

# **BRYNING WITH WARTON NEIGHBOURHOOD DEVELOPMENT PLAN**

**DECISION STATEMENT**

(The Neighbourhood Planning (General) Regulations 2012 – Part 5, paragraph 18 (2))

## **Introduction**

Under the Town and Country Planning Act 1990 (as amended), Fylde Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6 Chapter 3) sets out the local planning authority's responsibilities under neighbourhood planning.

This statement confirms that following an Independent Examination, Fylde Borough Council now confirms that subject to the modifications proposed by the Examiner's Report that the Submission version of the Bryning with Warton Neighbourhood Development Plan (the Plan) should proceed to a Neighbourhood Planning Referendum.

## **Background**

Bryning with Warton Parish Council, as the qualifying body successfully applied for Bryning with Warton Parish to be designated as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Area designation was approved by Fylde Council on 25 October 2013.

The Bryning with Warton Neighbourhood Development Plan was published by Bryning-with-Warton Parish Council for pre-submission consultation (under Regulation 14) in July 2014 for a period of six weeks.

Following the submission of the Bryning with Warton Neighbourhood Development Plan (Submission version), to Fylde Council in September 2014 in accordance with the requirements of Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Plan was publicised and comments were invited over a six week consultation period, which ran from 9 October 2014 to 28 November 2014.

However, after careful deliberation the Plan was delayed from going to Independent Examination due to the then pending outcome of the Blackfield End Farm planning appeal, the result of which had the potential to have a significant impact on the Plan.

After receiving the appeal decision (which was significantly delayed) Bryning with Warton Neighbourhood Plan Steering Group (NPSG) were advised by Fylde Council to revise the Plan taking into account the outcome of that appeal decision and the number of dwellings now approved at Warton. However, the Bryning with Warton Steering Group chose to keep the Plan as originally drafted.

Therefore, Fylde Council, with the agreement of Bryning-with-Warton Parish Council appointed an Independent Examiner, Mr Nigel McGurk BSc (Hons) MCD MBA MRTPI to review the Plan and to consider whether it met the 'Basic Conditions' required by legislation and whether it should proceed to referendum.

The Examiner's report was received on 7 April 2016, and concluded that subject to a number of recommended modifications (which were identified in the Examiner's report) that the Bryning with Warton Neighbourhood Development Plan should proceed to Referendum. The Examiner further advised that the Referendum Area should be the same as the designated Neighbourhood Area, which is the same as the administrative boundary for the Bryning-with-Warton parish.

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Following receipt of the Examiner’s report, members from both Fylde Council and the Bryning-with-Warton Neighbourhood Steering Group (NPSG) met to discuss the Examiner’s report and his findings. At this meeting two options for progressing the Plan were put forward. Option 1 – to accept all the recommended modifications and proceed to referendum, or Option 2 - the NPSG withdraw the Plan and address the recommended modifications with further evidence and justification, and re-doing the policies within the Plan. Following on from this meeting the NPSG held an emerging meeting of the steering group to discuss the proposed recommended modifications.

The NPSG took the decision to hold a public meeting to ask local residents what their opinion was on progressing the Plan. Following this meeting the NPSG took the decision to accept the Examiner’s modifications and proceed to referendum.

### Decision and Reasons

Fylde Council has determined that subject to the modifications suggested by the Examiner the Bryning with Warton Neighbourhood Development Plan meets with the Basic Conditions specified in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 and is compatible with the Convention Rights and complies with provision made by or under Section 38A and 38B of the Planning and Compulsory Act 2004. Legislation requires that Fylde Council consider each of the modifications recommended and the reasons for them, and decide what action to take (see Table 1).

As a consequence, Fylde Council will accept all of the modifications recommended by the Examiner accordingly, in order for it to proceed to Referendum.

Furthermore, Fylde Council, concurs with the Examiner’s findings and considers that the Referendum Area should be as the approved Neighbourhood Area, as there would appear to be no reason to change or extend it, which covers the entire parish of Bryning-with-Warton.

The list of modifications and actions required are set out in the following table. As a consequence of these changes the NDP (Referendum version) has been re-formatted accordingly to take into account amended paragraph numbers and page numbers etc.

**Table1: EXAMINER RECOMMENDED MODIFICATIONS**

Page Reference of NDP	Examiner Recommendation	Reason for the Change	Action by LPA
Header	Change the text in the header to read <b>BRYNING WITH WARTON NEIGHBOURHOOD DEVELOPMENT PLAN</b>	LPA suggestion - to ensure the Plan is up to date and reads as such.	Text deleted accordingly.
Cover page	Replace 2030 with <b>2011-2032</b>	To specify the Plan period – and keep it consistent with the emerging Local Plan dates. To avoid confusion and to enable the Plan to meet the basic conditions.	Agree with the Examiner. Cover page changed.
Cover page	Delete yellow box and text within it.	No-longer any requirement for the yellow box.	Agree with the Examiner. Box deleted.
Page 2-4	Delete pages 2-4	Information on these pages is now out of date.	Agree with the Examiner.

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			Pages 2-4 have been deleted inclusively.
Page 5	Bullet point 106 – delete <b>...and Habitat Regulations Assessment</b>	The changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.	Agree with the Examiner. Text deleted accordingly.
Page 6	Delete bullet point <b>3.3 Neighbourhood Plans</b>	To aid clarity and remove repetition.	Agree with the Examiner. Text deleted accordingly.
Page 6	Delete bullet point <b>4.2 Housing</b>	In light of housing section being removed.	Agree with the Examiner. Text deleted accordingly.
Page 7	Delete <b>Section 7: HOW TO COMMENT ON THIS DOCUMENT</b>	This section is no-longer required at this stage of the Pan.	Agree with Examiner. Text deleted accordingly.
Page 8	1 <sup>st</sup> line – delete the word <b>Submission</b>	Improve the plan and to aid clarity and understanding.	Agree with Examiner. Text deleted accordingly.
Page 9	Change line from 7 sections to <b>6 sections</b>	In light of housing section being removed.	Agree with the Examiner. Text amended accordingly.
Page 10	Last line – <b>delete completely</b>	This section is no-longer required at this stage of the Pan.	Agree with Examiner. Text deleted accordingly.
Page 11	Delete line 5 and replace with <b>These policies have regard to national policies and advice and are in general conformity with the strategic policies of the Fylde Local Plan (2005).</b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Agree with the Examiner. Text amended accordingly.
Page 12	1 <sup>st</sup> paragraph change to ...with the opportunity to <b>have more control over development, for the benefit of the local community.</b>	Improve the plan and to aid clarity and understanding, in light of housing section being deleted.	Agree with the Examiner. Text amended accordingly
Page 12	2 <sup>nd</sup> paragraph – delete and replace with - <b>The Neighbourhood Plan, when made, will form part of the development plan. The Neighbourhood Plan aims to preserve those things that make Bryning with Warton special.</b>	Improve the plan and to aid clarity and understanding, in light of housing section being deleted.	Agree with the Examiner. Text amended accordingly
Page 12	<b>3<sup>rd</sup> paragraph – delete</b> entirely	The changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum, in light of housing section being deleted.	Agree with the Examiner. Text deleted accordingly
Page 15	Change 1 <sup>st</sup> paragraph to <b>...Act 2012 as part of the ...communities. In using this</b>	A NP can be made by any Qualifying Body not just PC’s.	Agree with Examiner Text amended accordingly.

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	<b><i>power, Qualifying Bodies – such as Bryning with Warton Parish Council – need to follow some fundamental principles.</i></b>		
Page 15	Line 4 change to .... <b><i>must have regard to national policy and advice and be in general...policies of the development plan, in this case, the Fylde Local Plan (2005).</i></b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Text changed accordingly.
Page 15	Line 7 change to must be <b><i>compatible with European Union obligations and the European Convention on Human Rights.</i></b> For clarity delete the rest of the paragraph	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Text has been changed and remaining paragraph deleted.
Page 15	Line 10 change to ..... <b><i>must also contribute to the achievement of sustainable development and a Sustainable....document.</i></b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Text amended accordingly.
Page 16	1 <sup>st</sup> paragraph – change to <b><i>...with the strategic policies of the adopted Local Plan and it is also good practice to take account of emerging planning policy and supporting information, where appropriate. In this regard, it is confirmed that the Neighbourhood Plan has taken into account information relating to the emerging Fylde Local Plan (2011-2032).</i></b> For clarity delete the rest of the paragraph.	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Text amended accordingly.
Page 16	In the 6 <sup>th</sup> paragraph add the word “Fylde” so it reads: the emerging <b><i>Fylde</i></b> Local Plan (2011 – 2032).	To aid clarity and consistency.	Text amended accordingly.
Page 16	Change last paragraph to ...Borough Council, <b><i>any relevant Policies within the Neighbourhood Plan must be taken into account insofar as any planning application for development in the Neighbourhood Area.</i></b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Agree with the Examiner. Text amended accordingly.

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Pages, 16,32, 33, 48, and 52	Replace or delete date reference to 2030 and replace with 2011 to 2032.	To specify the Plan period – and keep it consistent with the emerging Local Plan dates. To avoid confusion and to enable the Plan to meet the basic conditions.	Text changed accordingly.
Page 17	Delete <b>1<sup>st</sup> bullet point</b>	To aid clarity and understanding in light of housing section being deleted.	Agree with the Examiner. Text deleted accordingly
Page 17	Delete <b>final sentence</b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Agree with the Examiner. Text deleted accordingly.
Page 18	Delete <b>We are here</b> from the diagram and change red to blue	To enable the Plan to read up to date.	Agree with the Examiner. Text deleted accordingly, and box re-coloured.
Page 19	Heading – delete <b>...and Habitat Regulations Assessment</b>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.	Agree with the Examiner. Text deleted accordingly.
Page 19 - 20	Keep the first sentence and then <b>delete the remainder of the text (majority of p19 and all of p20).</b>	Changes required to enable the Plan to meet with the 'Basic Conditions'.	Agree with the Examiner. Text deleted accordingly.
Section 1.6 - SA	Could set out all of the communities concerns in this section as it does in sections 2.1 and 2.2 – as the community has expressed concerns with regards housing development within the Neighbourhood Area – and it is therefore relevant to include reference to these concerns in the NP, whether or not the document includes directly related policies.	-	BwWNPSG have decided not to add more information in this section.
Page 32	Heading – delete dates <b>2014 - 2030</b>	To enable the Plan to read up to date.	Agree with the Examiner. Text deleted accordingly.
Page 32	Last line – delete the word <b>Submission.</b>	LPA suggestion - to enable the Plan to read up to date.	Text deleted accordingly.
Page 33	3 <sup>rd</sup> line down – delete text <b>to 2030</b>	To correct a textual error.	Agree with the Examiner. Text deleted accordingly.
Page 34	Change the 2 <sup>nd</sup> bullet point down, under the <u>Housing</u> heading to read: • <b>When Fylde Borough Council initially proposed 1,160 additional dwellings for</b>	For clarity and understanding.	Text amended accordingly.

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	<b><i>Bryning with Warton up to 2030, most residents did not agree with this scale of development.</i></b>		
Page 41	Line 4 – delete <b><i>15-20 years</i></b>	To aid clarity and understanding.	Agree with the Examiner. Text deleted accordingly.
Page 42 - Objectives	Textual changes to Objectives 1, 2, 3, 4 & 5	Current Objectives are unrealistic and unachievable, and with the word ‘ensure’ raises concerns that the NP is promising things it cannot produce.	Agree with the Examiner. Text changed accordingly.
Page 47	Under section 3.2, second line add <b><i>to 2032</i></b> after Fylde Local Plan.	To enable the Plan to read up to date.	Agree with the Examiner. Text changed accordingly.
Page 47	Delete <b><i>The Local Plan has not been...early 2015</i></b>	To specify the Plan period – to avoid confusion and to enable the Plan to meet the basic conditions.	Text deleted accordingly.
Page 47	Line 9 – change to <b><i>The emerging</i></b>	Factual correction.	Text changed accordingly.
Page 47	Change the text in Green type to reflect the wording in paragraph 7.11 & 7.12 of the emerging Local Plan to 2032.	Factual correction to keep plan up to date.	Text amended accordingly.
Page 48	2 <sup>nd</sup> line down add <b><i>(2005)</i></b> after adopted Local Plan.	To aid clarity.	Text amended accordingly.
Page 48	3 <sup>rd</sup> line delete – <b><i>(e.g. by using an end date of 2030)</i></b>	To specify the Plan period – and keep it consistent with the emerging Local Plan dates.	Agree with the Examiner. Text deleted accordingly.
Page 48	Delete <b><i>2<sup>nd</sup> paragraph</i></b>	To improve the Plan’s legibility.	Agree with the Examiner. Text deleted accordingly.
Page 49 - 51	Delete <b><i>Section 3.3</i></b>	To aid clarity and remove unnecessary repetition.	Agree with the Examiner. Three pages deleted accordingly.
Page 52	Amend date in 1 <sup>st</sup> sentence to read <b><i>2032</i></b>	To correct a textual error.	Agree with the Examiner. Text deleted accordingly.
Page 52	Delete <b><i>last sentence and 2 bullet points</i></b>	To benefit clarity and presentation.	Agree with the Examiner. Text deleted accordingly.
Page 53	Delete <b><i>Housing bullet point</i></b>	To aid clarity and understanding in light of the housing section being deleted from the Plan.	Agree with the Examiner. Text deleted accordingly.
Page 54 - 66	<b><i>Delete the Housing Section of the NDP, including policies</i></b>	No certainty that the NDP would be compatible with EU obligations. Changes will	Agree with the Examiner.

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	<b>BWH1</b> and <b>BWH2</b> and associated figures	enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.	Pages 54-66 deleted inclusively
Page 67	Delete <b>Policy BWE1</b>	Policy runs the risk of pre-determining an application and refers to working with another body – who have objected to the policy. Changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.	Agree with the Examiner. Policy deleted
Page 68	Policy BWE2 – change the 1 <sup>st</sup> sentence to ...B2 and B8), <b>unless it can be demonstrated that the land is no longer viable for employment use and that there is no demand for such a use.</b> Delete the 2 <sup>nd</sup> sentence Ensure the Site Boundaries on <b>Figure 8 are correct and up to date</b>	Improve the plan – changes recommended will improve the robustness of the policy. As existing the policy may preclude flexibility or rapid response.  Factual correction	Agree with the Examiner. Text amended accordingly.
Page 68	Change Policy number to <b>Policy BWE1: Protecting Existing Employment</b>	To improve the Plan’s legibility.	LPA suggestion. Policy re-numbered accordingly
<b>POLICY BWE1: PROTECTING EXISTING EMPLOYMENT</b>			
The larger employment sites, including the exiting employment area at BAE Systems, shown on Figure 8, will be protected for employment uses (Use Classes B1, B2 and B8), unless it can be demonstrated that the land is no longer viable for employment use and that there is no demand for such a use.			
Page 68 - 69	Delete the <b>Background Justification on pages 68 – 69 to ....Zone benefits”</b> .	The changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum	Agree with the Examiner. Improve the plan. Text deleted accordingly.
Page 69	Add the following text before Through multi-agency.... <b>The Parish Council is supportive of local employment.</b>	Improve the plan – changes recommended will improve the robustness of the policy.	Agree with the Examiner. Text amended accordingly.
Page 71	Amend the boundary in Figure 8 – Protected Employment Sites	Factual correction, to ensure the Plan is up to date.	Agree with the Examiner. Update the figure accordingly.
Page 72	Delete <b>Policy BWT1: Sustainable Transport</b>	The policy requires another body to undertake something that does not comprise of a land use planning policy – that an NDP can control.	Policy deleted
Page 72	Create a new “Community Action: Sustainable Transport”. Bryning with Warton Parish Council will work with other bodies to address matters relating to sustainable transport		PC to consider doing this?



<b>COMMUNITY ACTION: SUSTAINABLE TRANSPORT</b>			
Bryning with Warton Parish Council will work with other bodies to address matters relating to sustainable transport.			
Page 72	2 <sup>nd</sup> sentence remove NPSG and replace with <b><i>Parish Council</i></b>	Factual correction	Text amended accordingly.
Page 73	Delete <b><i>Policy BWT2</i></b> – policy is vague and imprecise	The policy is too vague and imprecise – its deletion will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.	Policy deleted
Page 73	Delete <b><i>Background/Justification</i></b> title	Supporting info relates to text supporting BWT1.	Text deleted accordingly.
Page 74	4 <sup>th</sup> line down change to - ...Council <b><i>emerging Local Plan...</i></b>	Factual correction to keep plan up to date.	Text changed Accordingly.
Page 74	<b><i>Delete final paragraph</i></b> (having regards to housing section being removed)	To aid clarity and understanding in light of housing section being removed.	Agree with the Examiner. Text deleted accordingly.
Page 75	Policy BWLC1, delete parts 1 and 2 and replace with <b><i>“Within the defined Principal Village Centre (Figure9), the development of new shopping and local service facilities will be supported. Proposals for the change of use of an existing shop or local service use, to a non-shopping or non-local service use, will only be supported if it is demonstrated, further to a minimum six month period of active marketing, that the existing use is no longer viable.”</i></b>	To aid clarity and understanding.	Agree with the Examiner. Text changed Accordingly.
Page 75	Policy BWLC1 – change part 3 to <b><i>Proposals for local needs retail or local service uses will be supported within the settlement boundary, subject to it being demonstrated that development would not harm local character, residential amenity or highway safety.</i></b>	The changes will improve the Plan and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.	Agree with the Examiner. Text changed Accordingly.
<b>POLICY BWLC1: SHOPS AND SERVICES</b>			
To improve the range of, and access to shopping and community facilities within Warton, the following development principles will take effect:			

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<p>Within the defined Principal Village Centre (Figure 9), the development of new shopping and local service facilities will be supported. Proposals for the change of use of an existing shop or local service use, to a non-shopping or non-local service use, will only be supported if it is demonstrated, further to a minimum six month period of active marketing, that the existing use is no longer viable.</p> <p>Proposals for local needs retail or local service uses will be supported within the settlement boundary, subject to it being demonstrated that development would not harm local character, residential amenity or highway safety.</p>			
Page 78	<p>Policy BWLC2 - 1<sup>st</sup> sentence change to ...improve <b>and/or provide centrally located community facilities will be supported.</b></p> <p><b>Delete the remaining of the policy</b> and replace with <b>Local Green Space is designated at the three sites P1, P2 and P3, as shown on the supporting plans below. Development of Local Green Space is not permitted, other than in very special circumstances.</b></p>	<p>Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.</p>	<p>Text amended accordingly.</p>
<p><b>POLICY BWLC2: COMMUNITY, LEISURE FACILITIES AND OPEN SPACES</b></p> <p>Proposals to improve and/or provide centrally located community facilities will be supported.</p> <p>Local Green Space is designated at the three sites P1, P2 and P3, as shown on the supporting plans below. Development of Local Green Space is not permitted, other than in very special circumstances.</p>			
Page 79	<p><b>Delete Figure 10 and replace with 3 new plans</b>, showing the precise boundaries of each designated area of Local Green Space. In the title for each of these plans – provide a name, related to the location, for each of P1, P2 and P3.</p> <p>For clarity designations P1, P2 and P3 relate to P1, P6 and P7 in the submission document.</p>	<p>Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.</p>	<p>Figure 10 deleted and 2 new plans have been provided, (as P6 had been incorrectly identified on the original NDP, and as this is land owned and protected by the Church Bryning with Warton Parish Council removed its allocation).</p>
Page 80	<p>1<sup>st</sup> line – replace Draft Core Strategy with <b>emerging Local Plan to 2032</b></p>	<p>Factual correction to keep plan up to date.</p>	<p>LPA suggested change.</p>
Page 81	<p>Delete text at end of last paragraph (<b>see Figure11</b>)</p>	<p>Improve the plan.</p>	<p>Text deleted accordingly.</p>
Page 82	<p><b>Policy BWNE1</b> - Delete 1<sup>st</sup> paragraph and replace with <b>Development proposals that impact on local wildlife and habitats should demonstrate</b></p>	<p>Improve the plan – changes recommended will improve the robustness of the policy, as worded would not be relevant to the majority of planning</p>	<p>Agree with the Examiner. Text amended accordingly.</p>

	<b><i>how biodiversity will be protected and enhanced. Development should retain and where possible, enhance, existing coastal features, watercourses, wetlands, ponds, mature native trees and hedgerows. The creation of new habitats, new linkages between open spaces and habitats and/or improvements to the existing public rights of way network will be supported.</i></b>	apps – i.e. householder apps. To enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.	
Page 82	Questions the 2 <sup>nd</sup> part of Policy BWNE1 – as the bullet points do not provide as to how development can enhance such things, it is not clear what circumstances it would be appropriate, 3 <sup>rd</sup> bullet point refers to something that doesn’t exist etc. – therefore has not made changes to this section as there is clear evidence that the community support the protection and enhancement of local wildlife and habitats and the enhancement of public rights of way.		LPA have amended this section and re-worded it in part to take into consideration the Examiner’s comments.
<p><b>POLICY BWNE1: PROTECTING AND ENHANCING LOCAL WILDLIFE AND HABITATS</b></p> <p>Development proposals that impact on local wildlife and habitats should demonstrate how biodiversity will be protected and enhanced. Development should retain and where possible, enhance, existing coastal features, watercourses, wetlands, ponds, mature native trees and hedgerows. The creation of new habitats, new linkages between open spaces and habitats and/or improvements to the existing public rights of way network will be supported.</p> <p>Development, where appropriate, should seek to incorporate the following:</p> <ul style="list-style-type: none"> <li>• Retain existing coastal features, watercourses, wetlands, ponds, mature native trees and hedgerows.</li> <li>• Improved access to the countryside by improving the network of existing public rights of way.</li> <li>• Preserve and retain existing areas of public open space and Local Green Spaces in order to promote social interaction, community activity and active play.</li> </ul>			
Page 83	<b><i>Delete Policy BWNE2 and replace it with Development proposals should demonstrate good design, respect local character and where possible reinforce local distinctiveness.</i></b>	Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.	Text amended accordingly.
Page 83	1 <sup>st</sup> paragraph – delete ... <b><i>and enhancement</i></b>	Factual correction	Text deleted accordingly.
<p><b>POLICY BWNE2: PROTECTING AND ENHANCING LOCAL CHARACTER AND LANDSCAPE</b></p> <p>Development proposals should demonstrate good design, respect local character and where possible reinforce local distinctiveness.</p>			
Page 84	Change Figure 12 to <b><i>Figure 6</i></b>	To aid clarity due to the number of figures deleted.	Text amended accordingly.
Page 85	2 <sup>nd</sup> paragraph – <b><i>delete last sentence</i></b>	Factual correction – this Figure does not exist.	Text amended accordingly.

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Page 87	2 <sup>nd</sup> paragraph down change the text to indicate that there are two listed buildings and not one. Final line to read: <b><i>With two listed buildings in Bryning with Warton being 204 Lytham Road Grade II listed and the Peg Mill Grade II listed.</i></b>	Factual correction.	Text amended accordingly.
Page 88	Policy BWNE3 – <b><i>delete 1<sup>st</sup> paragraph</i></b> and replace it with <b><i>The provision of sustainable urban drainage systems (SuDS) will be supported.</i></b>  Replace lines three to five with <b><i>Where appropriate, the design of new buildings...storage facilities; and water attenuation facilities such as...should be provided.</i></b>	Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.	Text amended accordingly.
<p><b>POLICY BWNE3: DESIGN TO REDUCE SURFACE WATER RUN OFF</b></p> <p>The provision of sustainable urban drainage systems (SuDS) will be supported.</p> <p>Where appropriate the design of new buildings and infrastructure should take account of existing topography to manage the flow of water along specific flow routes away from property and into appropriate storage facilities; and water attenuation facilities such as lagoons, ponds and swales should be provided.</p> <p>Sustainable design of buildings which support rain water harvesting are supported. Storage of rain water for non-drinking water purposes such as watering gardens and flushing toilets is encouraged.</p> <p>Areas of hard standing such as driveways and parking areas should be minimised and porous materials used where possible.</p>			
Page 90	Change Heading from IMPLEMENTATIO to <b><i>IMPLEMENTATION</i></b>	Factual correction	Text amended accordingly.
Page 90	<b><i>Delete 2<sup>nd</sup> paragraph</i></b> – relating to Housing	To aid clarity and understanding in light of housing section being deleted.	Text deleted accordingly.
Page 91	Delete .... <b><i>BWE1 and....</i></b>	Factual correction required due to loss of Policy BWE1.	Text deleted accordingly.
Page 91	Delete heading ( <b><i>Policies BWT1, BWT2</i></b> )	Factual correction required due to loss of Policies BWT1 & BWT2	Text deleted accordingly.
Page 93	1 <sup>st</sup> line – delete next 15 years with <b><i>plan period</i></b>	To aid clarity and understanding.	Text amended accordingly.
Page 95	Recommends that the Glossary is removed, although generally useful, it is quite long and to remove it would make the Plan a more concise document		LPA and PC have decided to keep this section.

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Page 105	<b>Delete this page</b>	Factual correction – as this section is no-longer required.	Text deleted accordingly.
Throughout the document	<b>Re-number pages and figures</b>	For clarity and understanding due to the number of amendments and deletions to the Plan.	Numbers etc. amended accordingly.

Therefore to meet the requirements of the Localism Act 2011 a Referendum which poses the question:

**“Do you want Fylde Borough Council to use the Neighbourhood Development Plan for Bryning with Warton to help it decide planning applications in the neighbourhood area?”**  
will be held in Bryning with Warton.

A copy of the Decision Statement will be available via Fylde Borough Council’s website and in hard copy at request from the Planning Policy team, Town Hall, Lytham St. Anne’s, FY8 1LW.

**The proposed date on which the Referendum will take place is Thursday 04 May 2017.**