homes completions against <u>to be at least the target minimum</u> requirement of 370-415 homes per annum.</p> <p><u>Triggers: (1) Failure to deliver 95% of the requirement over a 3-year rolling period, i.e. 1,183 net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. 1,058 net homes over 3 years (3) Failure to deliver 65% of the requirement over a 3-year rolling period, i.e. 809 net homes over 3 years</u></p> <p><u>Contingency: (1) Prepare and publish an action plan setting out key reasons for the situation and actions the Council and other parties need to take; (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply; (3) the presumption in favour of sustainable development as set out in the Framework would apply automatically from November 2020. A review of housing allocation policies will be conducted, to consider the need to allocate sites in order to prevent the continuation of the operation of the presumption in favour of sustainable development.</u></p>	<p>Correction to reflect modification to annual housing requirement</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p> <p>To accord with national policy as expressed in the Housing White Paper, paragraphs A.112 – A.115</p>	
Appendix 8 Monitoring	Indicator: 5 Year supply <u>Number of years' supply of housing deliverable within 5 years (Liverpool method)</u>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Framework Table Indicator 2	<p>Target: <u>To have more than 5 years' supply</u></p> <p>Trigger: <u>Having fewer than 5 years' supply</u></p> <p>Contingency: <u>Consider granting planning permission for sites of between 10 and 15 homes on sites not allocated in the plan, adjacent to the settlement boundaries of the Strategic Locations for Development.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p>	
Appendix 8 Monitoring Framework Table Indicator 3	<p>Indicator: Housing Trajectory. <u>Total number of homes (net) delivered within the plan period measured against the Housing Trajectory</u></p> <p>Target: To deliver a minimum of 7,768 8,715 homes (net) over the plan period from 1 April 2011 to 31 March 2032.</p> <p>Trigger: <u>20% shortfall on the cumulative requirement of the Housing Trajectory</u></p> <p>Contingency: <u>Consider reviewing site allocation policies</u></p>	<p>Correction to show measurable indicator</p> <p>Correction of plan total</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p>	
Appendix 8 Monitoring Framework Table Indicator 4	<p>Indicator: Location of homes completed in relation to the Strategic Locations for Development Policies. <u>Proportion of net homes completed in the Strategic Locations for Development (taken together). Proportion of net homes completed in the Non-strategic Locations</u></p>	<p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Target: Cumulative homes completed (net) from the start of the Plan period on 1 April 2011 located within -</p> <p>Lytham and St Annes Strategic Location: 23.3%.</p> <p>Fylde Blackpool Periphery Strategic Location: 29.2%.</p> <p>Warton Strategic Location: 10.6%.</p> <p>Kirkham and Wesham Strategic Location: 14.4%.</p> <p>Non-Strategic Locations: 9.6%</p> <p>Allowances: 12.8%.</p> <p>Strategic Locations for Development: 90%</p> <p>Non-strategic Locations: 10%</p> <p>Trigger: <u>Cumulative homes completed from the start of the Plan period on 1 April 2011 located within -</u></p> <p><u>Strategic Locations for Development: fewer than 80%</u></p> <p><u>Non-strategic Locations more than 15%</u></p> <p>Contingency: <u>Consider the delivery of sites against the detailed Housing Trajectory contained within the annual Housing Supply Statement. Where sites are failing to deliver in accordance with the expected completion rate, any obstacles to delivery will be addressed where possible and consistent with sustainable development. Where problems remain with the delivery of a site or sites, consideration will be given to reviewing the allocation policies.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring	Delete indicator	Not necessary for soundness	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Framework Table Indicator 5			
Appendix 8 Monitoring Framework Table Indicator 6	<p>Renumber: now indicator 5</p> <p>Indicator: <u>Employment land take-up: cumulative take-up of allocated employment land for employment development from the start of the plan period on 1 April 2011, compared to the requirement of 60.6 Ha (gross requirement) during the plan period divided pro-rata.</u></p> <p>Target: Cumulative take-up of allocated employment land for employment development from the start of the plan period on 1 April 2011, <u>to be at least 90% of the</u> compared to the requirement of 60.6 Ha (gross requirement) during at the end of the plan period.</p> <p>Trigger: <u>Cumulative take up of allocated employment land for employment development less than 50% of the expected pro-rata amount, or more than 150% of the expected pro-rata amount.</u></p> <p>Contingency: <u>where take up of allocated employment land for employment development is higher than expected, consider review of allocation policies. Where take-up is lower, consider whether there are obstacles to take-up on particular sites that could be overcome.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table	<p>Add additional indicator after 6: to be new indicator 6</p> <p>Policy: <u>EC3 Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems, Warton</u></p>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Between indicators 6 and 7	<p>Indicator: <u>Cumulative additional jobs created in Fylde over the plan period to date as a direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table Between indicators 6 and 7	<p>Add additional indicator after new indicator 6 above: to be indicator 7; renumber all subsequent indicators</p> <p>Policy: <u>EC4 Blackpool Airport Enterprise Zone</u></p> <p>Indicator: <u>Cumulative additional jobs created in Fylde over the plan period to date as a direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u>		
Appendix 8 Monitoring Framework Table Indicator 7	Delete indicator	The indicator can be affected by permitted development rights and is therefore not measurable	
Appendix 8 Monitoring Framework Table Indicator 8	Delete indicator	The site is owned by the Council, and therefore there is no purpose in an indicator	
Appendix 8 Monitoring Framework Table Indicator 9	Delete indicator	Not measurable	
Appendix 8 Monitoring Framework Table Indicator 10	<p>Renumber: now indicator 8</p> <p>Indicator: <u>Sustainable and efficient use of land-Density of completed housing development sites. To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Target: A density target of 30 homes per hectare or more <u>achieved on completed new-build sites representing at least 90% of the dwellings within those sites in any given year in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements. To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p> <p>Trigger: <u>30 homes per hectare or more achieved on completed sites representing 75% or fewer of the dwellings within those sites in any given year in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements. . To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p> <p>Contingency: <u>Review how the policy is being applied, the age and circumstances of the planning permissions to which the completions relate where the target was not met; if the policy has been applied accurately to the permissions which led to the trigger being applied, consider whether the policy needs to be reviewed.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver. (Re para 58 of the Framework)</p>	
<p>Appendix 8 Monitoring Framework Table</p> <p>Between Indicators 10 and 11</p>	<p>Additional indicator: to be no. 9</p> <p>Local Plan Policies: <u>H2 Density and Mix of New Residential Development</u></p> <p>Additional indicator: <u>Proportion of dwellings with full planning permission and on sites which are not yet completed that will have: 1 bedroom; 2 bedrooms; 3 bedrooms; 4 bedrooms; 5 or more bedrooms. Information will be derived from the approved planning applications.</u></p>	<p>Additional indicator to measure the effectiveness of the specific element of the policy.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Target: <u>At least 50% of dwellings to have 1, 2 or 3 bedrooms. At least 33% of dwellings at non-strategic locations to have 1 or 2 bedrooms.</u></p> <p>Trigger: <u>Less than 50% of dwellings to have 1, 2 or 3 bedrooms. Less than 33% of dwellings at non-strategic locations to have 1 or 2 bedrooms.</u></p> <p>Contingency: <u>Review how the policy is being applied, the age and circumstances of the planning permissions where the target was not met; if the policy has been applied accurately, consider whether the policy needs to be reviewed.</u></p>		
<p>Appendix 8 Monitoring Framework Table</p> <p>Indicator 11</p>	<p>Renumber: now indicator 10</p> <p>Indicator: <u>Number of affordable homes built Percentage of market housing schemes of 10 or more homes granted planning permission that provide 30% affordable homes.</u></p> <p>Target: <u>Number of All market housing schemes of 10 or more than 10 homes that to provide 30% affordable homes.</u></p> <p>Trigger: <u>Fewer than 90% of market housing schemes of 10 or more homes granted planning permission in any given year provide 30% affordable homes.</u></p> <p>Contingency: <u>Consider the circumstances of the permissions granted that have led to the trigger. If a generalised viability problem is indicated, consider a review of the requirement in the policy.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework Table Indicator 12	<p>Renumber: now indicator 11</p> <p>Indicator: Improving community health <u>Number of Health Impact Assessments (HIA) submitted alongside major planning applications on Strategic Sites.</u></p> <p>Target: Number of Health Impact Assessments (HIA) submitted alongside <u>all</u> major planning applications <u>on Strategic Sites.</u></p> <p>Trigger: Planning Application for a Strategic Site validated without a Health Impact Assessment having been submitted</p> <p>Contingency: Review how the requirement for HIAs is being implemented.</p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table Indicator 13	<p>Renumber: now indicator 12</p> <p>Indicator: <u>Number, Type and Location of Infrastructure Projects delivered.</u> Value of developer contributions collected.</p> <p>Target: <u>All projects listed within the IDP delivered, or commenced delivery, during the plan period.</u></p> <p>Trigger: <u>Failure to deliver a project that then results in a delay to the delivery of development sites allocated in the plan.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: <u>Work with lead organisations and developers to unblock delivery of infrastructure projects. If necessary review alternative ways of meeting the infrastructure need.</u>		
Appendix 8 Monitoring Framework Table Indicator 14	Delete indicator	Not measurable	
Appendix 8 Monitoring Framework Table Indicator 15	Delete indicator	Does not relate directly to the policies of the plan	
Appendix 8 Monitoring Framework Table Indicator 16	<p>Renumber: now indicator 13</p> <p>Indicator: Minimise the amount of inappropriate development in Flood Zones 2 and 3. <u>Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</u></p> <p>Target: Number of <u>No</u> planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</p>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Trigger: <u>Planning application for inappropriate development in Flood Risk Zones 2 and/or 3 granted planning permission contrary to Environment Agency advice</u></p> <p>Contingency: <u>Consider how the policy is being applied</u></p>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table Indicator 17	<p>Renumber: now indicator 14</p> <p>Indicator: Change in areas of biodiversity importance, <u>of land covered by local, national or international policy protections for biodiversity, or areas provided for biodiversity in mitigation through developments</u></p> <p>Target: Net gains in <u>areas of land specifically dedicated to and protected for biodiversity</u>.</p> <p>Trigger: <u>Fall in areas of land specifically dedicated to and protected for biodiversity</u></p> <p>Contingency: <u>Consider whether the fall in the areas of dedicated land has been offset by more effective use of the area of land that remains for biodiversity. If not, consider a review of how the policies have been applied.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table Indicator 18	<p>Renumber: now indicator 15</p> <p>Indicator: Amount of <u>indoor and outdoor sports facilities</u>, recreation and informal open space gained, and lost to other uses, <u>measured both by number and type of facilities, and by</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>amount of space of each type (with reference to the typology used in the Open Space Study).</u></p> <p>Target: Net gains in indoor and outdoor sports facilities and open space provision, by both number of facilities and amount of open space.</p> <p>Trigger: <u>unexpected specific losses of facilities (without like for like replacement).</u></p> <p>Contingency: <u>consider how the policy is being applied, whether any means exist of preventing or mitigating any loss</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
<p>Appendix 8 Monitoring Framework Table Indicator 19a</p>	<p>Renumber: now indicator 16</p> <p>Indicator: Number of Heritage Assets on Historic England's 'At Risk' register. <u>Number of heritage assets at risk on Fylde's Local List of Heritage Assets (once established).</u></p> <p>Target: No Heritage Assets in Fylde on Historic England's 'At Risk' register by the end of the plan period in 2032. <u>Reduction in the number of heritage assets on the Historic England's 'At Risk' register. Reduction in the number of heritage assets considered to be "at risk" on the local list of heritage assets once established.</u></p> <p>Trigger: <u>Identification of a heritage asset newly listed on "at risk" register. Periodic increase in the number of heritage assets on the "at risk" register in the borough. Identification of a locally listed heritage asset that could be at risk through periodic review.</u></p>	<p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: <u>Consider how the Council can contribute to measures to improve the condition of the “at risk” heritage assets. Consider whether the policy is contributing to the neglect of heritage assets, and if so, consider whether the policy should be reviewed.</u>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table Indicator 19b	Delete indicator	Not required for the soundness of the plan	
Appendix 8 Monitoring Framework Table Indicator 19c	Delete indicator	Not essential and significant resource implications	
Appendix 8 Monitoring Framework Table Indicator 19d	Delete indicator	Not required for the soundness of the plan	
Appendix 8 Monitoring Framework Table	Add additional indicator: to be new indicator 17 Policy: <u>Policy EC1: Overall Provision of Employment Land and Existing Employment Sites</u>	To ensure monitoring of jobs growth across all sectors of the economy, including emerging sectors,	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Additional indicator after 19d	<p>Indicator: <u>Cumulative additional jobs created in Fylde from the start of the plan period</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u></p>		



Fylde Local Plan

SCHEDULE OF PROPOSED ADDITIONAL MODIFICATIONS

To 22nd December 2017

Schedule of Proposed Additional Modifications: as at 22nd December 2017

The Inspector examines the Local Plan as submitted by the Council. However there are further opportunities to make changes during the Examination process, before the Local Plan is adopted. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) modifications are either classified as "main" or "additional" modifications.

“Main Modifications” are required to resolve issues in order to make the Local Plan sound (paragraph 182 of the Framework) or to ensure its legal compliance. They involve changes or insertions to policies and text that are essential to enable the Plan to be adopted. Main Modifications are therefore significant changes that have an impact on the implementation of a policy.

“Additional Modifications” are of a more minor nature and do not materially affect the policies set out in the Fylde Local Plan. Additional modifications mainly relate to points where a need has been identified to clarify the text, include updated facts, or make typographical or grammatical revisions which improve the readability of the Local Plan.

This schedule consolidates modifications proposed alongside the submission plan in document no. SD014 (the Schedule of Proposed Minor Modifications), which fall under the category of Additional Modifications, together with further Additional Modifications arising before and at the Stage 1 and Stage 2 Hearing Sessions, and others arising subsequently, it replaces the one dated 5th December 2017. Main Modifications are listed in a separate schedule. A separate Schedule of Proposed Modifications to the Policies Map details changes that are made to the Policies Map, some of which reflect modifications made in the other two schedules.

This Schedule remains subject to subsequent change until the publication of the Inspector’s report at the end of the Examination process. An updated version of the Local Plan incorporating all accepted amendments will be produced at the end of the Examination.

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Throughout document	Standardise use of term “Strategic Locations for Development”	Consistency	
Contents	<p>Chapter 5: — National Policy</p> <p>Policy NP1: Presumption in favour of sustainable development</p> <p>Renumber all subsequent chapters</p>	To reflect changes made in Main Modifications to those parts of the plan	
Contents	Policy SL3: Warton Strategic Location for Development <u>Development</u>	Spelling	
List of Figures/ Tables/ Maps	Remove Table 2, renumber remaining tables on this page and throughout document	To reflect changes made in Main Modifications to those parts of the plan	
Paragraph 1.5	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 1.9	<p>Remove reference to the paragraph number in the Framework</p> <p>Several NDPs are being prepared in advance of this Local Plan. The St Annes on the Sea Neighbourhood Development Plan has been subject to a Public Hearing, following the recommendation of their NDP Independent Examiner, and the Bryning with Warton NDP will be subject to a Referendum, following the accepted recommended modifications of their NDP Independent Examiner. 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. It is the Parish Council's intention to allocate suitable sites in and around Elswick to provide 50 homes over the plan period, in addition to the existing commitments. Improvements may be required to the existing A585 Thistleton junction to improve safety and accessibility.</p>	<p>To prevent the plan from becoming out-of-date</p> <p>To provide an updated position for the plan as it completes Examination</p>	
Paragraph 1.10	<p>Once adopted a NDP will sit alongside the Local Plan and form part of the Development Plan for the area. Any NDP adopted prior to this Local Plan, may need to be reassessed, to ensure it is compliant with the policies contained in this Local Plan and if not it will need to be amended. Fylde Council will take account of any adopted NDP during the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the Local Plan. All Neighbourhood Development Plan area boundaries are shown on the Policies Map, which accompanies this Publication version of the Local Plan. Neighbourhood Development Orders may also be produced to grant planning permission for development that complies with the order. Community groups may also produce Community Right to Build orders to give planning permission for small-scale, site-specific developments.</p>	<p>To provide an updated position for the plan as it completes Examination</p>	
Paragraph 1.14	The new Duty	The Duty to Co-Operate is no longer new	
Paragraphs 1.15 and 1.16	Remove reference to the paragraph numbers in the Framework	To prevent the plan from becoming out-of-date	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 1.29	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	
P17 - Map	North Yorkshire instead of West Yorkshire and West Yorkshire instead of South Yorkshire	Correction to map labelling	
Paragraph 3.4	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	
Vision (4 th paragraph)	Fylde will have an energy hub, generating a cluster of energy based companies and amenities; together with an energy logistics park <i>(remove semi colon before together with an energy logistics park)</i>	Inspector comment following Gordon Smith rep re lack of connection between vision and policy EC4	
Vision (4 th para.)	... together with an energy logistics park, close to <u>within</u> Blackpool Airport Enterprise Zone, to support energy businesses on the Fylde Coast.	Minor factual correction	
Vision (9 th 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	
P39 - Map	Map needs updating – Fylde-Blackpool Periphery not Blackpool Periphery as stated	For consistency with policy wording	
Policy M1	Criterion d correct spelling of “included” and “designed”	Spelling	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD5	... Westinghouse r Springfields in Salwick...	Spelling	
Paragraph 8.14	The Council encourages such proposals, subject to the provisions of policy GD4 <u>GD5</u> and other relevant policies in the Local Plan.	Correction	
Paragraph 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. 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 intention to adapt and adopt this Design Guide as a Design Guide SPD, which will set out best practice for new developments and works within Conservation Areas.	Update to add reference to additional document	
Paragraph 8.25	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.	Deletion of out-of-date practice	
Policy GD8	b) the land / premises is / are no longer suitable for the existing use when taking into account access / highway issues (including public transport), site location, business practices, infrastructure, physical constraints, environmental considerations and amenity issues. The compatibility of the existing use with adjacent uses may also be a consideration; or marketing of the land / property indicates that there is no demand for the land / property in its existing use; c) marketing of the land / property indicates that there is no demand for the land / property in its existing use.	Deletion of text that is duplicated from bullet c)	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 9.7	Blackpool, Fylde and Wyre Economic Development Company, is owned by the four ^{three} Fylde Coast Authorities (Blackpool, Fylde and Wyre), together with LCC, with a board of directors from the public and private sectors. The development of a diverse Fylde Coast Energy Sector has been identified by the EDC as one of its six key priority areas. The application for EZ status at Blackpool Airport was co-ordinated by the EDC. The EZ will became operational from 1st April 2016 and will continue until 2037 ²⁰⁴⁰ . The Blackpool Airport Enterprise Zone will become a centre of excellence for the energy sector. There are plans for Central to this is a new Energy HQ, a dedicated new training facility to be developed by Blackpool and Fylde College. It is <u>has been</u> backed by a £6.2 million Growth Deal funding, and aims to provide job-ready students in engineering and advanced technology. Planning permission has been granted for the erection of a <u>A two storey college building has been completed and occupied</u> at the site of the former airport terminal building. <u>Courses commence in September 2017.</u> This development will support energy businesses on the Fylde Coast.	Factual updates	
Policy EC1	ES6 ITSA <u>DWP</u> , Brunel Way, Whitehills	Correction	
Policy EC1	ES5 - Blackpool Airport Enterprise Zone (Zone A) , Squires Gate	Removal of meaningless reference	
Policy EC1	Under Existing Employment Sites within the table, alongside: Blackpool Airport, Squires Gate, Blackpool Airport Corridor, under 'Appropriate Uses' make the following deletion " and A1, A2, A3, A4 and A5 ".	Wrongly included	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
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 Westinghouse Springfield, Salwick 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	
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 become a national focal point for the sector, help mitigate the impact of the potential job losses at the Warton Base and the wider impact this will have on the Lancashire economy.	Correction: further job losses not expected.	
Policy EC4 (b)	Alternative uses, such as retail, employment and leisure may be appropriate where it can be demonstrated that they help deliver aviation uses on this site.	Correction. (Employment use is already provided for as the principal use promoted in the policy)	
Policy EC4 (c)	c. Local Development Order <u>& Masterplan</u>	For clarification	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy EC5	Paragraph below c. Local Centres, also in Primary Shopping Frontages and Secondary Shopping Frontages: ...as defined on the back of the Policies Map <u>including Inset Plans</u>	To ensure plan accurately refers to contents of maps, for ease of reference	
Policy EC5	Mis-spelling of Whyndyke (paragraph below d.)	Correction	
Policy H2	M4(3A) (wheelchair-accessible <u>adaptable</u> dwellings)	Correction	
Policy H3	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.	Out-of-date wording	
Paragraph 10.64	The current government proposal is that starter homes will fall within the definition of affordable housing. The Planning and Housing Act, 2016 has introduced a general duty for councils to promote the supply of starter homes. Regulations will impose a starter homes requirement, whereby a planning authority can only grant planning permission for residential development if the requirement is met. Starter homes are defined as a new dwelling, available for qualifying (generally under age 40) first-time buyers only, to be sold at a discount of 20% to the market price.	To reflect up-to-date legislative position	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 11.27	There is a lack of reliable, high speed electronic communication in parts of the Borough. LCC is leading on the Lancashire Superfast Broadband Project which aims to bring improved broadband speeds to businesses and communities in Lancashire, including Fylde, by the end of 2015 . This will help to stimulate and increase business productivity, aid home working opportunities and attract investment into Lancashire. Again, further information is set out in the IDP.	Update and consistency	
Paragraph 11.33	Any proposal affecting an outdoor sports facility will be judged in relation to the new most up-to-date Playing Pitch Strategy, issued in 2016 <u>produced by the Council</u> .	To avoid text becoming out-of-date	
Paragraph 11.35	In terms of the development of appropriate facilities, this will be determined through evidence from the Playing Pitch Strategy process, and other work with the community and sports bodies, to determine a particular club or community's needs. The Council is expected to introduce a CIL and the balance between what monies are collected from Section 106 Agreements and CIL will be part of this process. The level of contributions will be determined through the S106 and CIL setting agenda. The Council will publish <u>has published</u> a list of investments in existing facilities in the IDP <u>Infrastructure Delivery Schedule</u> , which comprises Appendix 2 to the IDP.	Clarify and update text	
Paragraph 12.3	The Council is preparing <u>has prepared</u> an Infrastructure Delivery Plan (IDP) , which will identify <u>identifies</u> the infrastructure required to deliver the Local Plan and how it will be delivered. In doing this, it will identify <u>identifies</u> obstacles to the delivery of the Local Plan and how these will be overcome. The IDP will also identify <u>identifies</u> gaps in funding, and will therefore inform <u>informs</u> the CIL, which is a levy the Council will use to charge on new developments. More information on CIL is set out in policy INF2 .	To give text an up-to-date sense	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.6	There is a shortage of both primary and secondary school places in Fylde. The priority at present is delivering primary school places. Secondary school provision is almost at capacity. LCC has identified a <u>likely</u> need for a new secondary school in the Borough within the Plan period, which runs up to 31 March 2032. LCC is working with Fylde Council to ensure that an appropriate site for a new secondary school is identified and provided .	Consistency	
Policy INF1	The Council will support the delivery of <u>high-speed fibre</u> broadband in line with the Lancashire Broadband Plan through the Lancashire Superfast Broadband project and communications technology to all parts of the Borough and will encourage and facilitate its use in line with national policy.	Update and consistency	
Paragraph 12.34	Fylde Council supports these proposals and will work with LCC to ensure these major schemes facilitate improvements to the road network. The proposed timetable suggests that the East-West Link Road through the new housing development in north-west Preston, will open by Spring 2017. Work will begin in 2017 on the Preston Western Distributor Road and the Cottam Link Road and both roads will open in 2019 2022 . The Preston, South Ribble and Lancashire City Deal is key to the delivery of the Preston Western Distributor Road.	Factual updates	
Paragraph 12.35	The Fylde Coast Highways and Transport Masterplan, July 2015 and the North Fylde Connectivity Study includes the M55 to Fleetwood Corridor improvements, the route of which traverses land in both Fylde and Wyre.	Correction	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.42	Certain civil aerodromes including Blackpool Airport are officially safeguarded through Circular 1/2003 – ‘Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas’. This is necessary to ensure that their operation and development are not inhibited by buildings, structures, erections or works which would infringe on protected surfaces, obscure runway approach lights or have the potential to impair the performance of aerodrome navigation aids, radio aids or telecommunication systems; by lighting which has the potential to distract pilots; or by developments which have the potential to increase the number of birds or the bird hazard risk. The maps showing the safeguarded areas that are certified by the Civil Aviation Authority.	To ensure the sentence reads correctly	
Paragraph 12.54	The adopted Fylde Coast Highways and Transport Masterplan, July 2015 also refers to a North Fylde Line Stations Viability Study <u>North Fylde Coast Connectivity Study</u> .	Correction	
Paragraph 14.6	The Council intends to prepare a Valued Landscapes SPD in 2017 , to accompany policy ENV1 .	To correct out-of-date timing	
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	
Paragraph 14.35	Open space (The Green Infrastructure network) should be taken to mean all open space of public value, including, but not limited to:	To clarify the distinction from open space as referred to within Policy ENV3	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV4	<p>Provision of New Open Space (<u>Part of</u> the Green Infrastructure network)</p> <p>Financial contributions will be sought through the Community Infrastructure Levy to assist schemes for other safe green open space (the Green Infrastructure network) where there is an identified need, including the provision of allotments, trees and woodland.</p>	Consistency	
Policy ENV5	<p>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 feature₂ - including trees, landscapes, spaces (public or private open space) and artefacts —that make a positive contribution to the Conservation Area₂ 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.</p>	Grammar	
Policy ENV5	<p>(b) Preserve or enhance features (omit comma) making a positive contribution. (full stop) In in particular design, massing, and height of any building should closely relate.....’</p>	Grammar	
Policy ENV5	<p>The heading Registered Historic Parks and Gardens will be dropped down as a proper heading.</p>	Layout	
Policy ENV5	<p>Where there is the <u>known or</u> potential for non-designated archaeology, developers will be expected to investigate the significance of the <u>any</u> 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.</p>	Correction	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV5	<p>Amend fourth paragraph under <u>Scheduled Monuments</u> to read:</p> <p>Developers need to undertake research at an appropriate early stage to find out where archaeological remains are <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></p>	Improved wording	
Glossary	<p>LAP</p> <p>Local Area for Play (and informal recreation), aimed at very young children. Minimum size 0.01ha, minimum dimensions 10 x 10 metres, minimum activity zone of 100 square metres, minimum separation distance between activity zone and boundary of dwellings 5 metres.</p> <p>LEAP</p> <p>Local Equipped Area for Play (and informal recreation), aimed at children who can go out to play independently. Minimum size 0.04ha, minimum dimensions 20 x 20 metres, minimum activity zone of 400 square metres, minimum separation distance between activity zone and the habitable room facade of dwellings 20 metres.</p>	To clarify the meanings of LAPs and LEAPs, to assist applicants in understanding the policy. The specifications are taken from the Fields in Trust (formerly National Playing Fields Association) Guidance for Outdoor Sport and Play.	
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	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework	<p>Monitoring</p> <p>(final paragraph):</p> <p>The indicators aim to monitor the performance of the key policies, rather than measure (remove gap) wider utcomes <u>outcomes</u>. The nineteen performance monitoring indicators have reliable...</p>	Spelling and spacing	
Appendix 6	<p>Additional site (omission):</p> <p><u>Queensway Industrial Estate, Snowdon Road, St Annes</u></p> <p><u>Although the estate is generally of low quality, it is a useful source of budget accommodation to local bad neighbour occupiers. This includes waste disposal services. The estate is almost fully occupied and most land and property is well used.</u></p> <p><u>There is a 3.8ha greenfield expansion site to the east which could be connected to the existing industrial estate via Snowdon Road or Scarfell Road, expansion options elsewhere are constrained by adjacent uses (housing and Blackpool Airport). The industrial estate should therefore be retained and protected as an established local employment area. The lack of alternative infill/expansion options suggest that the allocated expansion site should be retained for employment uses.</u></p>	Omitted in error	
Appendix 6	<p>Mythop Lodge, Mythop Road, Weeton with Preese. The farm now operates as a small business park (albeit with premises presently let to a single occupier <u>currently vacant</u>) and is the only employment area north of the M55.</p>	Updated information	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
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	
IDP Chapter 3	Re-number paragraphs from 3.49 on page 29 to the end of the chapter.		
IDP Paragraph 6.11	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). <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	
IDP Paragraph 6.12	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. <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	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
IDP Above Table 2	Before the table after Paragraph 6.12, add 'Figures for 2016 are:'	Update from Education Authority	
IDP Paragraph 6.16	LCC only seek contributions for developments of eleven <u>ten</u> or more homes, which means that the cumulative impact of smaller sites is not taken into consideration.	Update from Education Authority	
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 additional primary forms of entry and approximately 787 <u>709</u> secondary school places over the lifetime of the plan.	Update from Education Authority	
IDP Paragraph 6.18	Three <u>Four</u> 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	
IDP Paragraph 6.20	<p>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 2014/15 <u>2015/16</u>, namely:</p> <ul style="list-style-type: none"> • Clifton Primary School • Ansdell Primary School • Star of the Sea Primary School • St Peter's Catholic Primary School • St Annes on Sea St Thomas' Park Primary School • Lytham Hall Park Primary School • <u>Heyhouses Endowed CE</u> • <u>Lytham CE Primary School</u> 	Update from Education Authority	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
IDP Paragraph 6.21	LCC has projected there will be an overall shortfall of primary school places within the next five years from January 2013 , 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	
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. LCC is working with Fylde Council to ensure that sufficient secondary school places are provided throughout the plan period. LCC is working with Fylde Council to ensure that an appropriate site for a new secondary school is provided within the plan period.	Update from Education Authority	
IDP Paragraph 6.24	LCC is legally obliged to provide a school place for every child of school age resident within Lancashire, even if their nearest school is located outside of Lancashire County, such as in Blackpool which is a unitary authority <u>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.</u> 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	
IDP Paragraph 6.26	Delete as repeats 6.25	Correction	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
IDP Paragraph 6.28	<p>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.</p> <p><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></p>	Update from Education Authority	
IDP Paragraph 6.29	<p>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. There 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.</p>	Update from Education Authority	
IDP Appendix 2 Education	Under Education delete row in reference to New primary school on land at Mowbreck Lane, Wesham.	Update from Education Authority	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
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	
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	



Fylde Local Plan

SCHEDULE OF PROPOSED MODIFICATIONS to the POLICIES MAP

To 22nd December 2017

Schedule of Proposed Modifications to the Policies Map: as at 22nd December 2017

The Inspector examines the Local Plan as submitted by the Council. However there are further opportunities to make changes during the Examination process, before the Local Plan is adopted. Under Section 20(7) of the Planning and Compulsory Purchase Act (2004), as revised by Section 112 of the Localism Act (2011) modifications are either classified as "main" or "additional" modifications. However, the Policies Map is not part of the Examination, and therefore a separate schedule of modifications to the Policies Map is required.

This schedule lists modifications proposed to the Policies Map, compared to the version that was provided in submission documents SD002a-d. It replaces the version dated 5th December 2017. Main Modifications and Additional Modifications are listed in separate schedules. The modifications in this schedule generally reflect specific modifications to policies set out in the other two schedules. Accompanying the schedule are inset maps showing the specific changes where applicable.

This Schedule remains subject to subsequent change until the publication of the Inspector's report at the end of the Examination process. An updated version of the Local Plan Policies Map, incorporating all accepted modifications, will be produced for Adoption.

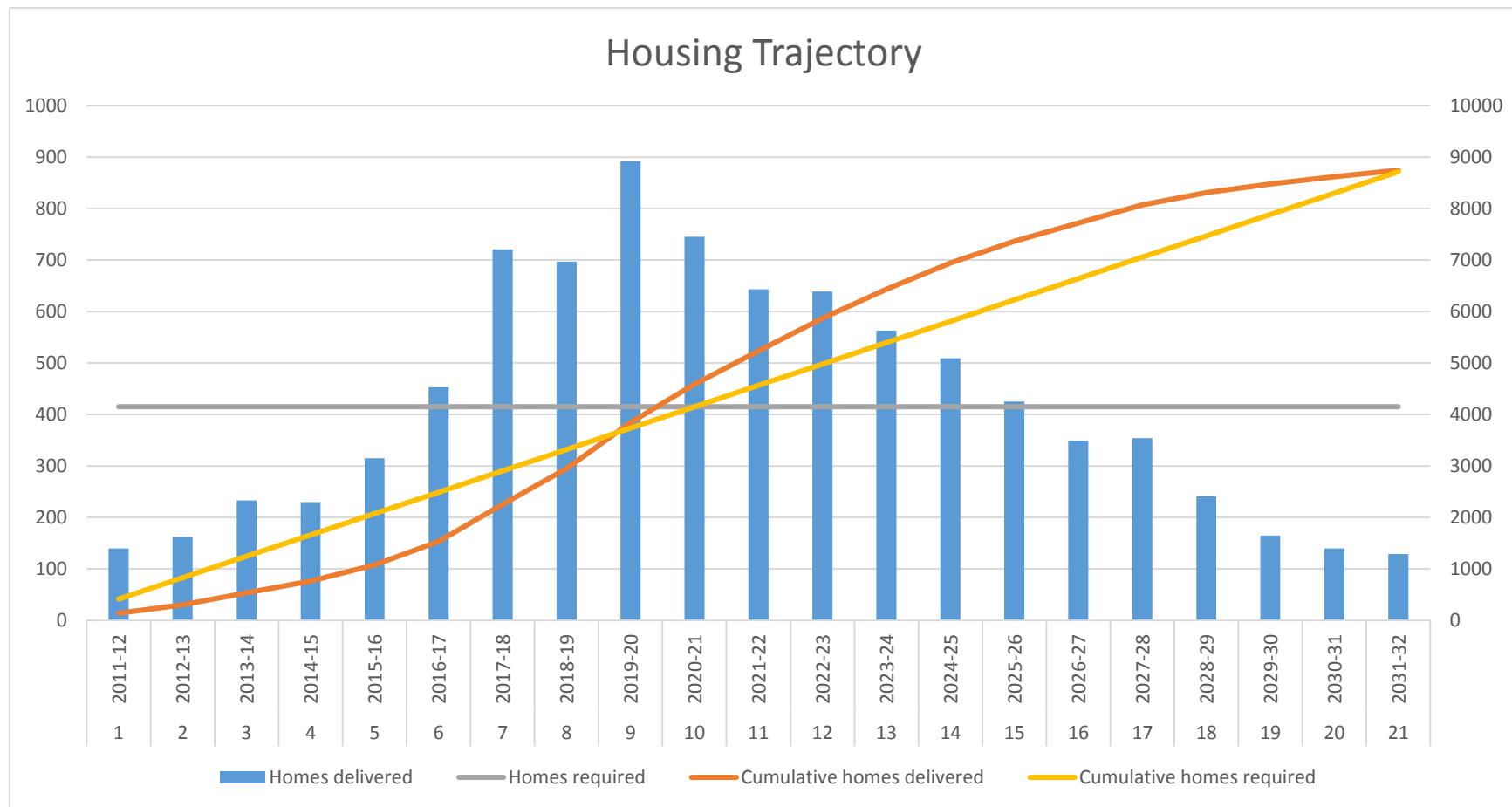
Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Map key and across map	Change colour used to designate borough boundaries and boundaries of NDP areas, to make each boundary type distinct	Clarity, to ensure effectiveness of the plan by clearly identifying areas to which policies apply. In particular, change from grey so that the boundaries are distinguishable from the background colour for roads.	
Map key and across map	Where two colour designations overlay one another, use hatching of the two colours together	Clarity, to ensure effectiveness of the plan by clearly identifying areas to which policies apply. Previously, overlain colours had led to the appearance of a hybrid colour which did not appear in the key.	
Policy SL1	Change to site area covered by site HSS1 Queensway so that only the developed area is within the site	To ensure the area allocated for development is correct, to make policy effective	
Policy SL1	Delete site HS6 68 North Promenade & 1 Sandgate	To remove site that is now unlikely to be brought forward	
Policy SL1	Additional site <u>HS58 Westmoreland House, 29-31 Orchard Road, St Annes</u>	Update to include site with planning permission	
Policy SL1	Additional site <u>HS59 land to East of Sefton Road, Lytham St Annes</u>	Update to include site with planning permission	
Policy SL1	Additional site <u>HS60 Valentines Kennels, Wildings Lane, Lytham St Annes</u>	Update to include site with planning permission	
Policy SL1	Additional site <u>HS61 Roseacre, Wildings Lane, Lytham St Annes</u>	Update to include site minded to approve	
Policy SL1	Additional site <u>HS62 Keenans Mill, Lord Street, Lytham St. Annes</u>	Update to include site with planning permission	
Policy SL1	Additional site HS67 St Leonards Bridge Garage, St Annes (17/0299)	Update to include site with planning permission	
Policy SL1	Additional site HS68 Church Road Methodist Church, St Annes (17/0665)	Update to include site with planning permission	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy SL2	HS21 – Land to the rear of 11-63 Westgate Road, Squires Gate: correction to extent of site	Factual correction	
Policy SL2	MUS1 – Cropper Road East, Whitehills: correction to extent of site	Factual correction	
Policy SL3	<u>HSS12 Land North of Freckleton Bypass, Warton</u>	Update to include site with planning permission	
Policy SL3	<u>HSS13 Clifton House Farm, Lytham Road, Warton</u>	Update to include site with planning permission	
Policy SL3	Change to site area covered by site HSS2 so that only the developed area is within the site	To ensure the area allocated for development is correct, to make policy effective	
Policy SL4	Additional site: <u>HS57 Brook Farm Dowbridge Kirkham</u>	Update to include site with planning permission	
Policy SL4	Additional site (minded to approve) <u>HS63 Campbells Caravans, Blackpool Road, Kirkham</u>	Update to include site minded to approve	
Policy SL4	Change to site area covered by site HSS8 so that only the developed area is within the site	To ensure the area allocated for development is correct, to make policy effective	
Policy SL5,	Correction to boundary of site HS52 – Cobweb Barn, Oak Lane, Newton	Correction to site boundary	
Policy SL5	Additional site <u>HS64 Land West of Church Road, Weeton</u>	Update to include site minded to approve	
Policy SL5	Additional site: <u>HS69 Naze Court, Naze Lane, Freckleton</u>	Update to include additional allocated site	
Policy SL5	Additional site: HS70 Land West of Woodlands Close, Newton (16/0554)	Update to include site with planning permission	
Policy GD1	Make settlement boundaries clearer (different colour to distinguish from borough boundary)	To improve effectiveness of policy	
Policy GD1	Alter settlement boundary to Lytham St. Annes to reflect the extent of the developed area within site HSS1	To improve effectiveness of policy	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD1	Alter settlement boundary to Lytham St. Annes to include the additional sites HS60 and HS61 within the settlement	Update to include additional sites	
Policy GD1	Add settlement boundary around site MUS2 Whyndyke	Omitted on submission Policies Map: added to ensure policy GD1 is effective	
Policy GD1	Alter settlement boundary to Warton to reflect the extent of the developed area within site HSS6	To improve effectiveness of policy	
Policy GD1	Alter settlement boundary to Warton to include the additional sites HSS12 and HSS13 within the settlement	Update to include additional sites	
Policy GD1	Alter settlement boundary to Wesham to reflect the extent of the developed area within site HSS8	To improve effectiveness of policy	
Policy GD1	Alter settlement boundary to Kirkham/Wesham to include the additional sites HS57 and HS63 within the settlement	Update to include additional sites	
Policy GD1	Alter settlement boundary to Weeton to include the additional site HS64 within the settlement	Update to include additional sites	
Policy GD1	Alter settlement boundary to Newton to include the additional site HS70 within the settlement	Update to include additional sites	
Policies GD2, GD3, GD4	Alter hatching/colouring so that the varying designations are more clearly distinguished	To improve effectiveness of policies	
Policies GD2, GD3, GD4	Show Green Belt, Areas of Separation and Countryside Areas as three distinct designations, i.e. the Countryside Area colouring should not wash under the other hatching.	To improve effectiveness of policies	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD3	Alter the extent of the Area of Separation between Newton and Kirkham to remove the site HS70 from the designated area.	Update to reflect the planning permission granted at appeal, and to accord with the modification to Policy SL5 which allocates the site.	
Paragraph 8.7	Alter green belt boundary to show defensible boundary at perimeter of site HSS4	To update the Green Belt boundary in accordance with the Framework	
Policy EC4	Alter boundary of Enterprise Zone to show correct extent of the area on the eastern corner	To show correctly the designated area and therefore to ensure that the policy can be applied to all of the EZ in Fylde	
Policy EC5	Add Local Centre (indicative) for Whyndyke	To ensure that the Policies Map is consistent with Policy EC5	
Policy EC5	Add key item to show that triangle refers to Local Centre (indicative)	Clarity	
Policy EC6	Amend the Policies Map so that the Island Sea Front Area at St Annes includes the approach to it as the Development Brief map shows.	Consistency	
Policy H1	Amend key to distinguish between strategic and non-strategic housing sites (as already reflected in the colouring of those sites on the map).	To clarify the distinction made on the map	
Policy HW2	Delete school site in Mowbreck Lane Wesham (in accordance with IDP Para 6.28) (also a main modification to Policy HW2)	Consistency of Policies Map with IDP	
Policy T3	Remove Blackpool Airport Open Lands from map and from the key	To be consistent with the main modification which removes a redundant aspect of the policy	

Appendix: proposed Housing Trajectory Graph



DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	4
LOCAL LISTS OF BUILDINGS : HERITAGE ZONES 3-9			

PUBLIC ITEM

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

SUMMARY

The Council's Built Heritage Strategy was formally approved in November 2015. It contains a complete review of the nature and scope of the built heritage assets of the Borough, the appropriate legislative framework and an action plan that lists a series of projects that are to be undertaken during the life of the Strategy. An important priority was considered to be the compilation of a local list of buildings.

The compilation of a local list was authorised by the former Development Management Committee and to assist in the broader understanding of the issue a member briefing was held in September 2016.

A report was presented to Committee in September of this year reminding Members the processes that have been adopted in the implementation of the project. The recommendations were confirmed and the second batch of locally listed buildings were approved. The two zones with locally listed buildings now approved are within the Fairhaven zone and Ansdell zone. This report, likewise, seeks approval for locally listed buildings in the remaining zones of Lytham St Annes.

There are 7 zones in question for consideration as shown in appendix 1, the list of buildings. Detailed maps of the zones illustrating the geographical location of the proposed locally listed buildings will be available at the meeting.

RECOMMENDATIONS

1. That the local list of buildings as set out within Schedule 1 (Appendix 1) contained within the seven remaining zones be approved and adopted.
2. That authority be delegated to officers to consider the necessity for the introduction of Article 4 Directions, as may be relevant, to each locally listed building and thereafter, and following appropriate consultation, introduce such directions.

SUMMARY OF PREVIOUS DECISIONS

On 26 March 2014, in line with the recommendation of the Policy Development Scrutiny Committee of 6 March 2014, Cabinet resolved to:

1. Approve the consultation exercise as undertaken in respect of the [Heritage] Strategy and responses thereto be noted and the incorporation of these into the final Strategy.
2. Recommend to Cabinet that the Strategy as presented be approved and thereafter be adopted as official Council Policy.
3. Recommend to the Cabinet that the Task and Finish group to remain in operation, for a period of no more

than 12 months, to oversee the initial implementation of the Strategy, Action Plan and Work Plan and the setting up of the Heritage Forum.

A series of task and finish groups were held culminating in the adoption of the Built Heritage Strategy for Fylde 2015 – 2032 in November 2015.

On 20 January 2016, the Development Management Committee was invited to appoint members to a working group, to be known as the Project Board in the delivery of the local listing of heritage assets.

Following consideration of this matter the Committee RESOLVED: to appoint Vice-Chairman, Councillor Richard Redcliffe, Councillors Maxine Chew and Peter Collins to the working group.

In March 2017, Planning Committee RESOLVED TO approve the methodology and Protocol relating to the implementation of the project, the concept of protecting and recognising Groups of High Townscape Value, the scope for conservation area review and further potential designations and the locally listing of the first 'batch' of 10 buildings.

In September 2017 Planning Committee RESOLVED TO approve the Groups of High Townscape Value in Ansdell, the scope for conservation area review and further potential designations and the locally listing of the second 'batch' of locally listed buildings.

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. Introduction and Background

The Councils Built Heritage Strategy (2015 – 2032) was adopted in November 2015 following an extensive programme of research and consultation. It involved the setting up of a task and finish group of members, who helped guide its progress. The Strategy has had the full endorsement of Historic England (HE). Local Listing is viewed by HE as an important aspect of heritage protection and the National Planning Policy Framework encourages planning authorities to recognise and designate locally important heritage assets to help facilitate their conservation and protection.

The Strategy is based around four themes, which seek to promote, protect and conserve the rich built heritage of the Borough. Attached and integral to the Strategy is the extensive Action Plan that seeks to deliver specific projects that will be undertaken during the lifetime of the Strategy. Theme 1 : Conserving the Built Heritage, specifies a number of projects which includes the compilation of a 'Local List of Buildings', and a review of Conservation Areas including the scope for boundary reviews, new designations and the preparation of appraisals and management plans. The latter are required by statute and are an important part of the development management process.

Following the adoption of the Strategy, Committee authorised officers to commence a programme of local listing. To assist the process it was further agreed that three councillors would be appointed to form a small Project Board (Committee resolution dating from 20th January 2016). This was aimed at overseeing the process and act as a sounding body for the relevant officers, as the project proceeded. This was seen as particularly important as there is no prescribed process for the undertaking of local listing, apart from some advisory material from Historic England. The specific methodology has emerged as the project has proceeded.

The Local Plan, as it is emerging – and gaining more weight in the planning decision making process - contains a range of policies in respect of heritage protection and enhancement (Policy ENV 5). Local listing of heritage assets is a key part of this policy.

2. Methodology Applied : Initial Selection Process

As outlined in the foregoing section, there is no prescribed method of compiling local lists of buildings. However, Historic England have produced some guidance and in-house research has revealed that a number of local authorities have produced their own lists. Having regard to the material available, the methodology being used takes into account the advice and practice available elsewhere. However, the approach being applied in Fylde is somewhat bespoke, influenced by local circumstances, as the project has emerged. The approach being undertaken, has been discussed with advisors from Historic England who are in support the method being used.

In compiling a methodology four significant questions arose, which can be summarised as follows:

- How buildings can be identified?
- What is the threshold for their inclusion i.e. what measure of quality is appropriate?
- What is the method for final selection?
- What are the implications of local listing?

To answer these questions a 'Protocol' was been prepared and this document was approved in March of this year.

Methodology : Expert Panel

The ultimate decision as to whether a building becomes locally listed rests with the Council's Planning Committee. However, in order to ensure that the buildings recommended for local listing are suitable, the buildings are placed before a Panel which comprises of individuals who are considered to have the appropriate knowledge and skills. The buildings recommended for 'local listing' have been supported by the Panel.

3. Notification to building owners and other interested parties

Following consideration by the Panel, the owners of the buildings affected have been notified. This has been undertaken by letter and includes an explanation of the local listing process, a question and answer sheet which identifies commonly asked questions, a data sheet explaining the significance of the building and links to the Council's web site, where further information is displayed. It is further explained that the process has an in built appeals process, that can be used in cases where Council officers cannot deal with any initial concerns of owners.

In respect of the Ansdell zone, a number of enquiries were made from building owners, but these have been resolved. As such, there have been no appeals to consider.

4. Implications of Local Listing and Article 4 Directions

At the meetings of March and September 2017, Committee authorised officers to consider the necessity of introducing Article 4 Directions to particular buildings, to bring under control potentially harmful 'permitted development'. It should be noted however, that many of the commercial buildings that have been locally listed, or those with a mixed use, do not benefit from the same extent of permitted development as, for example, dwelling houses. As a consequence, it will be appropriate to consider the potential effects of permitted development on a case by case basis. It is suggested that this issue be considered as a follow up matter, whereby the implications of permitted development can be fully considered. It was resolved at the Committee meeting in March that if officers consider Article 4 Directions to be appropriate, then this matter will be reported to Committee with the issues and implications set out for due consideration.

5. Unresolved matters

The Fairhaven Zone was considered in full at the Committee meeting in March. However, two buildings were 'deferred' prior to Committee. These related to no.225, Inner Promenade and the boathouse at Fairhaven Lake. The first was in view of a potential objection/appeal from the owners of 225, which has not materialised, following discussions with the said owners. The second was deferred pending further information, which has been resolved. It is recommended that these two buildings be added to the local list.

6. Progress to Date

The resolution of Committee was one of completing the Lytham and St Annes area given the funding support offered by the Civic Society in the first instance. This would also enable to system to the 'trialled' such that it could be rolled out across the rural parts of the Borough.

The project is now to extend into the remainder areas of the borough. The methodology and processes that have been applied so far are entirely applicable to the other towns and parishes and will help to continue the steady progress made so far. Eventually local listing project will

7. The lists of buildings total 88 in number. 24 buildings are already contained within the local list. These range from large commercial buildings, dwellings, communal buildings and unusual artefacts. Once approved by Committee, the status is confirmed and owners and interested parties notified of the final decision. It can be assumed that where buildings are contained within the list, they are placed on it either on the basis that the particular owner supports (or does not object) to the proposed listing or in a few cases, where initial representations and potential objections have been resolved. As of the time of preparing the report, there have been no formal appeals against the proposals to locally list. Once contained within the list, the status afforded by listing becomes a material factor in the determination of any planning application.

8. Conclusion

The local listing project has progressed well with all Lytham St Annes zones complete. It is proposed to progressively bring additional lists to Committee covering the rural areas. A report in respect of conservation area review and designation will be brought forward in due course.

IMPLICATIONS	
Finance	No financial implications arising directly from this report.
Legal	None specific outside normal planning considerations
Community Safety	None
Human Rights and Equalities	None specific
Sustainability and Environmental Impact	Project seeks to sustain the built heritage of the Borough
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	20 th December 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Built Heritage Strategy for Fylde 2015 – 32 Report to Development Management Committee	November 2015 20 th January 2016	Town Hall or Web site www.fylde.gov.uk

Attached documents

1. Schedule of Buildings proposed for local listing within the zones 3-9 (inclusive). The full data sheets for each building are available on the Council's website.

Heyhouses & St Annes Central zone LL buildings summary

ref	Asset	Building type	Description
H1	2 Smithy Lane	dwelling	Late Victorian cottage possibly associated with the adjacent smithy (latter now demolished). The smithy was originally on Heyhouses Lane opposite the Trawlboat Inn (round the corner) but relocated to Smithy Lane when it was cut through in the 1850s.
C1	29-31 Heyhouses Lane	pair dwellings	Little altered pair of semi-detached dwelling houses constructed 1870 for the headmaster and headmistress of the then adjacent Heyhouses School
H2	123-129 Church Road	Terrace of dwellings	Mid- 19 th century cottages on an earlier site which formed part of the Clifton Estate and make a strong positive contribution to the townscape
H3	Arnold England headstone, Park Cemetery	Headstone	Headstone marking the burial site of Arnold England, a prominent local architect who was responsible for designing several locally listed buildings
C2	Beauclerk Gardens, Church Rd /St Annes Road East	GARDENS	Part of former site of Whiteside's Farm and location of the discovery of 'the St Annes Hoard'. The farm was demolished in 1897 to make way for the adjacent Victoria Hotel.
C3	Church Road Methodist Centre, St Albans Road	Church hall	Former Mission Hall constructed in 1888 for the developing working class area of St Annes. By 1902 the congregation had outgrown the building and a new church was built adjacent on the corner of Church Road. The Mission Hall became the Sunday School.
C4	Church Road Methodist Church	POW	Edwardian Methodist Church designed by prominent local architects H & W Wade; contractors were Messrs. S. Butterworth & Sons of Blackpool. Formally opened on 8 June 1905.
H4	Old Trawl Boat Inn and cobble wall, Heyhouses Lane	dwellings	Mid 19 th century former inn serving the Heyhouses farming community and travellers between Lytham and Blackpool
H5	Milestone outside 242 Heyhouses Lane	milestone	Milestone which is a remnant of the historic Lytham to Blackpool route made during the 1830s
C5	Our Lady Star of the Sea, St David's Road South/St Annes Road East	POW	Late Victorian Roman Catholic Church designed by Peter Paul Pugin. Partially built and opened in 1890 but not completed until 1927.
C6	Chapel at War Memorial Homes, Church Road/Smithy Lane	POW	Unusual and distinctive chapel constructed to serve the War Memorial Housing development designed by prominent local architect Tom Mellor 1947 - 50
H6	The Elms, 56 Heyhouses Lane	dwelling	Former farmhouse re-built in the late 19 th century, which provides evidence of the former Heyhouses farming community.
C7	Victoria Hotel, Church Road	public house	Substantial late Victorian hotel designed by prominent local architect John Dent Harker and opened in 1898. Site was formerly Whiteside's farm demolished the previous year.

H7	Woodlands, Blackpool Road	dwelling	Early 19 th century dwelling house with Victorian extensions to the south and east, which was previously part of the Clifton Estate, and which probably gives its name to the major east-west road through Ansdell.
H8	Park Cemetery	Cemetery	Purpose designed burial ground by nationally renowned landscape architects TH Mawson & Sons

Lytham east zone LL buildings summary

ref	Asset	Building type	Description
LE1	21-23 Westby St	Dwellings	Mid Victorian semi-detached cottages with many original features which make a strong positive contribution to the townscape
LE2	Assembly Rooms , Dicconson Terrace	Place of assembly	Mid Victorian purpose built assembly rooms which have been altered and refurbished to meet changing demand in the interwar and post war period which make a strong positive contribution to the townscape
LE3	Edward VII post box, Westby Street	Street furniture	Locally rare post box which make a strong positive contribution to the character of the townscape
LE4	Former bank, 9 Dicconson Terrace	Bank	Substantial Edwardian bank which makes a strong positive contribution to the character of Clifton Square
LE5	Former post office, 82 Clifton Street and former Williams Deacons Bank, 84 Clifton Street	Commercial	Late Victorian purpose-built post office and bank in a prominent corner location on Clifton Square
LE6	Old mussel tank, Central Beach	Industrial	Last remaining of three mussel cleaning tanks constructed in 1935, now covered with grey concrete flags. A rare survival of local industrial heritage
LE7	Ship & Royal Hotel, Clifton St Plus adjoining shops: Bertie's no. 93 W Hills no. 95 Seniors nos. 97-99	Public house	Late Victorian mock Tudor hotel and public house which makes a strong positive contribution to the street scene
LE8	St Peter's Catholic Church, Clifton Street	POW	Early Victorian Gothic style Catholic Church constructed to meet the needs of the growing resident and visitor population, which makes a strong positive contribution to the townscape
LE9	St Peter's Cemetery and Mortuary Chapel, Saltcotes Rd	Mortuary chapel and cemetery	Attractive Gothic style late Victorian mortuary chapel and cemetery associated with St. Peter's RC Church, Clifton Street
LE10	Swiss Lodge, Saltcotes Rd	Dwelling	Mock Tudor lodge at the entrance to the historic carriage drive to Lytham Hall, built by Madeleine Clifton in 1884 in memory of her husband Squire T.H. Clifton
LE11	Former Talbot Hotel, Clifton Street	Commercial	Former hotel and licensed premises opened in 1904 on the site of an earlier inn
LE12	White Cottage, 1 Central Beach	Dwelling	Early 19 th century cottage and the oldest building on the Beach

Lytham west zone LL buildings summary

ref	Asset	Building type	Description
LW1	1 and 2 Woodville Terrace inc. 45a Church Road	dwellings	Substantial and elegant pair of Victorian semi-detached villas with many original features, and which makes a strong positive contribution to the townscape
LW2	2 and 3 Gregson Street	Dwellings	18 th century cobble cottage which is a rare survivor of the Clifton Estate, and whose early occupants made a major contribution to the development of Lytham and St Annes
LW3	4-9 Lowther Terrace	Dwellings	3 pairs of large mid-Victorian semi-detached villas with ornamental features which make a strong positive contribution to the townscape, and the setting of Lowther Gardens. The buildings have group value (some deeds not available)
LW4	99 Ballam Road	Dwelling	Distinctive Modernist house constructed in 1934 based on the House of Tomorrow design, which was unique in the district
LW5	Bank, 6 Clifton Square (closed)	Bank	Substantial Edwardian bank in a prominent corner location which makes a strong positive contribution to the townscape (no deeds available)
LW6	Charley's mast	Flagpole	Historic flagstaff and local landmark named after an HM Customs and Excise Officer Charley Townsend who died in 1829.
LW7	County Hotel	Public house	Late Victorian hotel and licensed premises which forms part of the historic Market Square and makes a strong positive contribution to the character of the townscape
LW8	Edenfield, Clifton Drive South	Dwelling	Substantial gothic style former pair of semi-detached villas constructed in 1862 by James Eden of the adjacent Fairlawn
LW9	Fairlawn, Fairlawn Road	Dwelling	Mid-Victorian substantial detached villa which was the first to be built at the far west of the Beach by James Eden
LW10	Former Lytham Railway Station (now Station Tavern)	Railway station	Italianate Victorian railway station constructed in 1872/3 for the Blackpool and Lytham railway
LW11	Former tennis pavilion	Pavilion	Former tennis pavilion constructed in 1885 associated with Lytham Cricket Club now a scoreboard
LW12	Former Lowther College for Girls, 32 – 34 Church Road	Dwelling	Substantial mid-Victorian former gentleman's residence called Lowther House which became the Lowther and Fairhaven College for Girls founded in 1898
LW13	Lowther Gardens	Park	Landscaped Victorian park and gardens established by Squire J Talbot Clifton and opened in 1872
LW14	Lytham Cricket Ground	Green space	The first dedicated cricket ground in Lytham established in 1862
LW15	Milestone, outside no. 9 Blackpool Road	Milestone	Milestone which is a remnant of the historic Lytham to Blackpool route
LW16	Pagoda shelter, Lowther Gardens	Shelter	Unusual shelter which was part of the original design scheme for the park
LW17	Robin Park and Sparrow Park	Green spaces	Pair of small parks planted as part of the development of Lytham Station c. 1863 - 1873
LW18	St Cuthbert's Cross, Church	Roadside cross	Medieval roadside cross restored in 1912, which is also claimed to be a resting place for the body of St.

	Road		Cuthbert, patron saint of Lytham
LW19	Taps Public House, Henry Street	Public house	Early Victorian inn originally named the Clifton Arms Vaults which formed part of the grade II listed Clifton Arms Hotel's extensive premises
LW20	The Elms, Clifton Drive	Dwelling	Substantial mid Victorian detached villa constructed for the artist Thomas Webster in 1854
LW21	Watchwood Lodge, Ballam Road	Dwelling	Victorian lodge which was originally an inner lodge on the approach known as Green Drive to Lytham Hall
LW22	Witch Wood	Green space	Community woodland which was originally part of a plantation established c. 1830 by Squire Clifton to screen Lytham Hall

St Annes North-east zone LL buildings summary

ref	Asset	Building type	Description
NE 1	Cobble wall to front boundary, 7 – 9 Headroomgate Road	wall	Good example of a brick and pebble wall, which is a distinctive vernacular boundary treatment in the St Annes area, and which makes a strong positive contribution to the character of the townscape
NE 2	Cop, Blackpool Rd North	Cop / hedge	Very rare surviving man-made landscape feature of the historic Heyhouses farming community
NE 3	Diamond Jubilee Lamp post, Headroomgate Rd/St Annes Rd East	Lamp post	Cast iron lamp post and plinth erected to celebrate Queen Victoria's Diamond Jubilee
NE 4	Former St Annes Vicarage, Headroomgate Rd	offices	Victorian vicarage designed by R. Knill Freeman associated with adjacent listed St Annes Parish Church
NE 5	Headroomgate Farm and cobble wall, 58 Headroomgate Road	dwelling	Late 17 th century farmhouse which is a rare survivor of the historic farming community. Formerly Common Side House and Greaves Farm
NE 6	Headroomgate Residential Home, 1 Oxford Road	Care home	Former gentleman's residence and prep school in a prominent corner location, which makes a strong positive contribution to the townscape
NE 7	Heyhouses Primary School (St Annes Road East part)	school	Victorian infant school built to meet the needs of the new town and replace the 18 th century charitable school for the Heyhouses farming community
NE 8	Leach Lodge Farm and cobble wall, Leach Lane	dwelling	Nineteenth century farmhouse and cobble wall which provides evidential value of the early farming community and also has high archaeological potential
NE 9	Links Hotel, Heeley Road	Public house	Attractive post war public house on a substantial corner plot which makes a strong positive contribution to the character of the townscape
NE10	Former West End Farm, 67 Ashley Road	dwelling	Nineteenth century farmhouse which provides evidential value of the early farming community - Expert Panel meeting 26/5/17

St Annes North zone LL buildings summary

ref	Asset	Building type	Description
N2	435 Clifton Drive North	Dwelling	Little altered substantial Queen Anne style villa in a prominent corner location which makes a strong positive contribution to the character of the townscape. First appears on 1911 OS map.
N3	Boundary wall and railings at the former St Annes Hotel, St Annes Road West	Boundary wall to commercial property	Boundary wall and railings associated with the first hotel constructed in St Annes now demolished; important for their evidential value. St Annes Hotel was constructed in 1875 and substantially demolished in 1985. The hotel was rebuilt but the basement bar was retained and listed grade II in 2016 as a rare survivor of a Craven Dunhill tile scheme.
N4	Boundary wall, Sefton Court, 42 North Promenade / Beach Road	Boundary wall to res. flats	Good example of a brick and pebble wall which is a distinctive feature of the Fylde area, some of which are statutorily listed, and which makes a strong positive contribution to the townscape. Constructed c. 1890 as part of the development scheme by William Porritt, director of the Land and Building Company, to the north of the pier.
N5	Wall 46 North Prom	Boundary wall to res. flats	Good example of a brick and pebble wall which is a distinctive feature of the Fylde area, some of which are statutorily listed, and which makes a strong positive contribution to the townscape
N6	Wall Summerfield, Todmodern Rd/CDN	Boundary wall to res. flats	Brick and pebble boundary wall which provides evidence of historic use of the site, which is now occupied by a modern housing development
N7	Imperial Hydro arches and boundary wall, North Promenade/St Annes Rd West	Boundary wall to res. flats	Impressive and substantial boundary treatment for the former Imperial Hydro Hotel, now demolished, which provides evidence of earlier site use
N8	Joflor Mount, 54 North Promenade	Res flats	Substantial and striking detached Edwardian villa which makes a strong positive contribution to the character of the townscape
N9	Police Station, St Andrew's Road North	Offices	Late Victorian purpose built police station which makes a strong positive contribution to the character of the townscape. Designed by Henry Littler the first County Architect.
N10	St Annes Public Hall and Assembly Rooms, St George's Road	Commercial	Late Victorian assembly rooms designed by John Dent Harker which make a strong positive contribution to the townscape
N11	Thursby Nursing Home, Clifton Drive North	Nursing home	Edwardian convalescent home for children established in 1905, designed by prominent local architect Thomas Muirhead, which makes a strong positive contribution to the character of the townscape
N12	Former tram shelter, Clifton Drive North / St Annes Road West	Commercial (vacant)	Tram shelter constructed in 1918 to serve the St Annes and Lytham tramway
N13	United Reformed Church,	POW	Late Victorian church designed by Messrs Walker and Collinson of Bradford, who also designed the

	Clifton Drive North / St George's Road		grade 2 listed Drive Methodist Church, St Annes
N14	Wall 10-12 North Promenade	Boundary wall to res. flats	Good example of a brick and pebble wall which is a distinctive feature of the Fylde area, some of which are statutorily listed, and which makes a strong positive contribution to the townscape
N15	Wall 24-26 North Promenade	Boundary wall to res. flats	Good example of a brick and pebble wall which is a distinctive feature of the Fylde area, some of which are statutorily listed, and which makes a strong positive contribution to the townscape
N16	Boundary wall, Nicoll Court, 40 North Promenade	Boundary wall to res. flats	Good example of a brick and pebble wall which is a distinctive feature of the Fylde area, some of which are statutorily listed, and which makes a strong positive contribution to the townscape

St Annes South zone LL buildings summary

ref	Asset	Building type	Description
S1	7-9b Park Road	Gf shops with res. flats above	Edwardian purpose built shops designed by prominent local architect Arnold England for Luke Slater Walmsley, fine art dealer, which makes a strong positive contribution to the character of the townscape. Constructed 1911
S2	54 All Saints Road	Dwelling	Unusual and distinctive interwar detached house with many original features
S3	192-198 Clifton Drive South	Res flats	Three blocks of art deco style apartments constructed c. 1936 which add a distinctive character to the local street scene (Windsor Court, Queens Court and Kings Court). Architects Lancashire Building Co. Ltd.
S4	Dormy House, Royal Lytham Golf Club, Links Gate	Commercial	Dormy House provides overnight accommodation for visiting golfers, which has group value with the clubhouse. Designed by GH Willoughby of Manchester, who was also responsible for the nationally listed Ansdell Institute. Contractors Messrs Dryland and Preston. Completed in 1913
S5	Club House, Royal Lytham Golf Club, Links Gate	Commercial	Little altered late Victorian clubhouse associated with one of the world's premier links courses. Constructed in 1898 and designed by Messrs Woolfall and Eccles of Liverpool. Built 1898
S6	Electra House, 24 St Thomas Road	Res flats	Unusual early Edwardian substation constructed for the Blackpool, St. Annes & Lytham Tramway Company, designed as a bungalow to fit in with the locality. Designed by Herbert and William Wade and built in 1903, the substation was in the basement and the upper floor was the residence of the tramway company's managing director. The basement was also converted to residential when the tramway closed.
S7	Kismet, Croyde Road	Dwelling	Unusual and distinctive interwar bungalow in a prominent corner location which makes a strong positive contribution to the local townscape. 1925 date stone in shield above doorway. Designed by prominent local architect Walter Wade.
S8	Matlock House, 300 Clifton Drive South	Offices	Little altered Victorian villa which was also the base for the board of the St Anne's on the Sea Local Board of Health which met from 1878 – 1894. Became The Links School 1894 – 1902. The former schoolroom has a frieze of tiles featuring scenes from Shakespeare designed by John Moyr Smith (1839 -1912) for Mintons. There are also Aesops Fables tiles by Mintons. All the original fireplaces and vestibule tiles are extant.
S9	Old Yorkshire Bank, 32 St Annes Road West	Commerical	Late Victorian bank designed by renowned architects Messrs. Paley, Austin and Paley, which makes a strong positive contribution to the townscape. Contractor TH Smith of Blackpool. Opened in 1892 as the Lancaster Banking Company.
S10	Orchard Road, Synagogue	PoW	Byzantine style post-war synagogue by Jewish architect A. Maxwell Caplan of Southport which adopts a non-standard plan form. Constructed from brick (very pale brown for show, red elsewhere) with concrete dressings. The rectangular schul and synagogue are separated by a shared entrance corridor, with the Ark on the same wall as the entrance.
S11	Post Office, Clifton Drive South	Commercial	Little altered late Victorian post office which makes a strong positive contribution to the character of the local townscape. Constructed 1900 and designed by notable local architects Messrs. England, Winstanley and England; contractors were Messrs. Moore Bros. of St. Annes.

S12	RBS, St Annes Road West/Orchard Rd	Commercial	Classical style bank opened in 1913 which makes a strong positive contribution to the character of the townscape. Designed by Cecil Jackson of Chesterfield; contractor James Eaves of Blackpool. Constructed for Williams Deacons Bank.
S13	Town Hall	Offices	Elegant and substantial Victorian hydropathic hotel opened in 1896 which was adapted for use as a Town Hall for the Lytham St Annes Borough Council in 1925. Many original features internally with Minton tiles on walls and floors, and some original stained glass. The Lytham St Annes Art Collection is housed at the Town Hall and much can be seen throughout the building. The hotel was one of a number of buildings known as Porritt buildings because they were constructed under the chairmanship of William Porritt of the St Annes on the Sea Land and Building Company, who was a major investor in the development of the town. Constructed by Messrs. Shepherd, Walmsley and Smith.
S14	St Annes Baptist Church, St Andrews Road South/St Thomas Road	POW	Late Edwardian Baptist church which makes a strong positive contribution to the character of the local townscape. Constructed 1909/10; designed by Messrs Smith and Matley, Manchester, contractors Messrs J. Fielding and sons, Blackpool.
S15	St Annes College Grammar School	School	Late Victorian purpose built private school with many original features, by Manchester architect Charles Hindle, which makes a strong positive contribution to the street scene. Opened in 1898, it is the oldest surviving private school in the area. Originally named the St Annes College for Girls, it became St Annes College Grammar School in 1902.
S16	St Annes Lifeboat House, East Bank Road	Funeral parlour	St Annes' first lifeboat house constructed 1881. Home of the <i>Laura Janet</i> which was involved in the worst lifeboat disaster in RNLI history in December 1886. Capsized with the loss of her entire crew of 13 while going to the assistance of the Barque MEXICO; 14 of the 16 man crew of the Southport lifeboat were also lost on the same mission. Closed in 1928. Served as an Ambulance Station between 1949 and 1974 with the small extension at the front to house the fuel pump.
S17	Victorian Post Box, Osborne Road/Clifton Drive		Victorian post box which makes a strong positive contribution to the character of the local townscape. The roadside post box was introduced in Britain following the 1840 postal reform which provided for universal affordable postage.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	5
KIRKHAM: PUBLIC REALM IMPROVEMENTS			

PUBLIC ITEM

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

SUMMARY

As a consequence of the approved development at Mill Farm, Wesham a commuted payment of £110,000 was negotiated by way of an agreement under Section 106 of the Planning Act to be used for the purposes of upgrading aspects of the public realm of Kirkham and Wesham town centres. The primary justification for the funding requirement was directly related to the estimated trading diversion from the anchor town centre convenience store in Kirkham (Morrison's) to the new Aldi store.

Committee resolved at its meeting of 7th September 2016 to fund the next phase of the repaving of Poulton Street estimated at a cost of £90,000. This was the frontage between Birley Street and Market Square.

The scheme has been completed and the final cost was in fact £69,000. The significant 'cost saving' was due to a number of factors including very little call on contingencies as construction turned out to be relatively straightforward. In addition, little time was lost due to poor weather and material we obtained at a competitive price. Unfortunately the trees proposed to the frontage could not be installed.

The next phase of the repaving works are around the Market Square, which would form a logical conclusion to this part of the public realm enhancement works.

The cost of the next phase of works is estimated at £60,000. It is proposed that part of the funding for this would be by way of utilising the residual £21,000 underspend from the last phase of works. In respect of the balance of funding for the scheme a sum of £29,000 is the subject of a capital growth bid for 2018/19 (to be met by Fylde Council) to be considered elsewhere on the agenda of this meeting of the Committee. The remaining funding (estimated at up to £10,000) would be met by way of a contribution from Kirkham Town Council.

RECOMMENDATIONS

It is recommended that the Committee:

1. Approve the use of the £21,000 initially allocated to Phase 5 of the Kirkham Regeneration Scheme, for the purposes of making a contribution to the undertaking of Phase 6, the area of which is shown on the plan at Appendix 1;
2. Authorise the implementation of the re-paving scheme subject to the funding for the full scheme cost being secured; and
3. Agree to the method of procurement and implementation as set out in the report, namely the continued working partnership with Lancashire County Council for the delivery of the scheme.

SUMMARY OF PREVIOUS DECISIONS

Previous reports to Committee in the context of regeneration scheme within the town centre.

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. As outlined in the summary, Kirkham Town Centre has been the recipient of public realm improvements, funded from a number of sources. The Plan at Appendix 2 illustrates how the 'high street', for the most part Poulton Street, has been sub-divided into a number of zones. To date zones 1, 2, 3, the major part of 4, 5 and the Poulton Street frontage to 6 have been completed.
2. The last scheme to be undertaken was between Birley Street and Market Square, which included the adopted pavements and forecourt frontages. The estimated cost was some £90,000, the figure based on construction costs associated with earlier schemes. It was assumed, in designing the scheme and in discussions with the contractor - Lancashire County Council, that there may well prove to be complications with sub-surface issues including complicated service runs and potential basement issues.
3. As matters turned out, the scheme proved to be relatively straightforward although in the end trees could not be accommodated due to severe restrictions presented by services.
4. This resulted in the outturn cost of £69,000 presenting a 'saving' of some £21,000.
5. The Plan at Appendix 2 illustrates how the public realm improvements have been implemented. The completion of Zone 6, to the properties fronting Market Square makes logical sense. Improvements beyond this zone are likely to rely on the availability of Section 106 contributions, which will be available in the future, depending on the timing of the associated residential developments.
6. The surfacing of the paving around the Market Square is in poor condition and was itself the subject of an improvement scheme in the late 1980's. Some of the flagging is damaged and has been patched up with tarmacadam. It is also suggested that the subsurface of the flags is concrete, which would need excavation to provide an appropriate bedding for the new material. This adds to the cost, unfortunately.
7. It is proposed to use the same material that has been used for earlier phases.
8. The cost saving of £21,000 forms part of the original allocation of £90,000 towards the last phase (5). Although it was an allocation towards a particular phase of works within a defined area, Committee may take the view that it is appropriate to use the cost saving in pursuance of the next phase, which is a logical extension of the area identified as Zone 6 on the plan – around the Market Square.
9. Lancashire County Council has placed a cost estimate of £60,000 on the works and it is proposed that in addition to aforementioned £21,000 the Council provide an additional £29,000 (subject to the decision in respect of the capital growth bid to be considered elsewhere on the agenda of this meeting of the Committee and subject also to final approval of such at the March Council meeting) and Kirkham Town Council up to £10,000, depending on the final cost.
10. The scheme would complete this part of the town centre and result in a significant improvement to this frontage, complimenting earlier phases and will be particularly be appropriate in the context of the stone sett surfacing of Market Square itself.
11. The areas for improvement are wholly within the adopted highway and so the complications of assembling forecourt areas, as is the case in many of the regeneration scheme, would not arise in the case. This would then have the added advantage that the scheme could be implemented in the short term. Its future maintenance would be the responsibility of Lancashire County Council. Should maintenance be required in

the future (unlikely as the material is very durable), it would be replaced with the same high quality material since the area is located within a designated conservation area. This gives the locality the status of being of 'high amenity value' warranting a particular approach to repair and maintenance.

12. Full details of the scheme will be presented to Committee in the near future.

Conclusion

13. The last phase of the public realm enhancements for Kirkham resulted in a considerable saving. It is proposed that the £21,000 be re allocated towards the implementation of the next Phase (6). Full details of the scheme will be presented to Committee for its final approval, assuming that the funding will be made available in full such that the scheme can be implemented.

IMPLICATIONS	
Finance	Funding for this scheme, at a total estimated cost of £60,000, is partly from residual Section 106 contribution in the sum of £21,000; partly by a further contribution from Fylde Council in the sum of £29,000 (subject to the decision in respect of the capital growth bid to be considered elsewhere on the agenda of this meeting of the Committee and subject also to final approval of such at the March Council meeting); and by Kirkham Town Council in a sum of up to £10,000, depending on the final cost.
Legal	None
Community Safety	Not relevant.
Human Rights and Equalities	No specific issues. The scheme is aimed at benefitting all sections of the community.
Sustainability and Environmental Impact	Scheme aimed as sustaining and enhancing the role of Kirkham as an important service centre and market town.
Health & Safety and Risk Management	Dealt with as part of the contractual arrangements.

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	01253 658434	Date of report

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Planning Application 5/13/655.		Town Hall, St. Annes

Attached documents

1. Appendix 1 : Plan of the area the subject of the report.
2. Appendix 2 : Adopted Public Realm Zoning Plan for Kirkham Town Centre

Key

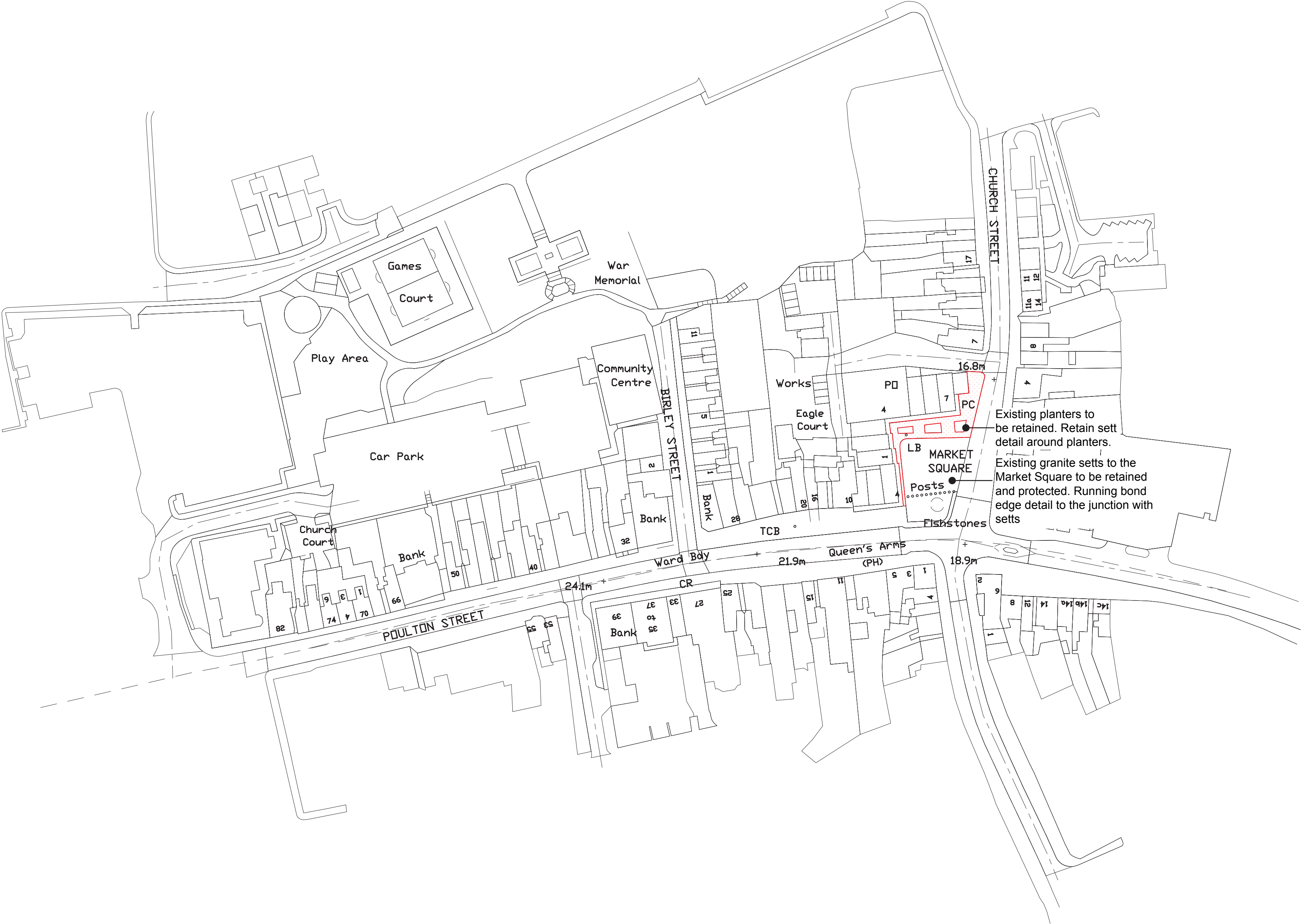
Area to be paved with Tegula blocks to match new paved area along Poulton Street

Notes:

Straighten and reset bollards in existing locations where necessary.

Existing granite setts removed as part of the scheme to be salvaged and stored.

Colour, edging details and laying pattern of tegula blocks to match adjacent new paving along Poulton Street.



Date	Revision



Fylde Council

Technical Services
Development Services
The Town Hall
Lytham St Annes
Lancashire
FY8 1LW

Tel: 01253 658658 E-mail: webmaster@fylde.gov.uk

Drawn By:	KTL	Date:	May 2017
Checked By:	PD	Scale:	1:500@A2

Project:

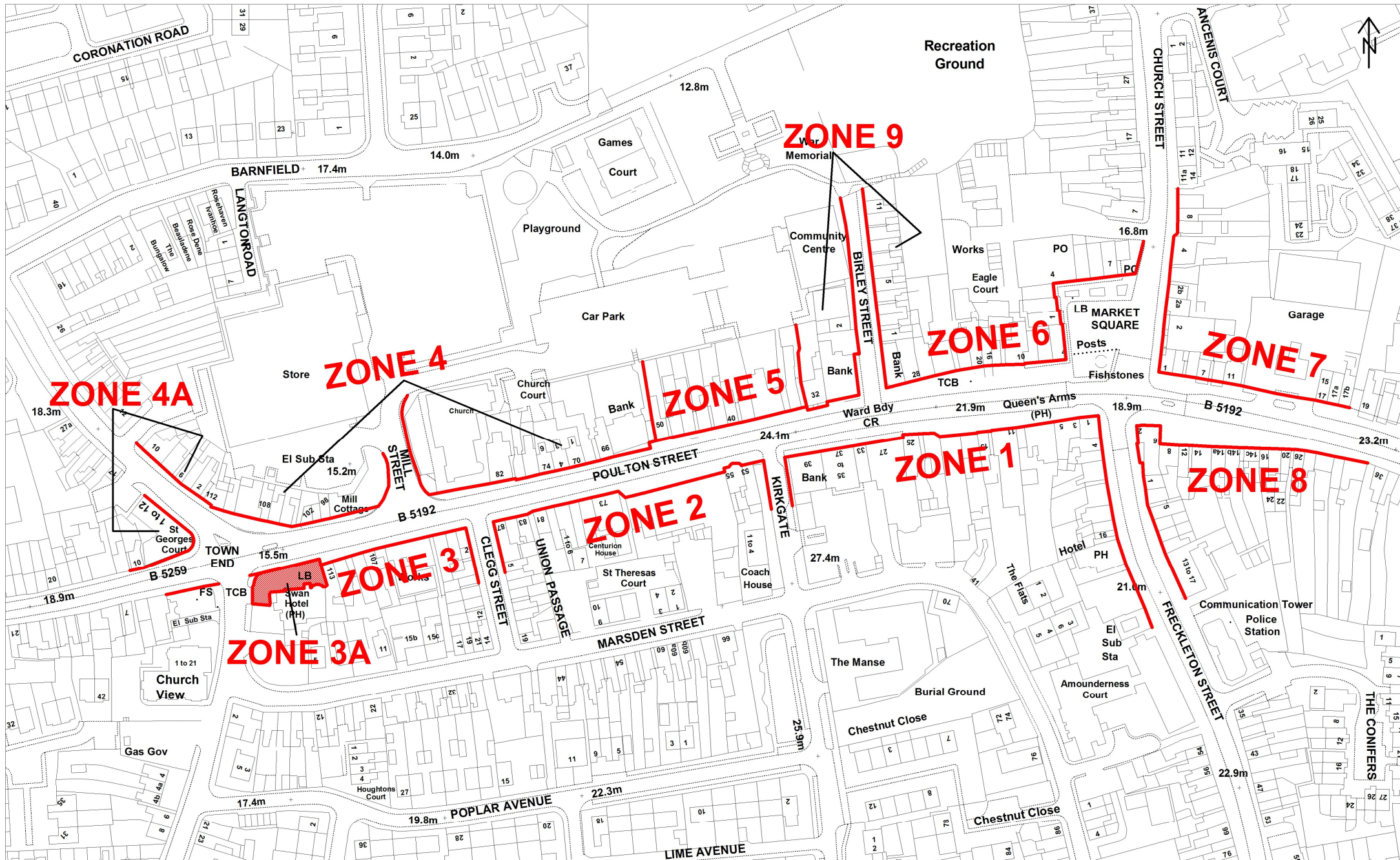
**Kirkham Town Centre
Poulton Street**

Title:

**Public Realm Improvements:
Additional paving**

Drawing Number:

**2017-04-02
Page 124 of 180**



Scale 1:2000

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	6
FYLDE COUNCIL TREE PRESERVATION ORDER 2017.14: LAND NORTH OF WEETON ROAD, WESHAM			

PUBLIC ITEM

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

SUMMARY

The Planning Committee are asked to confirm this Tree Preservation Order following consideration of the comments received during the consultation on the Order. The council's constitution requires that when an objection is received the decision whether to confirm the Order is to be made by the Planning Committee.

RECOMMENDATIONS

1. That the committee confirms the Tree Preservation Order so that it becomes permanently effective. If the Order is not confirmed within six months it 'lapses' and cannot be made to apply.

SUMMARY OF PREVIOUS DECISIONS

Not Applicable

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. Legislative background to tree protection.

1.1 Statutory Duty regarding Trees.

The Town and Country Planning Act 1990 prescribes a “*General duty of planning authorities as respects trees*”.

Section 197 defines a duty in respect of trees:

Planning permission to include appropriate provision for preservation and planting of trees.

It shall be the duty of the local planning authority—

(a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and

(b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.

The council is therefore obliged by statutory legislation to consider the preservation of trees in planning applications and to use planning conditions to secure new tree planting in development.

1.2 Tree Preservation Orders.

Section 198 (1) of the TCPA 1990 empowers local planning authorities to make Tree Preservation Orders, (TPOs).

If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

1.3 Changes to TPO procedures from 6th April 2012.

In 2012 the government introduced what it described as “*a consolidated and streamlined tree preservation order system.*” One of the notable changes was the removal of S201 of the Town and Country Planning Act. This meant that ALL tree preservation orders take immediate effect from the day the Order is made and no consultation is necessary.

2. Background to making the Tree Preservation Order.

2.1

The TPO came about following planning application 17/ 0568. Numerous trees across the site that have outward visual appeal were in poor condition when inspected properly so were omitted from the Order, but the better trees were identified for inclusion and a TPO was served to secure their retention and ongoing protection immediately and post-development.

2.2 Objection Period.

A statutory twenty –eight day objection period applies to new TPOs.

Owing to a clerical error, the TPO was later modified and re-issued with effect from 8th August, and in light of this the Tree Officer set a new objection deadline of 5th September 2017 to compensate for the modification to the Order.

2.2 Representations received.

The developer’s arboricultural consultants issued an objection, which takes the form of a written report of some technical content, on 4th September 2017.

3.0 Objection.

No challenge is made on the grounds of amenity, as it is common ground that the trees captured by the Order are the better ones on the site and offer visual amenity.

The objection is premised on a challenge to the expediency of the TPO and cites government guidance, the Town and Country Planning Act 1990 sections 197 and 198, and *British Standard BS5837:2012 – Trees in relation to design, demolition and construction – recommendations*, as technical support.

The length and content of this objection necessitates a synopsis rather than a complete exposition of it. The council's Tree Officer considers it wholly in error and premised upon a subjective interpretation of the documents to which it refers.

If members wish to read the full objection it is appended to this report.

3.1 Summary of Objection.

Expediency: the objector challenges the need for a tree preservation order because the trees are considered to be under responsible ownership and therefore no threat to them exists.

It is argued that the TPO cannot justifiably be made at outline stage and should only be served at the Reserved Matters level.

The consultant feels that *"It is not expedient to make an Order in respect of trees that are on land which is being developed or on which development is proposed because it constitutes a parallel consenting mechanism..."*

This statement seems to mean that the planning permission system alone should regulate tree protection and that the deployment of a proactive TPO is "redundant" because tree protection can be covered in planning permission - *"The Order would have no effect on the planning process and would neither add material weight to the retention of trees which have already been assessed as part of a submitted application..."*

BS5837:2012: This element of the objection report seems to posit the argument that because the trees have been assessed using this nationally- recognised industry standard the trees identified in it as indicated for retention and protection can be considered safeguarded without the requirement for a TPO and that therefore, the TPO is again redundant and ineffective.

It is argued that *"Any future planning application on the objection site would be required to comply with the recommendations of BS 5837 in terms of provision of information and can make no attempt to disguise the effect of the proposed development on trees."*

This seems to indicate that the council must take the findings of the BS5837:2012 survey as placing an obligation on the developer or landowner to abide by its recommendations.

Town and Country Planning Act 1990 sections 197/198: this section suggests that the Order is unnecessary owing to the trees being already a material consideration under S197, and alerts the council to the provisions of S197 which are interpreted by the objector as meaning that TPOs should only be used *when granting planning permission*.

It is also argued that the proper means to control future tree management is by planning condition rather than the TPO mechanism.

Finally, the objection concludes that,

"The making of an Order prejudices and obfuscates the planning process by introducing a material consideration after an outline planning application has been submitted and does not follow the Government's guidance which is that such Orders should be made in connection with the grant of development consent where necessary in addition to planning conditions. It is therefore improperly made and does not accord with best practice."

4. Response to the objection.

4.1 On the matter of expediency: since this term has not been defined as meaning a threat to the trees, it is acceptable, and legal, for a Local Planning Authority to make tree preservation orders on the precautionary principle and in fact a commitment to doing this will comprise one tenet of the council's emerging tree strategy.

The TPO system can be applied to trees that are not yet planted – ie the regulations allow an authority to TPO trees indicated on the landscaping scheme that accompanies a new development, which reinforces the point that expediency is not necessarily connected to the threat of felling or mismanagement, but is equally concerned with securing amenity.

The remark that this TPO *"obfuscates the planning process by introducing a material consideration after an outline planning application has been submitted..."* seems illogical, because, as the author has stated earlier in his objection, the trees are an immediate material consideration to the outline application by virtue of the fact that they are known to exist.

4.2 BS5837:2012: this document has no statutory weight and cannot be relied upon to secure the long-term presence of the trees included in a survey. It is thoroughly useful both to applicants and to the LPA, but it is non-binding on the developer and the results of such a survey can be set aside or even misapplied to identify trees that might negate the development. It is therefore not a substitute for a tree preservation order but serves well in helping the Tree Officer to identify which trees to protect with a timely TPO. Its real purpose is to set standards for the physical protection of trees during construction.

4.3 Planning matters – TCPA Sections 197 and 198, planning conditions etc: Legal provisions from sections 197 and 198 have been quoted.

Section 197 imposes a duty on councils to make provision for tree protection in planning applications if trees are material to such applications – ie if trees exist on the site. The wording does not state that TPOs should be made “when necessary” but when the LPA considers them necessary – a significant change of emphasis.

It is useful to quote the first provision of section 198 (1) in full:

If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.

Put simply, a Local Planning Authority is empowered by these terms to make TPOs outside of any planning application and has the power to do so proactively. To posit an argument that TPOs should be applied only during the grant of planning permission completely incorrect because it selectively ignores the provisions of section 198.

It should also be brought to members’ attention that the first paragraph of a tree preservation order cites S198 as the provision under which the Order is made and served.

The argument that the TPO should only be used when *granting planning permission* is therefore refuted. It has no merit whatever. Placing such an argument suggests ignorance of the TPO system.

4.4 Planning conditions (rather than TPOs) as means to secure long-term protection of trees: again, this is a wholly specious and ill-founded argument. Planning conditions are effective at securing tree retention and adequate physical protection during the development phase. They are not effective as means to control tree management and moreover, as they are ineffective after three years, they do nothing long-term to prevent trees being removed: once the condition period has elapsed the trees are unprotected and could be removed. In the meantime, the penalty structure associated with TPO’d trees is not available for contraventions of a planning condition, so the deterrent is absent.

The tree preservation order is the only means not only to secure the enduring presence of trees but to allow the council expert input to tree management decisions and secure replacement planting when felling is permitted.

5.0 Conclusion and Recommendation.

- The Tree Officer believes the TPO is correctly made and rather than being bad practice, as alleged in the conclusion to the objection, it rather represents high standards and a reasonable approach by the council.
- Every tenet of the objection report is rebutted.
- It was a non-contentious Order that did not restrict development and included trees that are shown for retention in the submitted masterplan for the proposal. If that plan is sincere then no transparent reason to oppose the Order exists.
- The purpose of the TPO is to secure the trees for what may be future occupants of the site as well as for nature and their functional benefits. The use of the planning permission system to do this in perpetuity is not practical, realistic or feasible.
- Members are requested to confirm the TPO without modification.

IMPLICATIONS	
Finance	There are no financial implications arising directly from this report.
Legal	The procedure for tree preservation orders is set out in the Town and Country Planning (Tree Preservation)(England) Regulations 2012. Under the regulations, a tree preservation order has provisional effect for six months after it is made, but then automatically lapses unless the council confirms it. The council must consider any objection before it can confirm the order.
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
Alan Wallbank	Alan.Wallbank@fylde.gov.uk	12 th December 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Report on objection to TPO 2017. 14	19 th October 2017	Fylde Council Offices.

Attached documents.

Appendix 1: objection report in full.

Attached documents.

Appendix 1: objection report in full.

2.0 Formal Objection

2.1 The Fylde Borough Council (hereafter "The Council") made Tree Preservation Order *Tree Preservation Order 2017.14: Land North of Weeton Road, Wesham: Modified Order*. (hereafter "The Order") on 8th August 2017. Trees included in Schedule 1 of the Order are on land which The Applicants own (hereafter "the objection site").

2.2 In accordance with Regulation 6 of The Town and Country Planning (Tree reservation) (England) Regulations 2012 ("The Regulations"), this document is an objection by The Applicants to the making of the Order.

2.3 The grounds of objection are a lack of expedience. The grounds are detailed in the following section.

2.4 The objection is made in relation to all of the trees included in Schedule 1 of the Order.

3.0 Grounds of Objection

Trees to which this objection relates

3.1 The Order as made covers trees along western margins of two agricultural fields to the north of Weeton Road. Commercial and leisure development on land to the northeast of these fields (adjacent to the A585) is progressing.

3.2 This objection relates to all 6 individual trees and 2 groups of trees (one containing 6 trees and one containing 2 trees) cited in the Order and which are under the ownership (or shared ownership where trees are situated on boundaries) of Taylor Wimpey.

Context

3.3 An outline planning application for 190 dwellings with access from Weeton Road and all other matters reserved was submitted by Taylor Wimpey, Richard George Towers and Jane Marjorie Towers in July 2017 (Application ref: 17/05680). The application site includes all trees in respect of which the Order has been made. No removal of any trees was proposed as part of the application. The application has yet to be determined.

3.4 A Tree Survey and Constraints Report (TSCR) dated June 2017 (Report reference: 6304.001) was submitted to The Council in support of outline application 17/05680. The TSCR included a detailed inspection of all trees on or within influencing distance of the application site by a qualified Arboricultural Consultant; all of the trees in Schedule 1 of the Order were independently assessed and described by this report. The report was written in accordance with BS 5837:2012 Trees in relation to design, demolition and construction and represents the appropriate delivery of tree-related information into the planning system as recommended in Annex B.1 of BS5837:2012.

3.5 An Illustrative Masterplan (Drawing number: 613B-28), informed by the TSCR, was submitted in support of outline application 17/05680 establishing that all of the trees which would be protected by The Order can be retained within a development context.

Site history

3.6 Trees within the objection site are under responsible management. There is no threat to their continued presence and wellbeing that could reasonably be inferred from the current agricultural land use.

3.7 There is no history of irresponsible tree management on the objection site. It has been under stable ownership and management, which has allowed the existing trees of quality and amenity to develop.

3.8 In respect of development potential, the submission of independent tree survey and assessment supporting documents in line with national guidance demonstrates proper engagement with the planning system. Taylor Wimpey is a well-respected national housebuilder with a reputation for quality and an institutionalised regard for due process; there is no threat, perceived or otherwise, of tree removal that has not been duly authorised through the planning system.

Expedience

3.9 The Town and Country Planning Act 1990, Chapter 1, Section 198 states, '*If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or*

woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.' The principal prerequisite for the making of a Tree Preservation Order is not solely the amenity of the trees, which is not disputed, but that doing so must be expedient.

3.10 The Government's planning practise guidance comments on the interpretation of 'expedience' as follows, '*It may be expedient to make an Order if the authority believes there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area... ..In some cases the authority may believe that certain trees are at risk as a result of development pressures and may consider, where this is in the interests of amenity, that it is expedient to make an Order.*' In other words, expedience relates to an identified or perceived need for control where there would otherwise be none in respect of amenity assets. To be expedient, an order must be effective (i.e. it must make a practical difference) and it must be justifiable (i.e. it must respond to a real or perceived threat of tree works occurring).

3.11 There is no reasonable grounds for anticipating a threat to trees on the objection site on the basis of site history or current usage. The Applicants include a market leading developer with a strong and demonstrable track record of proper treatment of trees as a material consideration in the planning process. The Applicants do not pre-emptively remove trees on potential development sites for a range of reasons including reputational harm and possible risk to protected species. There is no reasonable grounds perceive threat to the trees and therefore the Order is not expedient.

3.12 A Tree Survey and Constraints Report (TSCR) dated June 2017 (Report reference: 6304.001) was submitted in support of an outline planning application for the objection site made in July 2017 by The Applicants (Application ref: 17/05680). The TSCR included all trees within The Order and they are therefore already referenced within publicly accessible planning documents. The Applicants have not sought to hide or distort the number or nature of trees on the site and has presented them as part of professional baseline assessments. The local authority has a means of controlling works to these trees via reserved matters or planning conditions and the Order would have no effect in terms of controlling or preventing such decision making or tree works thereafter.

3.13 It is not expedient to make an Order in respect of trees that are on land which is being developed or on which development is proposed because it constitutes a parallel consenting mechanism which, according to Tree Preservation Order Regulations 2012, Part 3, paragraph 14 would be rendered ineffective in the context of a planning permission. The Order would have no effect on the planning process and would neither add material weight to the retention of trees which have already been assessed as part of a submitted application, nor require any particular outcome in respect of proposals for pruning works to those trees in the context of development which is already under consideration. An Order which has no effect cannot be, or appear to be, expedient.

3.14 The determination of planning applications is the proper process by which all tree works (whether protected by Preservation Order or not) should be considered in the context of development. On the objection site, there is no threat to trees outside of the development context, and an Order is therefore not expedient. Trees that are in the development context have already been assessed and this information has been submitted to the council. The most appropriate means by which to control works to these trees is therefore the determination of planning applications which includes them.

The Planning Process

3.15 BS 5837:2012 provides specific recommendations and guidance on the relationship between trees, design, demolition and construction processes. Fundamentally, it requires an accurate presentation of the number and quality of trees affected by development. This forms the baseline against which effects should be assessed. In my experience, this guidance is universally applied by local planning authorities across England as the standard for the survey, valuation, impact assessment and protection of trees in relation to development. It reflects current best practice, scientific understanding of tree function and biology and new technologies that may allow successful integration of trees and new structures. BS 5837:2012 is cited by the Planning Portal, and local and national planning policy. No other recognised standards or published methods for the production of tree survey reports suitable to support a planning application made in the UK exist.

3.16 At paragraph 5.2.3, BS 5837 states that '*The following factors should also be taken into account during the design process: a) the presence of tree preservation orders, conservation areas or other regulatory protection*'.

3.17 Any future planning application on the objection site would be required to comply with the recommendations of BS 5837 in terms of provision of information and can make no attempt to disguise the effect of the proposed development on trees. The LPA can require such an assessment to be made independently by its application validation requirements. Any proposed tree works (including removal) should be weighed in the planning balance and considered as part of the application on its merits. In considering an application, the LPA has an opportunity for both the consideration of tree retention and the securing of mitigation in respect of approved tree removal. This is the same opportunity that is created by the making of a TPO, which is therefore in this regard, redundant. The making of an Order is therefore not expedient in respect of any current planning consent, application or any perceived threat to trees arising by future applications which may or may not arise.

3.18 At Annex B, BS 5837 states that '*Under the UK planning system, local authorities have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications.*' All trees are a material consideration in the planning process and the creation of a TPO does nothing to add to or increase the protection of trees until after the development is complete or the application has been refused. Prior to this, an applicant is prevented from removing trees either by virtue of the granted consent and conditions, or by the prospect of necessitating a material amendment to the submitted application which would increase the liability to failure and cause delay and cost. This would not be in the interests of the landowner or developer and it is therefore not reasonable to make an Order on the grounds that this could occur.

3.19 The duty of the LPA to make provision for the protection of trees is established in The Town and Country Planning Act 1990, Chapter 1, Section 197; '*It shall be the duty of the local planning authority— (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.*' This establishes that planning conditions are the primary mechanism by which the preservation of trees should be secured in the context of a planning permission.

3.20 Section 197 establishes that Tree Preservation Orders should be made only where necessary and in connection with the grant of such permissions (i.e. they should not be made during the planning process but after consent is granted to control tree works outside of the development context). The Order does not meet either of these requirements

3.21 If the Council is intent on making an Order in response to the outline application, it would be common sense to make it at the time of Reserved Matters approvals at which point such an order could be duly considered in compliance with the law, guidance and regulations. At the granting of detailed planning consent, conditions can be made to secure tree protection. It may thereafter be considered expedient in the interests of amenity to make a Tree Preservation Order in respect of trees to secure their long-term protection. The current Order cannot and presents an obfuscation to the planning process. It also has little or no effect in terms of increasing or securing tree preservation at the present time.

Concluding Statement

3.22 The management of all trees on the objection site can be secured through the planning process, within which the trees have already been independently recorded and assessed in public documents and the Order therefore has no effect and is not expedient.

3.23 Notwithstanding and without prejudice to this objection, in order to avoid conflict with these trees, the Applicants have amended the location of their emergency access on their planning application drawings (see appendix 1)

3.24 All other trees within the objection site are under responsible management and there is no reasonable grounds for inferring a threat to their continued presence and condition. The Applicants include a national housebuilder with a strong reputation and arboricultural advisors; they do not present a risk of improper tree felling outside of the proper planning process. The Order is therefore unnecessary and is not expedient.

3.25 The order has limited practical effect in the context of a pending application and is therefore not expedient. The making of an Order prejudices and obfuscates the planning process by introducing a material consideration after an outline planning application has been submitted and does not follow the Government's guidance which is that such Orders should be made in connection with the grant of development consent where necessary in addition to planning conditions. It is therefore improperly made and does not accord with best practice.

3.26 In consideration of these points, an objection is made to the Order and a respectful request that it be revoked.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	7
BUDGET SETTING – PRIORITISATION OF CAPITAL BIDS 2018/19			

PUBLIC ITEM

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

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 2018/19 which fall within the terms of reference of this Committee.

RECOMMENDATION

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

Background

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 2018/19 received to date 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. The role of the Council's Programme Committees in the consideration and prioritisation of capital bids is also referenced within the Timetable for Developing Budget Proposals 2018/19 report which was approved by the Finance and Democracy Committee at the meeting of 25th September 2017.
5. 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 2018/19 which fall within the remit of this Committee.
Legal	None arising directly from this report
Community Safety	None arising directly from this report
Human Rights and Equalities	None arising directly from this report
Sustainability and Environmental Impact	None arising directly from this report
Health & Safety and Risk Management	None arising directly from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team		December 2017

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Council Report - Approved Capital Strategy	11th April 2016	www.Fylde.gov.uk
Finance and Democracy Committee - Timetable for Developing Budget Proposals 2018/19	25th September 2017	www.Fylde.gov.uk

Attached documents

Capital Bids for Consideration and Prioritisation:

1. Woodlands Road Phase 4
2. Wood Street Phase 3
3. Kirkham Phase 6

FBC – Capital Bid 2018/19

Prepared by/Bid Originator – Paul Drinnan

**Scheme Title: WOODLANDS ROAD PHASE 4**

Description of Scheme: The next phase of public realm enhancements to the district centre based around Woodlands Road to include repaving works and the completion of the full lighting scheme at the Blackpool Road end.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description	Total £
Resurfacing with high quality materials	Contracting with Lancashire County Council to undertake works based on previous phases to the plan produced by this Council	100,000
Completion of the lighting scheme – 3 units	Decorative lighting columns and brackets/luminaires, including supply, delivery installations, connections and removal of old equipment.	10,000
Overall scheme estimate		£110,000
Overall funding estimate	Fylde Council capital programme	110,000
Total		£110,000

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

Several hundred square metres of enhanced paving
 Tree planting
 High quality street furniture
 Enhance the setting of commercial frontage
 Enhance the important link between Woodlands Road and Fairhaven Lake

Outcomes (i.e. details of the broader benefits achieved by the investment, for example community or environmental benefit, health and safety compliance, or statutory obligations):

The scheme if implemented would complete the full refurbishment of the commercial frontage of Woodlands Road which acts as a major district centre for the area. The street acts as a major source of community activity and provides significant employment within the commercial business sector. It will retain business confidence and maintain and enhance the centre as a sustainable and attractive location for the provision of local services. One of the issues with a phased approach to regeneration is the apparent differential of quality between the improved areas and those parts of the same location that have not been improved. The completion of further sections of Woodlands Road will lift the quality of these areas and in doing so enhance the overall quality and public experience of the locality as a whole.

The scheme will promote private sector business investment and the renewal and maintenance of private sector property.

The location is considered for conservation area designation and the proposed works will enhance the character and appearance of the area which is one of the objectives of CA designation.

Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the corporate plan):

Vibrant Economy Enhance and improve town and village centres

Great Place to Live Recognise the significance of Heritage Assets

Budget Resource Requirements

Breakdown of initial capital costs and future revenue implications

Estimated Total Capital costs of bid (£000's): £110,000

Annual **additional Revenue costs** arising from the bid (£000's): The materials of construction are hard wearing and should be maintenance free. Much of the work will be the responsibility of Lancashire County Council as the highway authority.

Value and phasing of bid:

2018/19	2019/20	2020/21	2021/22	Additional capital investment required (i.e. the value of the bid)
£110,000	£000	£000	£000	

Existing resources in the Capital Programme relating to this scheme:

2018/19	2019/20	2020/21	2021/22	Existing capital resources in the approved Capital Programme
£000	£000	£000	£000	

Estimated timescales for the bid:

Start Date : Autumn 2018

Completion Date: Winter 2018/19

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
Lancashire County Council Partnership Arrangement	A successful contractual arrangement has been in place for some time in respect the undertaking of a number of public realm schemes across the Borough. This has resulted in good value, close monitoring and financial controls and cost savings. Though this is very unlikely LCC may not be able to fulfil the contract due to other capital scheme commitments.	The scheme would have to be re-tendered but all the implications as to the scheme being undertaken by a third party contractor would be known about. These matters would be reported to the Council explaining the implications prior to any decision being made as to whether the scheme should be implemented or not, or what the consequences might otherwise be.
Significant increase in the costs of materials and labour costs	An increase in the costs of the scheme	These factors would be reported to the appropriate Committee of The Council prior to the contract being agreed thus safeguarding the Council's position and liabilities.
Third parties not wishing to participate in the scheme	There may be some areas that are to be included that are in private ownership that should be part of the scheme. To date no parties have decided not to participate in such schemes.	The areas in question could be left out although positive discussion with owners would be undertaken.

FBC – Capital Bid 2018/19

Prepared by/Bid Originator – Paul Drinnan



Scheme Title: ST ANNES REGENERATION PROGRAMME: WOOD STREET PHASE 3.

Description of Scheme:

The next phase of public realm enhancements to the north-easterly end of Wood Street between Park Road and St. Andrews Road South. This would complete the refurbishment of Wood Street and compliment the scheme for St. Andrews Road South, presently under construction.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description	Total £
Works to the southerly side	Resurfacing with high quality materials with small public square, gardens/lawns, forecourt parking and tree planting	205,000
Works to the northerly side	Refurbishment of Council car park, including new surfacing to footways to Wood Street and to the shop frontages. Re-planning of small garden areas, seating units and street furniture. Street lighting previously installed but to be re-painted This phase of regeneration contained within the Lytham St Annes 2020 Vision document.	95,000
Overall scheme estimate		£300,000
Overall funding estimate	Section 106 Contributions	250,000
	Fylde Council capital programme	50,000
Total		£300,000

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

Several thousand square metres of enhanced paving
 Tree planting and lawned areas
 High quality street furniture
 Enhance the setting of commercial frontage
 Enhance the important link between Park Road and St. Andrews Road South
 Refurbish the Council car park as a significant revenue generating asset
 Complete this 'Quarter' of the centre of town

Outcomes (i.e. details of the broader benefits achieved by the investment, for example community or environmental benefit, health and safety compliance, or statutory obligations):

The regeneration of St. Annes has been undertaken over a significant timescale based around The Square, but then extended to adjoining side streets. Following the completion of Phase 1 of St Annes Square in 2000, a funding bid was successful with Tourism Board, Historic England and private sector match combining to undertake the first phase of regenerating Wood Street. This was the middle section between Orchard Road and Park Road.

The Lytham St. Annes 2020 Vision sets out a comprehensive approach to the regeneration of St Annes town centre, in effect identifying a series of 'design zones'. This includes St. Andrews Road South and at this time a scheme for its refurbishment is under construction. This would leave the upper, easterly end of Wood Street as the remaining element of this part of the town centre (apart from The Crescent) to be completed.

The scheme has been designed in concept form. The content is as outlined in the 'Cost Heading' table above and would incorporate both sides of the street including the Council car park, the inner and outer pavements surrounding it and also the opposite side of the street. This side presently contains a number of private forecourts, small garden areas as well as some additional forecourts that are owned by this Council. Whilst the forecourts are for the most part privately owned, they are publicly accessible and appear as part of the broader street scene.

The side containing the Council car park presently has a good quality surface that is block paved. This can simply be cleaned and re-sanded along with any specific defects remedied. It is proposed to block pave the inner and outer footways and reconfigure the planted areas, introducing trees and enhanced street furniture to the standard used elsewhere. To the opposite side, it is proposed to reconfigure the forecourt areas and introduce frontage landscaped areas – similar to the lawned scheme at the opposite end of Wood Street. Specimen trees would be included and a small 'square' located on the Park Road junction to compliment that on the opposite side of the street – with the ornamental palm tree feature.

The net effect of the proposal will be on of 'greening the street' with significant enhancement to the character and appearance of this part of the town centre.

It should be borne in mind that that works to the 'car park' side are fully within the control of this Council, as all land is within its ownership apart from the outer footway that is adopted highway. To the opposite side, the ownership pattern is more complex and to date consultation has not begun. However, as with other initiatives within the resort centre, there has ultimately been widespread support. Consultation would begin shortly.

The funding for the scheme is, for the most part, by way of a variety of Section 106 Public Realm funding contributions which are shown in the table below.

Section 106 Public Realm funding contributions triggered and received which could be used for Wood Street Phase 3		
Application Number	Development	S106 Contribution
10/0877	Former Pontins site Phase 1	£26,000
14/0327	McCarthy and Stone, South Promenade	£55,745
16/0062	Former Pontins site Phase 2	£100,000
	Heyhouses site – residual sum	£67,000
Total		£248,745

The current total of monies received is approximately £249,000.

A further payment, totalling £75,000 from a development shown in the following table has been triggered and is overdue. More recently the Council has been informed that the company involved has entered administration.

Section 106 Public Realm funding contributions triggered but not yet received which could be used for Wood Street Phase 3/St Annes Town Centre		
Application Number	Development	S106 Contribution
14/320	Former Parkwater Hotel, 23-25, Fairhaven Road, St Annes. Redevelopment for apartments.	£75,000
Total		£75,000

This has the effect of placing a question mark as to whether the funding will be realised and if so when this might be. Officers are vigorously pursuing this matter, but the potential timing of any funding receipt is not known at this stage.

To complete the full scheme, which is logical, it is estimated that a funding gap shortfall of approximately £50,000 would prevent full completion.

The additional £50,000 is likely to give certainty that the scheme can be delivered such that officers can approach businesses and property owners with the level of confidence needed and to progress its development as soon as possible.

Taken as a whole, it is considered that the scheme will significantly enhance this part of the town centre and conservation area. In addition, it is aimed at promoting private sector business confidence and investment. It should also result in additional use of the Council's car park as a valuable asset.

A copy of the Concept layout plan is attached.

Part of the Section 106 funding contributions that are held by this Council would need to be included in the Capital Programme (some of this is already identified in the 2017/18 Programme) and the scheme content and detailing would need to be approved by the relevant committee's including Planning Committee. As the above sum due from the 'Parkwater' development has been triggered and is now owed to the council it is suggested that should at some point repayment be secured that this be repaid to the council in lieu of the £50,000 capital programme sum.

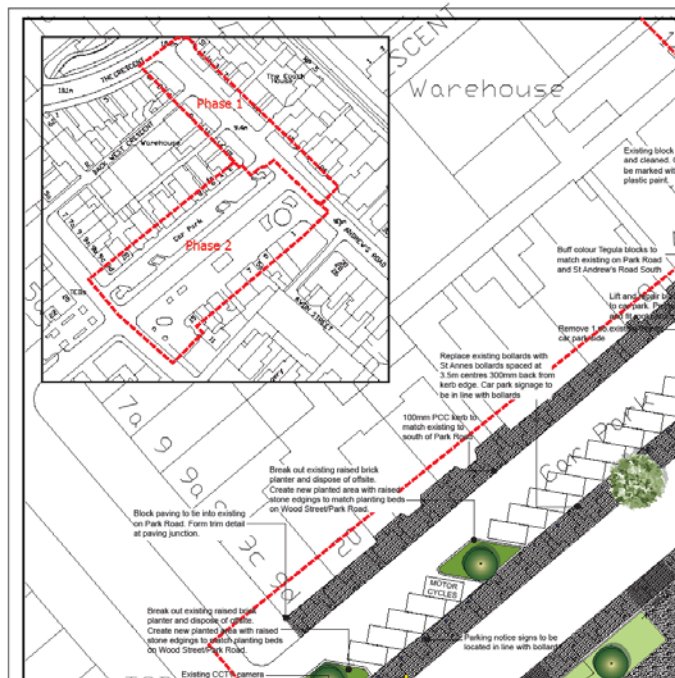
Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the corporate plan):

Vibrant Economy Enhance and improve town and village centres

Great Place to Live Recognise the significance of Heritage Assets

Budget Resource Requirements				
Breakdown of initial capital costs and future revenue implications				
Contracting with Lancashire County Council to undertake works based on latter/previous phases of St. Annes Resort Centre regeneration.				
Estimated Total Capital costs of bid (£000's): £50,000				
Annual additional Revenue costs arising from the bid (£000's):				
The materials of construction are hard wearing and should be maintenance free. The 'highway' aspects of the work will be the responsibility of Lancashire County Council as the highway authority. Consequently, any future revenue implications for Fylde Council would be relatively minor in scale and could be met from existing approved revenue budgets. The car park presently has on going maintenance costs and so its refurbishment should result in a slight cost saving. Areas of the development will remain in private ownership with legal agreements in place to ensure sustainable maintenance.				
Value and phasing of bid:				
2018/19 £50,000	2019/20 £000	2020/21 £000	2021/22 £000	Additional capital investment required (i.e. the value of the bid)
Existing resources in the Capital Programme relating to this scheme:				
2018/19 £67,000	2019/20 £000	2020/21 £000	2021/22 £000	Existing capital resources in the approved Capital Programme
Estimated timescales for the bid:				
Start Date : Spring 2018			Completion Date: Winter 2018/19 (Depending on Phasing)	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
Lancashire County Council Partnership Arrangement	A successful contractual arrangement has been in place for some time in respect the undertaking of a number of public realm schemes across the Borough. This has resulted in good value, close monitoring and financial controls and cost savings. Though this is very unlikely LCC may not be able to fulfil the contract due to other capital scheme commitments.	The scheme would have to be re-tendered but all the implications as to the scheme being undertaken by a third party contractor would be known about. These matters would be reported to the Council explaining the implications prior to any decision being made as to whether the scheme should be implemented or not, or what the consequences might otherwise be.
Significant increase in the costs of materials and labour costs	An increase in the costs of the scheme	These factors would be reported to the appropriate Committee of The Council prior to the contract being agreed thus safeguarding the Council's position and liabilities.
Third parties not wishing to participate in the scheme	There may be some areas that are to be included that are in private ownership that should be part of the scheme. To date no parties have decided not to participate in such schemes.	The areas in question could be left out although positive discussion with owners would be undertaken. Private sector ownership relates to the southerly side only.



FBC – Capital Bid 2018/19

Prepared by/Bid Originator – Paul Drinnan



Scheme Title: KIRKHAM PHASE 6

Description of Scheme: The next phase of public realm enhancements to the town centre based around Market Square to include repaving works and the refurbishment of planters and street furniture.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description	Total £
Resurfacing with high quality materials. Full Scheme Cost	Contracting with Lancashire County Council to undertake works based on previous phases to the zoning plan produced by this Council, for Kirkham Town Council	60,000
Overall scheme estimate		£60,000
Overall funding estimate	Contribution from Section 106 agreement.	21,000
	Contribution from Kirkham Town Council	10,000
	Fylde Council capital programme	29,000
Total		£60,000

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

Enhanced paving market Square by removing unsightly and patched paving
 Refurbishment of existing street furniture (bollards) and brick planters
 Enhancing the setting of commercial frontage at the heart of the conservation area
 Complete the paving to the same high quality undertaken so far along Poulton Street

Outcomes (i.e. details of the broader benefits achieved by the investment, for example community or environmental benefit, health and safety compliance, or statutory obligations):

The scheme if implemented, would complete the full refurbishment of the commercial frontage of Poulton Street between Town End and the Market Square (Freckleton Street/ Church Street/ Preston Street junction). Kirkham is the commercial market town of the rural area and has been, over the last few years the subject of a concerted effort to enhance its character and appearance by refurbishing and therefore enhancing its public realm. This has largely been by way of the repaving of Poulton Street and has also included the incorporation of decorative bollards, trees where possible and other street furniture. The scheme has, in common with similar initiatives in St. Annes, Lytham and Ansdell included the incorporation of forecourts to present the full street with an enhanced overall appearance. The town centre acts as a major source of community activity and provides significant employment within the commercial business sector. It will add to the initiative undertaken so far helping to retain business confidence and maintain and enhance the centre as a sustainable and attractive location for the provision of local services. One of the issues, with a phased approach to regeneration, is the apparent differential of quality between the improved areas and those parts of the same location that have not been improved. The completion of this further section of the town centre will lift its quality of these areas and in doing so enhance the overall quality and public experience of the locality as a whole.

The present paved surfaces were themselves the subject of an 'improvement scheme' dating from the 1980's and undertaken by a former government training initiative. The materials used, i.e. a concrete flag, has now weathered with the edges and joints in a poor condition from a visual point of view. Areas of paving have been patched with tarmac and whilst not constituting a safety hazard, do little to enhance the setting of the Market Square in any way.

The regeneration scheme for Kirkham has been undertaken in a number of phases to a Zoning Plan approved by the Planning Committee (attached). This latest phase would naturally follow on from and compliment the scheme completed to date. Kirkham will be the recipient of Section 106 Public Realm contributions in the future, but this may be some time away as the provision of the funding is tied in with the development of peripheral residential development sites. When the funding is eventually released, it will be used in due course, to refurbish other areas of the commercial area/conservation area.

The proposed refurbishment (Phase 6) will logically complete this broader phase of public realm refurbishment undertaken to date.

The table (above) seeks to explain the proposed sourcing of the scheme cost. The total scheme has been estimated, following detailed discussions with Lancashire County Council, which works in partnership with Fylde Council in respect of the delivery of public realm schemes.

The scheme cost is estimated at £60,000. It will be noted that the capital funding request of The Council is aimed at part funding the scheme. The previous Zone to be undertaken (that part of Zone 6 fronting Poulton Street) and now completed was allocated a budget of £90,000, with the funding provided by way of a commuted Section 106 contribution from the Mill Farm development at Wesham. The outturn scheme cost was in fact £69,000 as savings were made in respect of the procurement of materials, costs savings on labour estimates and little call on contingencies that were placed in the 'bill of quantities' to cater for potential issues with services and basement – a problem often encountered when undertaking these sorts of schemes.

The £21,000 savings sum could be used as a contribution (subject to Planning Committee approval) and Kirkham Town Council has pledged £10,000. If the Council agree to provide the £29,000 it might be contingent on the other contributions being fully secured.

Contribution to corporate objectives (i.e. how does the project achieve or help deliver priorities within the corporate plan):

Vibrant Economy Enhance and improve town and village centres

Great Place to Live Recognise the significance of Heritage Assets

Budget Resource Requirements

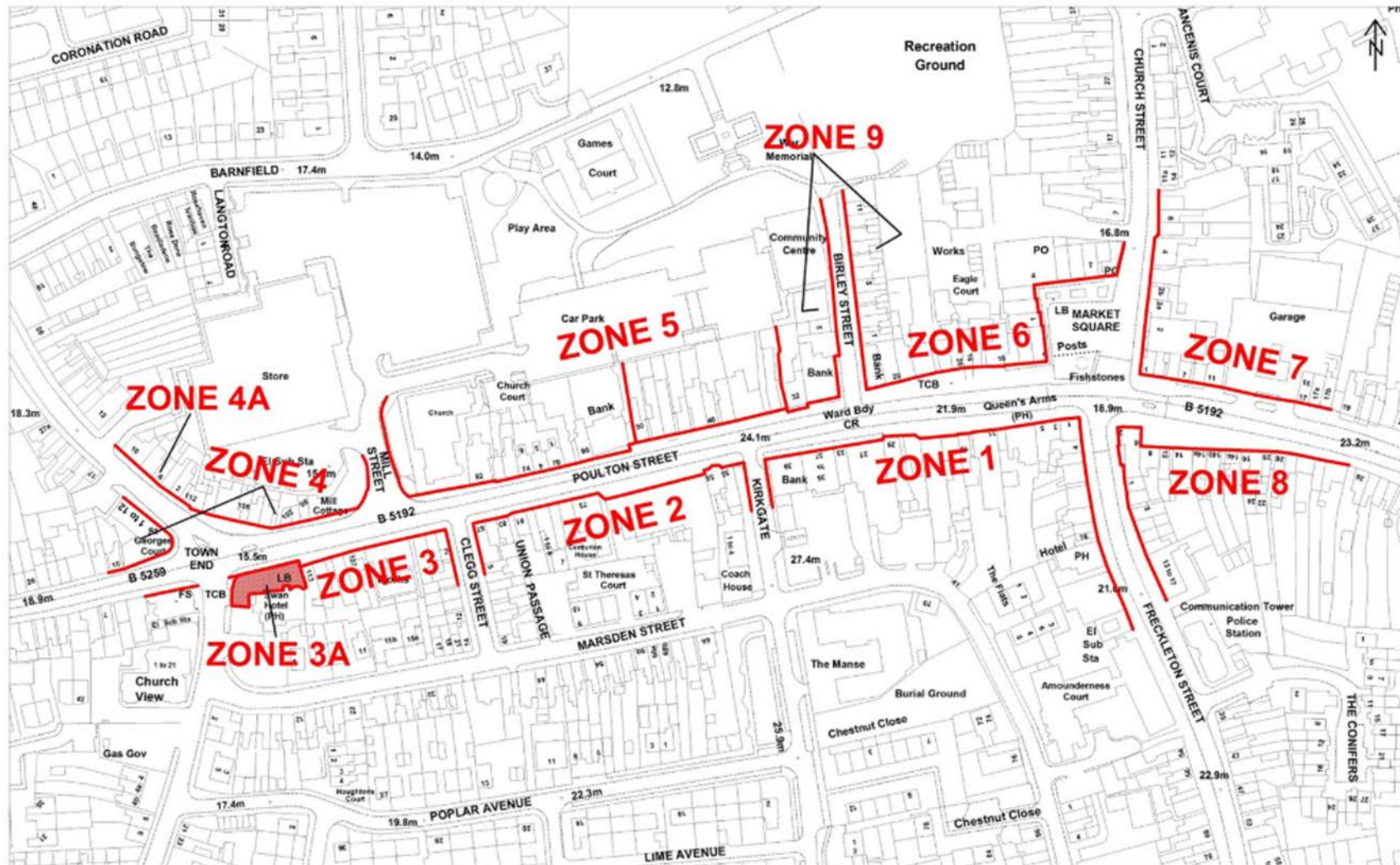
Breakdown of initial capital costs and future revenue implications

Estimated Total Capital costs of bid (£000's): £29,000

Annual **additional Revenue costs** arising from the bid (£000's): The materials of construction are hard wearing and should be maintenance free. The 'adoption' of the completed scheme will be the responsibility of Lancashire County Council as the highway authority. Consequently, any future revenue implications for Fylde Council are assumed to be zero. An important factor to bear in mind is that as the completed works lie within a designated conservation area. As such, it is the policy of Lancashire Council to maintain/replace the same high quality materials.

Value and phasing of bid:				
2018/19	2019/20	2020/21	2021/22	Additional capital investment required (i.e. the value of the bid)
£29,000	£000	£000	£000	
Existing resources in the Capital Programme relating to this scheme:				
2018/19	2019/20	2020/21	2021/22	Existing capital resources in the approved Capital Programme
£21,000	£000	£000	£000	
Estimated timescales for the bid:				
Start Date : Spring 2018			Completion Date: Summer 2018/19	

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
Lancashire County Council Partnership Arrangement	A successful contractual arrangement has been in place for some time in respect the undertaking of a number of public realm schemes across the Borough. This has resulted in good value, close monitoring and financial controls and cost savings. Though this is very unlikely LCC may not be able to fulfil the contract due to other capital scheme commitments.	The scheme would have to be re-tendered but all the implications as to the scheme being undertaken by a third party contractor would be known about. These matters would be reported to the Council explaining the implications prior to any decision being made as to whether the scheme should be implemented or not, or what the consequences might otherwise be.
Significant increase in the costs of materials and labour costs	An increase in the costs of the scheme	These factors would be reported to the appropriate Committee of The Council prior to the contract being agreed thus safeguarding the Council's position and liabilities.
Third parties not wishing to participate in the scheme	As far as can be ascertained through extensive research, is that all of the areas for repaving are in public ownership (Highway designated)	The areas in question could be left out although positive discussion with owners would be undertaken. However, this is not an anticipated issue in the context of this proposed Phase.



Scale 1:2000

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	17 JANUARY 2018	6
BUDGET SETTING – FEES AND CHARGES 2018/19			

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 2018/19 is accessible at the link below:

<http://www.fylde.gov.uk/council/finance/fees-charges/>

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 2018/19; and
2. To note that the final fees and charges for 2018/19 will be approved by the Budget Council in March 2018.

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 2018/19.

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. 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.

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 2018.
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	paul.o'donoghue@fylde.gov.uk	20 December 2017

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

Attached documents

Appendix A – Fees and Charges Schedule – Planning Committee

DRAFT - Fees and Charges Schedule 2018/19

Appendix A

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
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<u>Planning</u> 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

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 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:					
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		0.50	0.50
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		0.50	0.50
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50

VAT Codes:

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

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
Land at Wesham Hospital	e	Per document	D	2.20	2.20
Postage	c	Per document		0.50	0.50
Land at Queensway	e	Per document	D	2.20	2.20
Postage	c	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	c	Per document		0.50	0.50
Wimbourne Stables	e	Per document	D	2.20	2.20
Postage	c	Per document		0.50	0.50
Policy for Shop Front Design Guide	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	2.20
Postage	c	Per document		0.50	0.50
Land at Weeton Road, Wesham	e	Per document	D	2.20	2.20
Postage	c	Per document		0.50	0.50
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	3.30
Postage	c	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					

VAT Codes:

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

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 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>http://www.fylde.gov.uk/assets/files/3475/PlanningAppFees.pdf</p>					
<p><u>Building Control</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	375.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	475.00	475.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	650.00	650.00
Extension with a floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	-	800.00

VAT Codes:

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PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
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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	375.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	475.00	475.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	275.00	275.00
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	375.00
Conversion of domestic garage to habitable room	a	Per application	D	325.00	325.00
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 an individual charge/negotiated fee	e	Per application	D	Minimum 120%	Minimum 120%
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 20 windows)	a	Per application	D	100.00	150.00
Replacement of more than 20 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

VAT Codes:

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

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
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
£1,000 to £5,000	a	Per application	D	200.00	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	300.00
Not exceeding 10m2 (other use classes)	a	Per application	D	350.00	350.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	400.00	400.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	500.00	500.00
Exceeding 40m2	a	Per application	D	Negotiated fee	Negotiated fee

VAT Codes:

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

DRAFT - Fees and Charges Schedule 2018/19

Appendix A

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	<u>Approved</u> 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
Standard charges for work to non-domestic buildings continued					
All other work and alterations to non-domestic buildings					
Window replacement (up to 20 windows)	a	Per application	D	150.00	150.00
Window replacement (over 20 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	150.00
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	250.00
£5,000 to £10,000	a	Per application	D	300.00	300.00
£10,000 to £20,000	a	Per application	D	360.00	360.00
£20,000 to £30,000	a	Per application	D	450.00	450.00
£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	60.00	60.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	36.00	36.00
Copy Decision Notices and Completion certificates	a	Per Notice	D	20.00	20.00

VAT Codes:

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PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	<u>Approved</u> 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
<p>NOTES:</p> <ul style="list-style-type: none"> 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 a person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge. 					

VAT Codes:

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

PLANNING COMMITTEE	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	<u>Approved</u> 2017/18 Fees & Charges £	DRAFT 2018/19 Fees & Charges £
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VAT Codes:
a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	17 JANUARY 2018	9
BUDGET SETTING – REVENUE BUDGET 2018/19 - 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 2018/19 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 2018/19 – First Draft

LINK TO INFORMATION

<http://www.fylde.gov.uk/council/finance/first-draft-budget-book-2018-19>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The provision of a first draft of the 2018/19 Revenue Budget to the Council's Programme Committees is referenced within the Timetable for Developing Budget Proposals 2018/19 report which was approved by the Finance and Democracy Committee at the meeting of 25th September 2017.

This 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 2018/19 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 2018/19 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 2018 and this first draft will be updated to reflect any changes arising from that piece of work.

The final revenue budget for 2018/19 will include any subsequent decisions made and will be presented to Members for approval at the Council meeting on 5th March 2018.

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	17 JANUARY 2018	10
REVENUE BUDGET MONITORING REPORT 2017/18 - POSITION AS AT 30th NOVEMBER 2017			

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 2017 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 2017.

LINK TO INFORMATION

General Fund Revenue Budget Monitoring Report 2017/18 as at 30th November 2017:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/2017-18/>

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

GENERAL FUND REVENUE BUDGET MONITORING REPORT 2017/18

POSITION AS AT 30TH NOVEMBER 2017

Summary

The purpose of this report is to provide an update on the Council's General Fund Revenue Budget as at 30th November 2017. 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 2017.
- 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 2017/18 budget at its meeting on 2nd March 2017. Subsequently on 19th June 2017 the Finance and Democracy Committee approved the Council's outturn position for 2016/17. The impact of those approvals, including savings and growth options approved at Council and slippage from 2016/17 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 2017 and the resulting changes to budgets were reflected in the revised Financial Forecast that was presented to the Council in December 2017. 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 Budget Council in March 2017 assumed reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £200k per annum from 2016/17 onwards. The actual savings achieved in relation to direct employee costs for the current year are significantly in excess of this level and consequently this budget will be kept under review during the remainder of the financial year.

ii. Reduction in Cemetery and Crematorium Income

Both the number of cremations and of funerals held this year have been below expectations. The income budget has been raised year-on-year as previous income expectations have been exceeded and it is probable that the target has been set at too high a level for 2017/18. The budget for 2017/18 and future years will be reviewed and may be adjusted accordingly as part of the next financial forecast update.

iii. Building Control Fee Income

Total income has exceeded the budget due to an increase in the volume of work carried out. The budget will be adjusted accordingly as part of the next financial forecast update.

4. Conclusions

- 4.1 The updated financial forecast as presented to the Council in December 2017 shows a forecast surplus in the current year and in 2018/19, with deficits in 2019/20 and beyond. In light of the budget challenges that will need to be addressed in the later years of the forecast, the Council needs to continue with the approach to delivering savings and efficiencies 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. This work has yielded ongoing savings to help improve the Council's overall financial position over that period.
- 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 2017/18 - Period 8 to November 30th November 2017 (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 £	FAV / ADV	Alert	Budget Holder Comments
<u>FINANCE & DEMOCRACY COMMITTEE / CORPORATE CROSS CUTTING BUDGETS</u>								
All Council services	Employee costs including basic pay, pension, NI, and overtime, plus agency costs	8,399,489	5,696,951	5,658,533	-38,418	FAVOURABLE	GREEN	The budget forecast which was approved by Budget Council in March 2017 assumed reduced payroll costs as a result of 'turnover savings' (delays in the recruitment to vacant posts) of £200k per annum. The actual of savings achieved in relation to direct employee costs for the current year to date is in excess of this level. This budget will be kept under review during the remainder of the financial year. At this stage a favourable outturn variance is anticipated.
Miscellaneous Properties	Other Rent	-130,000	-130,000	-136,513	-6,513	FAVOURABLE	GREEN	Total rental income for the year is expected to exceed the budget. The budget will be reviewed as part of the next financial forecast update.
<u>TOURISM & LEISURE COMMITTEE</u>								
Fylde Tourism	Income - 1940's Lytham Wartime Festival	-8,000	-5,336	-13,230	-7,894	FAVOURABLE	GREEN	Income from the 1940's Weekend has exceeded the budgeted amount due to higher car park revenue over the weekend than was forecast, largely due to favourable weather conditions and consequently higher visitor numbers. In addition the use of the marquee over two nights (which had not been done previously) brought in additional income. The budget will be reviewed as part of the next financial forecast update.
<u>ENVIRONMENT, HEALTH & HOUSING COMMITTEE</u>								
Community Safety Initiatives	Community Safety Initiatives	41,688	27,800	20,723	-7,077	FAVOURABLE	BLUE	Community Safety initiatives are identified and responded to by the Community Safety Partnership. The budget represents the balance of funding that was originally bequeathed by the former LSP and there is no time constraint on when the money has to be spent by. It is anticipated that not all of this budget may be spent in 2017/18 and that the slippage of a portion of this budget into 2018/19 may requested in the future.

REVENUE MONITORING 2017/18 - Period 8 to November 30th November 2017 (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 £	FAV / ADV	Alert	Budget Holder Comments
ENVIRONMENT, HEALTH & HOUSING COMMITTEE(cont'd)								
Cemetery & Crematorium	Interments	-194,000	-129,360	-117,027	12,334	ADVERSE	AMBER	Both the number of cremations and of funerals held this year have been below expectations. The income budget has been raised year-on-year as previous income expectations have been exceeded and it is probable that the target has been set at too high a level for 2017/18. The budget for 2017/18 and future years will be reviewed and may be adjusted accordingly as part of the next financial forecast update.
	Cremations	-1,030,000	-686,804	-613,861	72,944	ADVERSE		
	CAMEO Scheme Income	0	0	-8,666	-8,666	FAVOURABLE	GREEN	The Council has received an unbudgeted payment resulting from the CAMEO scheme (related to the replacement of the cremators a number of years ago to reduce emission levels). The budget will be adjusted accordingly as part of the next financial forecast update.
Community Grants	Community Projects Fund	25,000	16,668	5,088	-11,580	FAVOURABLE	BLUE	Although there have been two rounds of grant award so far this year, with a third planned for early 2018, it is anticipated that not all of this budget may be spent in 2017/18 and that the slippage of a portion of this budget into 2018/19 may requested in the future.
PLANNING COMMITTEE								
Development Management	Consultants Fees	38,000	25,340	7,680	-17,660	FAVOURABLE	BLUE	There are a number of major planning applications outstanding that are likely to require professional input from external consultants before the end of the financial year.
Building Control	Inspection Fee - Dwellings	-8,000	-5,336	-22,248	-16,912	FAVOURABLE	GREEN	Total income has exceeded the budget due to an increase in the volume of work carried out. The budget will be adjusted accordingly as part of the next financial forecast update.
	Building Notice Fee - Dom Ext	-64,000	-42,676	-60,296	-17,620	FAVOURABLE	GREEN	

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	17 JANUARY 2018	11
CAPITAL PROGRAMME MONITORING REPORT 2017/18 - POSITION AS AT 30th NOVEMBER 2017			

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 approved Capital Programme as at 30th November 2017 and specifically for those schemes 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 2017.

LINK TO INFORMATION

Capital Programme Monitoring 2017/18 as at 30th November 2017:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/2017-18/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the latest position on the Council's approved Capital Programme for those schemes under the committee's remit.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

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CAPITAL PROGRAMME MONITORING REPORT 2017/18 –

POSITION AS AT 30TH NOVEMBER 2017

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 2017/18, together with an update on the Council's overall Five Year Capital Programme. This report includes a narrative description of the most significant risks to the Capital Programme and details any actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2017/18. 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 2nd March 2017. That update showed a balanced capital programme position from 2017/18 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 2017. The Programme has also been rolled forward to include the year 2021/22.

2. Notes on Specific Schemes

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

(i) Accommodation Project

This has been a key scheme for the Council and sees the accomplishment of an ambition to refurbish the town hall premises that has existed for a number of years. The works to the first and second floor of the Town Hall are now complete and staff have now located back to all floors within the building with the Public Offices building now closed. The remaining internal element of these phases of the works i.e. those relating to the Council chamber, are currently underway with completion anticipated during early 2018. A scheme for the Town Hall external works (involving the car park and grounds) is being prepared and costed.

ii) Fairhaven and Church Scar Coast Protection Scheme

A supplier for the detailed design and construction of the Scheme was procured under the Environment Agency's national Water and Environmental Management Framework. This led to the execution of a deed between the Council and VBA Joint Venture Ltd (VBA) on the 20th October 2017. VBA's obligations are to develop and deliver the Scheme as authorised at the Operational Management committee meeting of the 12th September 2017, at a contract price of £17.6m. This is alongside a risk/contingency budget of £1.7m and a budget for fees of £0.5m, both to be retained initially by the Council, taking the total projected scheme cost to £19.8m, comprising the Central Government funding of £19.4m and the approved contribution from Fylde Council of £0.4m.

In addition to the core sea defence works a range of public realm enhancements to the scheme, funded by Fylde Council from the Capital Investment Reserve, were approved by Council in December 2017 in the sum of £360k. The works relate to the remodelling of the Stanner Bank Car Park entrance, the provision of bespoke seating to compliment the wider landscape and the provision of ducting to allow for future services connection to a potential structure/building on or around the Mawson lookout. These works will be delivered alongside the main scheme.

Expenditure on the scheme has been re-phased to reflect the current expectations regarding the timing of the delivery of the scheme. Further re-phasing of the expenditure profile between the years is likely to be required as the scheme progresses and the capital programme will be updated accordingly and reported to members.

(iii) Disabled Facilities Grants (DFGs)

As local housing authority, the Council has a statutory duty to provide disabled adaptations within the Borough. In order to fund these works the Council receives grant support which previously was provided by the Department for Communities and Local Government (DCLG). From 2015/16 the Government established the 'Better Care Fund', and under these new arrangements the funding for Disabled Facilities Grants transferred to the Department of Health, with funding being distributed to all Councils via the upper-tier authority for that area. As such, in Lancashire the fund is administered by Lancashire County Council. Each upper-tier authority then allocates the funding to their respective housing authorities (i.e. district councils within their area) to enable them to continue to meet this statutory responsibility.

The level of government funding has increased significantly under the 'Better Care Fund' arrangements and the updated budget for 2017/18 (including slippage from 2016/17) of £1.159m provides for the delivery of more disabled adaptations than has previously been possible. A report to the Environment, Health and Housing Committee in June 2017 provided an update with regard to this scheme and included a number of variations to the operation of the programme to reflect the significant increase in available funding. It is anticipated that for 2017/18 all identified need for disabled adaptations can be met from the existing resource.

(iv) Project Slippage

Areas of slippage must be addressed in future years to ensure that no loss of external grant is imposed due to conditions associated within specified timescales.

(v) Other Capital Receipts

The approved programme for 2017/18 onwards assumes "Right to Buy" receipts of £25k per annum and "General Asset Sales" of £45k per annum. Future receipts are dependent on prevailing market conditions and values cannot be predicted with certainty. This will be monitored and reviewed during the year and adjusted accordingly in future monitoring reports, along with the impact this may have on the financing of the programme.

(vi) Capital Investment in St. Annes Pool

As part of the arrangement with the YMCA for the operation of the pool, the Council undertook to provide Capital support in the event of major works, repair or breakdown and a provision of £153k was included in the programme for this eventuality. There is now a remaining capital resource of £93k in 2017/18. There is a risk that this remaining resource is insufficient to meet future capital expenditure needs for the facility.

3 Conclusions

- 3.1 Actual expenditure to 30th November 2017 is £2.391m against an updated full year budget of £8.569m. This equates to approximately 27.9% of the full year budget. The expenditure on a number of schemes is phased later during the financial year and there is usually a period of time that elapses between the completion of schemes and the final settlement of all invoices.
- 3.2 The current Capital Programme as updated is showing a balanced position for 2017/18 onwards. 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 2018/19.
- 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 2017 was £1.320m, of which all of which was already committed to previously-approved capital schemes. Planned transfers into the reserve in 2017/18 and 2018/19 are currently estimated to be a total of £1.595m, whilst the removal of the Council contribution to the capital scheme for external works at St Annes Pool added a further £30k to the reserve. In December 2017 the Council

approved a scheme of public realm works relating to the Coastal Defence works in the sum of £360k and a scheme of public realm works in relation to the Fairhaven Gardens and Lake Restoration scheme in the sum of £120k, which leaves an estimated residual unallocated balance of £1.145m by the end of 2018/19. 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 - 2017/18 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/17

Appendix A

APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 30/11/17 £000	Variance £000	Comments
<u>FINANCE & DEMOCRACY COMMITTEE</u>								
Accommodation Project - Phase 6 & 7 - Council Chamber & Internal Refurb / Services	Proceeds from the sale of surplus Council Assets, and the Accommodation Project Reserve	0	365	135	500	438	62	The works to the first and second floor of the Town Hall are now complete. The remaining element of these phases of the works i.e. those relating to the Council chamber, are currently underway with completion anticipated during early 2018.
Sub total		0	365	135	500	438	62	
<u>TOURISM & LEISURE COMMITTEE</u>								
Fairhaven Lake & Promenade Gardens - First round	Capital Investment Reserve	20	0	93	113	32	81	Key officers to deliver the scheme have been recruited and work is progressing. Delivery of this phase of the scheme will be undertaken during 2017/18 and 2018/19. In December 2017 the Council also approved a funded budget increase for 2019/20 in the sum of £120k in respect of the public realm enhancements to the scheme to be met from the Capital Investment Reserve.
Promenade Gardens Water Play Facility	Capital Investment Reserve	100	0	50	150	0	150	This scheme will not be delivered during the current year. A tender process has been undertaken with the council receiving only 2 bids. On evaluation, neither tender proved to be fully compliant, and therefore the scheme will be retendered in the new year. The scheme will be re-phased into 2018/19 as part of the next Financial Forecast update.
Development of Play Area - Bridges Playing Field, Warton	S106 Developer Contributions	0	0	107	107	0	107	It is anticipated that this scheme will be completed to budget in 2017/18.
Fleetwood Road Playing Fields, Wesham	S106 Developer Contributions	0	0	25	25	0	25	It is anticipated that this scheme will be completed to budget in 2017/18.
Mussel Tank Project	Specific Grant (LSA Civic Society)	0	0	130	130	64	66	It is anticipated that this scheme will be completed to budget in 2017/18.
Sub total		486	0	39	525	96	429	

								Appendix A (Cont'd)
APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 30/11/17 £000	Variance £000	Comments
OPERATIONAL MANAGEMENT COMMITTEE								
Replacement Vehicles	Capital Investment Reserve / Borrowing	1,267	38	11	1,316	79	1,237	It is anticipated that part of this budget will be re-phased into 2018/19 due to the timing of delivery of vehicles and that this will be reflected in the next update to the Financial Forecast early in 2018.
Car Park Improvements	No external finance - funded by borrowing/general asset disposal receipts	30	0	0	30	0	30	It is anticipated that this budget will be re-phased into 2018/19 as this will be part of the Accommodation Car Park works required at the Town Hall and that this will be reflected in the next update to the Financial Forecast early in 2018.
Fylde Headlands Preliminary Work	Specific Government Grant (Environment Agency)	0	8	0	8	7	1	It is anticipated that this scheme will be been completed to budget in 2017/18.
Public Transport Improvements	S106 Developer Contributions	0	0	90	90	0	90	This is funding that is held by Fylde Council but will be transferred to Lancashire County Council to direct towards local bus route improvements and a dial-a-ride scheme. This scheme will be re-phased over future years. This will be reflected in the next update to the Financial Forecast.
Fairhaven and Church Scar Coast Protection Scheme	Specific Government Grant (Environment Agency) / Capital Investment Reserve	14,400	0	-11,575	2,825	532	2,293	A significant proportion of the 2017/18 budget for the scheme has been re-phased into 2018/19 as part of the latest Financial Forecast update. In December 2017 the Council approved additional expenditure in respect of public realm enhancements to the scheme in the sum of £360k to be met from the Capital Investment Reserve.
Sub total		15,697	46	-11,474	4,269	618	3,651	

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 31/07/17 £000	Variance £000	Comments
ENVIRONMENT, HEALTH & HOUSING COMMITTEE								
Disabled Facilities Grants Programme	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	468	230	461	1,159	554	605	A report to the Environment, Health and Housing Committee in June 2017 provided an update with regard to this scheme and included a number of variations to the operation of the programme to reflect the significant increase in central government grant for this purpose. It is anticipated that all identified need for disabled adaptations can be met from the existing resource for 2017/18. Actual expenditure will be determined by the level of identified need.
Housing Needs Grant	DFG Grant Repayments	0	0	6	6	0	6	In July the Council approved the creation of a new scheme within the 2017/18 approved Capital Programme to be termed 'Housing Needs Grant' that will be funded from DFG grant repayments. The budget for this scheme will be updated as and when repayments to the Council are forthcoming.
93 St Albans Road - Compulsory Purchase Order	S106 Developer Contributions	0	99	0	99	87	12	The Compulsory Purchase Order has been completed and the transfer of legal title to the property to the housing association Forviva is anticipated shortly.
Affordable Housing Scheme - 93 St Albans Road Refurbishment	S106 Developer Contributions	0	0	148	148	0	148	This scheme is now expected to be delivered over the two financial years 2017/18 and 2018/19 and consequently the budget will require re-phasing to reflect this. This will be reflected in the next update to the Financial Forecast early in 2018.
Affordable Housing Scheme Sunnybank Mill, Kirkham	S106 Developer Contributions	460	460	-460	460	460	0	Planning permission has now been granted for the delivery of 23 units of affordable rented housing. Housing and Legal Services officers are currently in discussion with the ForViva Housing Association regarding the delivery of the project and the payment has been made.
Affordable Housing Scheme - Keenan Mill	S106 Developer Contributions	840	0	-420	420	0	420	Planning permission has now been granted for the delivery of 26 units of affordable rented housing. Housing and Legal Services officers are currently in discussion with the Progress Housing Association regarding the delivery of the project. It is anticipated that this budget will be re-phased into 2018/19 and this will be reflected in the next update to the Financial Forecast early in 2018.
Church Road Methodist Church, St Annes	S106 Developer Contributions	550	0	-275	275	0	275	A consultation document with regard to the scheme has recently been distributed to interested parties and it is anticipated that planning permission will be sought for the delivery of 10 units of affordable rented housing later in 2017/18 and payment will be made during 2017/18.
Affordable Warmth Scheme	Specific Grant (Lancashire County Council)	28	18	0	46	11	35	It is anticipated that this scheme will be been completed to budget in 2017/18.
Rapid Deployment CCTV Replacement Projects	Specific Grant (LSP Performance Reward Grant)	38	0	0	38	0	38	The working group reported to the Environment, Health and Housing Committee in June 2017 to advise that this money would be utilised for repair costs and replacement costs for the Monitored CCTV Cameras in the Town Centres of St Annes, Lytham and Kirkham when required, after approval by the Committee. It is anticipated that this budget will be re-phased into 2018/19 and this will be reflected in the next update to the Financial Forecast.
Sub total		2,738	807	-894	2,651	1,112	1,539	

Appendix A (Cont'd)

APPROVED SCHEMES	Financing Source	Approved Budget 2017/18 £000	Slippage B/F from 2016/17 £000	Adjustments from 02/03/17 £000	Updated Budget 2017/18 £000	Expenditure to 30/11/17 £000	Variance £000	Comments
PLANNING COMMITTEE								
Woodlands Road Regeneration Scheme - Town Centre Phase 3	Capital Investment Reserve / S106 Developer Contributions	0	6	0	6	0	6	The scheme was largely completed during 2016/17 with only a small amount of residual funding remaining. It is anticipated that the remaining elements will be completed to budget during 2017/18.
St Annes Regeneration Schemes	S106 Developer Contributions	237	0	-67	170	0	170	This funding is earmarked for the next phase of St Annes Town Centre including St Andrews Road North/South and The Crescent. The scheme has commenced with a proportion of the works now expected to fall into 2018/19. Consequently an element of the scheme has been re-phased into 2018/19 as part of the previous Financial Forecast update.
Staining Regeneration Schemes	S106 Developer Contributions	40	0	0	40	0	40	Following discussions with the Parish Council a scheme has now been developed and agreed. It is anticipated that this scheme will be completed to budget in 2017/18.
Kirkham Public Realm Improvements	S106 Developer Contributions	0	21	0	21	0	21	It is proposed that the balance of funding in respect of this scheme will be re-phased into 2018/19. This will be reflected in the next update to the Financial Forecast. An update report will be presented to the Planning Committee in January 2018 in respect of Kirkham Public Realm scheme delivery.
M55 Link Road	S106 Developer Contributions	0	137	250	387	127	260	Council approved a further funded budget increase in the sum of £250,000 to the M55 Link Road (design works) scheme that is within the current approved Capital Programme for 2017/18, to be met in full from S106 developer contributions. This budget is to facilitate delivery of the M55 Link Road. Design of the new road should be complete by February 2018 with tendering of the work then taking place. If the full funding package can then be confirmed work is planned to commence summer 2018.
Sub total		407	164	53	624	127	497	
Total Expenditure		19,328	1,382	-12,141	8,569	2,391	6,178	

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	12
MID-YEAR PERFORMANCE 2017/18			

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 2017/18. 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 alexs@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.

PM38: Percentage of other applications determined within 8 weeks was 89.32% and last year's comparison figure was 89.83%, the target is 80%.

Performance has remained good on this indicator as the team was fully staffed and had the benefit of an additional temporary post during this period. The increased use of digital resources for progressing revisions to proposals and general communication has also assisted with the speed of determining major applications. Further use of this technology is to be rolled out in 2018, along with recruitment to a now vacant post.

PM39: Net additional homes provided was 247 and last year's comparison figure was 228, the target is 205.

PM151: Percentage of decisions on major applications within 13 weeks (or where extensions agreed) was 86.9% and last year's comparison figure was 75.54%, the target is 70%.

Performance has remained good on this indicator as the team was fully staffed and had the benefit of an additional temporary post during this period. The increased use of digital resources for progressing revisions to proposals and general communication has also assisted with the speed of determining major applications. Further use of this technology is to be rolled out in 2018, along with recruitment to a now vacant post.

PM152: Percentage of major appeals allowed against all major application decisions (over last 2 yrs) was 6.85% and last year's comparison figure was 3.59%, the target is 10%.

Whilst performance remains well above target, it has slipped back in this reporting period. Analysis of this has confirmed that this is due to the loss of several appeals for housing proposals where the council's on-going inability to demonstrate a 5 year housing supply was a key issue. This is being addressed by the progression of the Fylde Local Plan to 2032 to adoption in the coming months and a general focus on supporting sustainable residential development.

PM37: Percentage of minor applications determined within 8 weeks was 89.47% and last year's comparison figure was 85.85%, the target is 60%.

Performance has remained good on this indicator as the team was fully staffed and had the benefit of an additional temporary post during this period. The increased use of digital resources for progressing revisions to proposals and general communication has also assisted with the speed of determining major applications. Further use of this technology is to be rolled out in 2018, along with recruitment to a now vacant post.

PM40: Number of affordable homes delivered (Gross) was 54 and last year's comparison figure was 32, the target is 15.






This indicator is not something we have direct control over. There have been a no. 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.

***** 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 2017 - 30th September 2017)

Development Management						
Local Key Performance Indicators	Frequency	Good Performance Is	APR 2016 SEP 2016	APR 2017 SEP 2017	Mid-year Target	Performance Status
PM38: Percentage of other applications determined within 8 weeks	Quarterly	Bigger is Better	89.83	89.32	80	✓
PM39: Net additional homes provided	Monthly	Bigger is Better	228	247	205	✓
PM151: Percentage of decisions on major applications within 13 weeks (or where extensions agreed)	Quarterly	Bigger is Better	75.54	86.9	70	✓
PM152: Percentage of major appeals allowed against all major application decisions (over last 2 yrs)	Quarterly	Smaller is Better	3.59	6.85	10	✓
PM37: Percentage of minor applications determined within 8 weeks	Quarterly	Bigger is Better	85.85	89.47	60	✓
PM40: Number of affordable homes delivered (Gross)	Quarterly	Bigger is Better	32	54	15	✓

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	17 JANUARY 2018	13
FYLDE HIGH STREET INNOVATION FUND			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

In March 2012, the Minister of State for Housing and Local Government announced that Fylde Borough Council would receive £100,000 through an initiative known as the High Street Innovation Fund (HSIF).

This report provides an update on how this funding has been spent by the Town Centres Forum under a scheme known as Fylde High Street Innovation Fund and progress update on delivery of each project.

All of the agreed funding has now been distributed in accordance with the table below, which provides a very simple summary. Accordingly the project has now been completed.

Grant Recipient	Payments to Date	Project	Total Grant	Complete	Payments Owing
Lytham Business Partnership	£22,000	Arts Festival	£22,000	Yes	£0
Lytham Business Partnership	£10,000	Christmas Lights	£10,000	Yes	£0
Friends of St Annes Art Trail	£1,500	Art Trail	£1,500	Yes	£0
Lytham Business Partnership	£5,000	Flag Festival	£5,000	Yes	£0
Lytham Business Partnership	£8,000	Town Signage & Christmas Lights	£8,000	Yes	£0
St Annes on the Sea Town Council	£3,000	Banners	£3,000	Yes	£0
St Annes on the Sea Town Council	£10,000	Christmas Lights	£10,000	Yes	£0
St Annes on the Sea Town Council	£5,500	Town Signage	£5,500	Yes	£0
Kirkham Town Council/LCC	£35,000	Public Realm	£35,000	Yes	£0
	£100,000		£100,000		£0

SOURCE OF INFORMATION

Mark Evans - Head of Planning and Housing

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The Development Management Committee requested an update on the progress of the Fylde High Street Innovation Fund at its meeting of 18th January 2017. This report provides that update.

FURTHER INFORMATION

Stephen Smith, Principal Planning Policy Officer, stephen.smith@fylde.gov.uk 01253 658445