



Fylde Council Local Development Scheme

November 2019

Contact Information

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

Tel: 01253 658418

Email: planningpolicy@fylde.gov.uk

Website:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/>

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

What is an LDS?

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

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

Why is Fylde Council producing a new LDS?

1.3 A Local Development Scheme is a document that local planning authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As Amended by the Localism Act 2011). It must be available publically and kept up to date. Planning Practice Guidance (Paragraph 003 Reference ID: 61-003-20190315) states *“Local planning authorities should publish their Local Development Scheme on their website”*.

1.4 The Local Development Scheme provides information on the documents that the Council intend to produce to form their planning policy framework and sets out a timetable for production. This document supersedes the LDS 2018. The LDS 2019 describes the Partial Review of the Fylde Local Plan to 2032 and the Supplementary Planning Documents that the Council are producing.

2. THE FYLDE LOCAL PLAN TO 2032

Current Local Plan

2.1 The Fylde Local Plan to 2032 was adopted on the 22nd October 2018 and replaced the Fylde Borough Local Plan (As Altered) (Oct 2005)

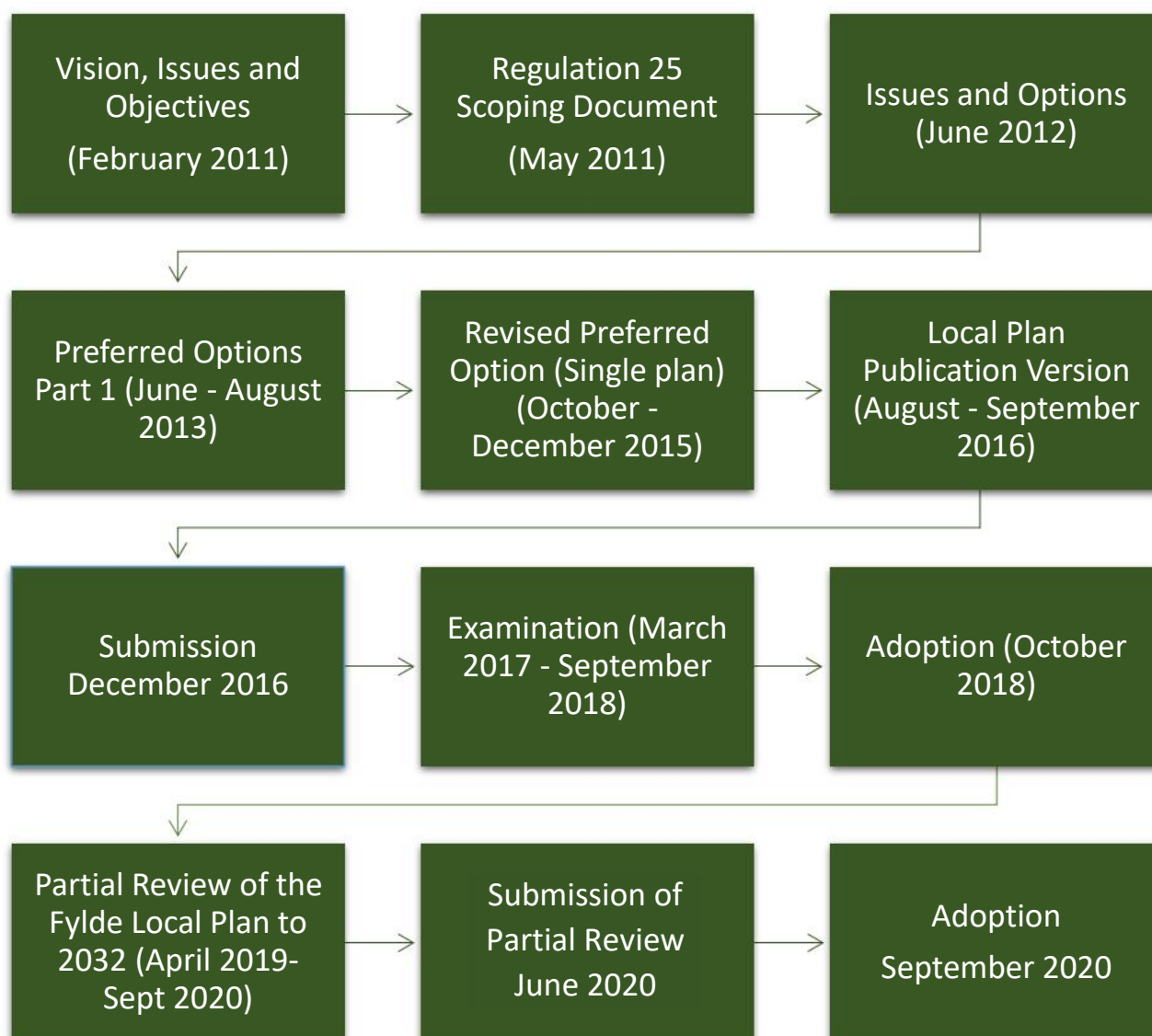
2.2 The Fylde Local Plan to 2032 contains a range of policies and allocations to guide development in the Borough up to the year 2032.

Fylde Local Plan to 2032 (The Local Plan)

2.3 The Local Plan contains a spatial portrait of how the Borough looks and functions now, together with the Vision for Fylde and a Development Strategy that sets out how the Council envisages the area will develop over the course of the Plan period. It seeks to ensure that new homes, jobs and services required by communities are located in the most sustainable locations and that the framework for delivering the necessary infrastructure, facilities and other development will be provided to make this achievable.

2.4 The Local Plan is accompanied by an Adopted Policies Map and Inset Maps.

Figure 1: The Timetable of the Production of the Fylde Local Plan to 2032.



2.5 To view the adopted Fylde Local Plan to 2032 please see the webpage below:

<https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

Fylde Local Plan to 2032 Partial Review

2.6 A Partial Review of the Fylde Local Plan to 2032 will bring the Local Plan in line with Paragraph 212 of the National Planning Policy Framework 2019. It will also consider the unmet housing need in Wyre in accordance with Paragraph 1.27 of the Fylde Local Plan to 2032. This will be discussed in more detail in Chapter 3.

Development Plan Documents

2.7 The Local Plan together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD form the statutory Development Plan for Fylde.

Non Development Plan Documents

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

Adopted documents for decision making

- Fylde Biodiversity Supplementary Planning Document SPD (September 2019)
- Fylde Healthy Living SPD (September 2019)
- Canopies and Glazed Extensions on Commercial Forecourts: A Design Note – (August 2018)
- St. Anne's on the Sea Design Guide
- St. Anne's on the Sea Design Guide Companion Part 1
- St. Anne's on the Sea Design Guide Companion Part 2
- St. Anne's on the Sea Design Guide Companion Part 3

Earlier Adopted Supplementary Planning Guidance (SPGs)

- Extending Your Home (November 2007)
- The Conversion of Fylde's Traditional Farm Buildings (September 2004)
- St. Anne's Renaissance Design Guide (September 2004)
- Policy for Shop Front Design Guide (September 2004)
- Windows, Doors and Architectural Joinery (February 2003)
- Policy for New Flat Development (June 1989)

The above documents can be found through the link:

<https://new.fylde.gov.uk/supplementary-planning-guidance/>

3. LOCAL DEVELOPMENT SCHEME 2019:

LDS 2019

3.1 The Fylde Local Plan to 2032 was adopted in October 2018. An update to the NPPF was published in 2019. This has resulted in a Partial Review to the Local Plan to ensure conformity.

3.2 Additionally, to support the Local Plan the Council is proposing to produce two Supplementary Planning Documents (SPDs) on Affordable Housing and Good Design. Further detail of the timetables for these SPDs is provided on page 15. These will be followed by further Supplementary Planning Documents.

3.3 The current timetable for the Partial Review of the Fylde Local Plan to 2032 is presented in Chapter 4.

Fylde Local Plan to 2032 Partial Review

3.4 The Fylde Local Plan to 2032, adopted on the 22nd October 2018, was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). An update to the NPPF was published in February 2019. Annex 1: Implementation – Paragraph 212 states that *“Plans may need to be revised to reflect policy changes which the updated framework has made. This should be made either through a partial revision or by preparing a new plan”*. In addition, the Local Plan includes a commitment to an early review (full or partial) if the Wyre Local Plan is adopted with unmet need. Wyre’s adopted Local Plan has an unmet need of 365 homes over the plan period to 2031.

3.5 The Council consulted on the scope of the Partial Review of the Fylde Local Plan to 2032 for six weeks from 25 April to 6 June 2019 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It is now intended to proceed with the drafting of the Partial Review document, having regard to the comments received from the scoping consultation.

Supplementary Planning Documents

3.6 Supplementary Planning Documents add further detail to the policies in the Development Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

The 2018 LDS set out the timeline of production of four SPDs:

- Fylde Biodiversity SPD
- Fylde Healthy Living SPD
- Fylde Affordable Housing SPD
- Fylde Good Design SPD

3.7 Following the adoption of the Fylde Biodiversity SPD and the Fylde Healthy Living SPD in September 2019, the Council will continue work on the following SPDs:

- Affordable Housing
- Good Design

3.8 Once the final versions have been consulted on planning officers will commence work on other SPDs from the list below which is not in order of priority.

- Tree Strategy
- Open Space
- Viability
- Advertisements
- Car Parking Standards
- Renewable Energy
- SUDs and Critical Drainage Areas

Resources

3.9 The following in-house resources will be made available for the Partial Review of the Local Plan and producing the SPDs:

- Planning Policy Manager (part time)
- 1 x Principal Planning Officer
- 1 x Planning Officer
- Research and Information Officer (part time)
- Cartographer/GIS Officer (part time)

3.10 The Local Plan plays a crucial role in helping to implement the Council's vision, strategic objectives and development strategy, which set out how the Council would like Fylde Borough to look in 2032. The Partial Review of the Local Plan will ensure its conformity with the NPPF19. It will also help the Council determine how best to assist Wyre Council in meeting their housing need. Supplementary Planning Documents will add further detail to policies in the Local Plan. As such, wider resources within the Council will be drawn upon including the skills and expertise of colleagues in respect of:

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

3.11 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through Officer Working Groups, as part of the Duty to Co-operate. There is also a Joint Advisory Committee (JAC) made up of elected Members from each Council, and Lancashire County Council.

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

Risks to timetable

3.13 There will always be a degree of uncertainty associated with undertaking a Partial Review of a Local Plan and in presenting specific timescales for SPDs. The following issues contained in the table below present risks to project management.

Possible risk	Potential Impact?
New National Policies and Guidance Published	The Government are continually changing, modifying and publishing planning policy and guidance and as a result additional work to comply with new requirements could result in further/new evidence having to be commissioned and the Partial Review and SPDs having to be re-drafted and re-consulted on.
Brexit	There is uncertainty concerning what will happen after Brexit. For example, Sustainability Appraisal is required under the Strategic Environmental Assessment Regulations which is European Legislation.
Change in Local Government	A new Local Government could decide to take a different course with regard to the Local Plan Partial Review process. This could result in a different process having to be followed.
High demand for the Planning Inspectorate's services	A high demand for the Planning Inspectorates services could lead to delays.
Planning Inspector requests additional work and consultations	This did happen, the Inspector asked the Council to take account of the 2014 Household Projections and to consult on the new evidence, and this delayed adoption of the FLP32. This could happen to the Partial Review.
Unforeseen pressures on staff time & staff turnover	Staff diverted to other work and reduced staff numbers may cause delays in the Local Plan Partial Review process and SPD preparation.
External Bodies could delay the Local Plan	Other bodies, including statutory consultees, could delay the Local Plan Partial Review/SPDs by not making responses on time or by requesting significant changes late on in the plan preparation process.

Legal Challenge	There is a possibility that the documents are quashed completely or there is a requirement to repeat the work.
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Evidence Base

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

3.15 The evidence base needs to be a true and accurate reflection of the Borough. A sound evidence base is crucial to support the Partial Review of the Local Plan and the production of Supplementary Planning Documents.

3.16 A comprehensive list of the evidence used to inform the preparation of the Local Plan is available on the Council's website: <https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/>. This evidence is considered to be up to date.

3.17 Information on housing and employment land supply is updated annually. This, with a large quantity of additional information, is used to inform the Council's Authority Monitoring Report (AMR).

Authority Monitoring Report (AMR)

3.18 In addition to the Partial Review of the Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the Borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/authority-monitoring-reports-amr/>

Statement of Community Involvement (SCI)

3.19 Fylde Council's planning policy team has produced a Statement of Community Involvement (SCI) 2016. It sets out how the Council will engage with stakeholders in preparing Development Plan Documents and planning applications. The current SCI has been published on the following webpage: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/statement-of-community-involvement/>. SCI's only have to be reviewed every 5 years, so the SCI is considered to be up to date for the purpose of the Partial Review.

Neighbourhood Planning

3.20 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. One Neighbourhood Plan is currently being prepared in Fylde – by Ribby-with-Wrea Parish Council for the Ribby-with-

Wrea area. Once adopted a Neighbourhood Development Plan will sit alongside the Local Plan and form part of the Development Plan for the area. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

Community Infrastructure Levy (CIL)

3.21 Fylde Council has commenced work on the introduction of a CIL but this was placed on hold pending the adoption of the Local Plan and the publication of the updated Regulations. Now the revised Regulations have been published, work on a CIL for Fylde can recommence. However, this will have to await the Partial Review of the Local Plan as a CIL will need to have regard to any revisions to, and a revised viability assessment of the Local Plan.

4. FYLDE LDS SUMMARY GRAPH

KEY:

UNLIKELY TO MEET TARGET
UNCERTAIN TIMESCALE
COMPLETED OR ON TARGET

Local Plan to 2032 Partial Review	2019												2020											
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Partial Review Scoping Consultation (6 weeks from 25 th April – 6 th June)																								
Consideration of responses and present to Committee																								
Schedule of Proposed Revisions presented to Committee																								
Technical Assessments (SEA etc.)																								

Local Plan to 2032 Partial Review	2019												2020											
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Publication Version presented to Committee																								
Publication Version consultation period																								
Submission																								
Examination																								
Adoption																								

KEY:

UNLIKELY TO MEET TARGET
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COMPLETED OR ON TARGET

Supplementary Planning Documents (SPDs)	2018		2019												2020					
	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
SPD Scoping Consultation (6 weeks – 22 nd Nov 18 – 3 rd Jan 19)	B, HL, AH, GD	B, HL, AH, GD	B, HL, AH, GD																	
Draft SPD preparation and Responses Report			B, HL, AH	B, HL, AH																
Draft SPDs at Planning Committee				B, HL							AH		GD							
Further work and Sustainability Appraisal of Documents					B, HL	B, HL	B, HL	B, HL			AH	AH								
Draft SPD consultation								B, HL	B, HL			AH	AH							
Final SPD preparation									B, HL	B, HL										
Adoption											B, HL				AH					GD

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