

Plan for Fylde - Plan for the Future

Fylde Council  
**Rural Proofing Assessment**

2016





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## Disclaimer

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## 1. Introduction to Rural Proofing and Legislation

1.1 Rural proofing is integral to the policy making cycle. It requires decision and policy makers to make sure that the needs and interests of rural people, communities and businesses in England are properly considered. For local government, rural proofing means assessing policy options to be sure the fairest solutions are achieved in rural areas. In England 9.8 million people (19%) live in rural areas. Therefore, rural proofing helps achieve good economic, environmental and social solutions that contribute to growth. However, rural areas are not all the same and one box does not fit all. Rural England is made up of a range of different types of place including remote up-land farmsteads, coastal communities, small market towns and commuter villages, most of which are prominent in the Fylde borough.

1.2 The aim of rural proofing is to ensure that all policy makers across the country in any department or speciality, address the needs and interests of rural communities and businesses, by taking account of the differing social and economic circumstances resulting from distance to services, population sparsity and social isolation. Rural proofing is a commitment by the Government to ensure not just national policies but also local policies take into consideration the rural communities circumstances and needs, which is integral to policy making. As policy is developed and implemented, decision-makers should give careful consideration as to whether there will be any significant differential impacts in the rural areas and what adjustments might be made to fit rural circumstances. Rural proofing takes on additional importance in Fylde, as a large proportion of the borough lies within the rural area.

1.3 There are many challenges and issues that should be considered when developing or delivering proposed policy.

### **For the rural economy**

- Lack of access to markets due to distance & costs.
- Lack of fast internet
- Variable mobile phone services

### **For rural service delivery**

- Public transport can be limited, but community based transport solutions are on the rise (only 42% of households in the most rural areas have a regular bus service)
- GP surgeries, 21% of rural households have to travel 2.5 miles or more to access their nearest GP surgery & other health services can be several miles away
- There are more older people (the average age is 6 years older than in urban areas), with associated demands on health services

### **For rural quality of life**

- Over 1.3m people live in poverty but are spread across small pockets of deprivation which can make them difficult to identify and help
- Household incomes can be lower due to part time or seasonal working
- The Job Centre can be many miles away, and lack of public transport makes it difficult for the unemployed to access new jobs
- Disproportionately more households can experience deeper fuel poverty
- Two in five homes are off the gas grid and many will depend on more expensive fuel

- House prices tend to be higher in rural areas (on average £19,000 more than in urban areas)

1.4 Fylde Council produced a Rural Proofing Assessment in 2015, which looked at the policies emerging in the Revised Preferred Option (RPO) of the Local Plan to 2032, against 14 prescribed questions. Following on from that document's consultation a number of policies were amended to take into account relevant comments and new legislation. The emerging Local Plan has now progressed to Publication version and due to the various amendments and inclusion of *Policy SL5: Development Sites outside the Strategic Locations for Development*, it was considered appropriate to update the Rural Proofing Assessment to ensure the needs and circumstances of rural communities are still being considered.

1.5 The Government stresses that policy makers should rural proof before and during this process of developing policies. They should:

- Consider whether their policy is likely to have a different impact in rural areas, because of particular circumstances or needs
- Make proper assessment of those impacts, if they are likely to be significant; and
- Adjust the policy where appropriate, with solutions to meet rural needs and circumstances

1.6 The Department for Environment Food & Rural Affairs (Defra), published a 'Guide to Rural Proofing – National guidelines July 2013' to help policy makers understand the process of rural proofing and to help minimise these challenges. Prior to this the Commission for Rural Communities (CRC) published a Rural Proofing Guidance which included a Rural Proofing Toolkit. The toolkit was designed to be used in conjunction with policy development processes like a Local Plan. The toolkit set out 14 questions which were used to determine whether proposed policies were likely to encounter the challenges posed by rural circumstances. These 14 questions were used in the previous 2015 Rural Proofing Assessment, however Defra has now updated the rural proofing guidance and as a result this Rural Proofing Assessment will be assessed against the more up to date guidance.

1.7 The National Planning Policy Framework (the Framework) sets out a number of **core planning principles**, amongst these it states:

*Planning should:*

- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);*

The Framework in section three '**Supporting a prosperous rural economy**' states that planning policies should *support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *Promote the development and diversification of agricultural and other land-based rural businesses;*
- *Support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *Promote the retention and development of local services and community facilities in villages. Such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

Section six, of the Framework, '**Delivering a wide choice of high quality homes**', states that local planning authorities should:

*Exercise the duty to cooperate with neighbouring authorities, and should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate.*

*To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.*

## 2. Development Process of emerging Local Plan Policies

2.1 Future development within Fylde will be guided by the plans and policies within the new Local Plan (the Plan) for Fylde, this will run from 1st April 2011 to 31st March 2032, to ensure a 15 year plan from the expected date of adoption in 2017. The Plan includes Strategic and Non-Strategic Allocations for new homes and employment land, leisure, retail, tourism and community use, or a mixture of such uses. The Plan also comprises Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets. Once adopted, the Plan will supersede the current saved policies of the Fylde Borough Local Plan (As Altered: October 2005).

2.2 Preparation of the Plan has fulfilled the requirements set out in the Planning and Compulsory Purchase Act, 2004 and the accompanying Town and Country Planning (Local Planning) (England) Regulations, 2012; and has followed the guidance set out in the Framework, published in March 2012 and the Planning Practice Guidance (PPG), issued in March 2014.

2.3 The Plan has been developed through the engagement and interaction between Fylde Council and local communities through various consultation processes and events, together with close cooperation with Blackpool Council, Wyre Council and Lancashire County Council, which collectively comprise the Fylde Coast sub-region, together with neighbouring local planning authorities i.e. Preston City Council and other statutory consultees including the Environment Agency and Natural England. Following consultation with statutory consultees and Parish or Town Councils evidence based documents have been compiled in order to identify the needs of local communities and local solutions.

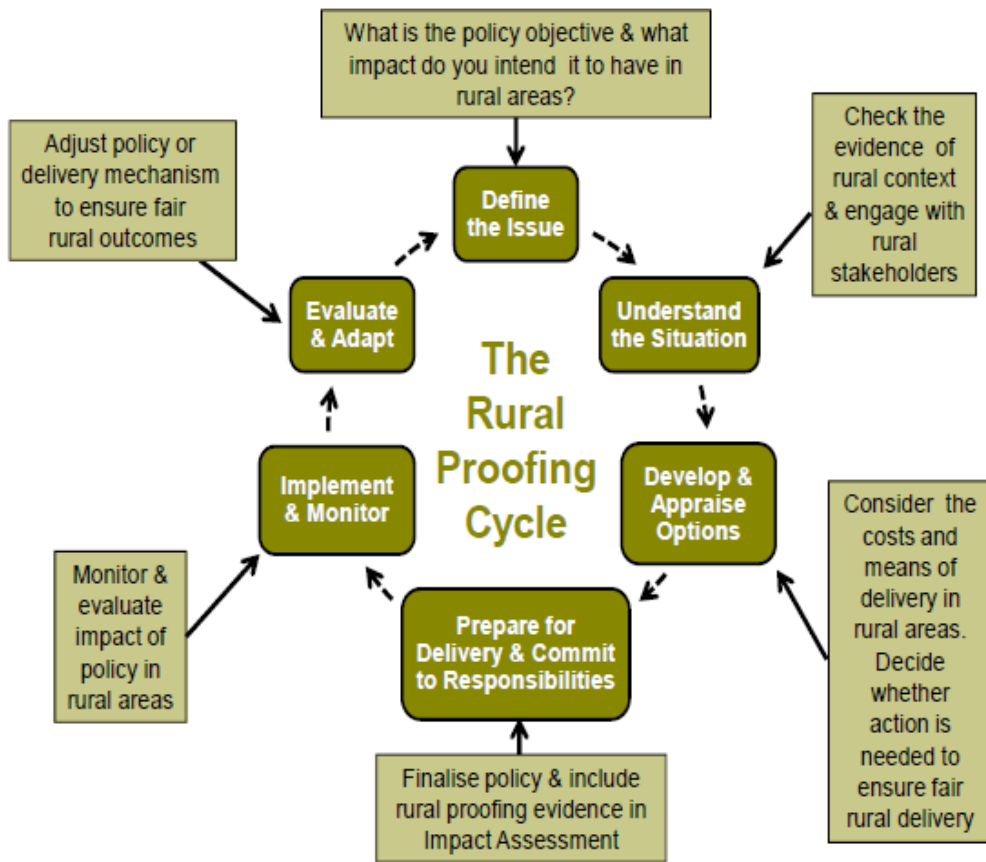
2.4 Based on the need to locate development within sustainable communities, a large proportion of new development is focussed on the four Strategic Locations for Development. Whilst it is not sustainable to enable too much development within the rural areas, some development will benefit the rural areas by providing housing, improving transport services and by supporting the rural economy.

2.5 Sustainable development is at the heart of planning. Within Fylde, it has a role of reinforcing the distinction between urban and rural, protecting the natural environment, conserving and enhancing the historic environment and local character, supporting local agriculture and enabling the economic and social growth of the key settlements. It is important that communities of different scales are created and linked together by sustainable transport infrastructures. Policy S1 of the Publication Version separates the rural settlements into 2 tiers. Tier 1 relates to the larger rural villages of Newton, Staining and Wrea Green, and Tier 2 relates to the smaller villages of Clifton, Elswick, Singleton and Weeton. Within the rural areas, development will be restricted to these two tiers, 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.

2.6 Development will be permitted within the limits of the rural settlement boundaries where it is consistent with other policies in the Plan.

2.7 The Rural Proofing guidance has been applied to all the policies contained in the Publication Version of the Fylde Local Plan to 2032. For each of the policies a “thinking rural” assessment has been made, which considers the following rural proofing policy cycle:





- What is the proposed policy objective?
- What is the current situation and why is it not delivering the outcomes required?
- What does Fylde Council consider the intended impacts or outcomes of the proposed policy will be?
- What monitoring and evaluation steps are in place following the implementation of a policy?

2.8 The guidance format asks policy makers to explore how to adjust policy options to produce the desired outcomes in rural areas or avoid/mitigate any undesirable impacts or unintended consequences, especially where the impact in rural areas will be significantly different. This exercise may also highlight opportunities to maximise positive impacts in rural areas. It also establishes a baseline for monitoring change so that it is possible to evaluate the impact the policy is having, using appropriate data collection, and assess what is, or isn't being achieved.

### 3. Rural Proofing and the Local Plan

3.1 The latest Rural Proofing guidance has been used to determine whether proposed policies are likely to encounter the challenges posed by rural circumstances. These questions fall into 2 categories and in each category under three headings, as follows:

#### 1. Rural proofing before and during policy development

##### Define the issue

- What is the policy objective in terms of problem to be solved or outcome to be achieved?
- What impact do you intend it to have in rural areas?
- What constitutes fair rural outcomes in this case?

##### Understand the situation

- What is the current situation in the total areas?
- Do you have the necessary evidence about the position in rural areas?
- Do you have access to the views of rural stakeholders about the likely impact of the policy?

##### Develop and appraise options

Is action needed to ensure fair rural outcomes?

Will it cost more to deliver the policy in rural areas?

Do the necessary delivery mechanisms exist in rural areas?

What steps can be taken to achieve fair rural outcomes?

#### 2. Rural proofing during and after implementation

##### Prepare for delivery

- What action has been taken to ensure fair rural outcomes?
- Have these actions been recorded?
- Have they been adequately reflected in the Impact Assessment?

##### Implement and monitor

- What action has been taken to monitor rural outcomes?
- What mechanisms exist for taking further action if problems arise?

##### Evaluate and adjust where required

- Have rural impacts been included in the evaluation process?
- How will lessons learned in relation to rural outcomes be used to inform future policy making and delivery?

3.2 Each policy emerging in the Plan (Publication version) has been assessed in Appendix A in relation to its policy objective, its impact on rural areas, current situation, cost of delivery and achievable rural outcomes. A number of policies in the Local Plan are not relevant and have therefore not been assessed. These are:

- Policy EC3: Lancashire Advanced Engineering and Manufacturing Enterprise Zone, at BAE Systems, Warton
- Policy EC4: Blackpool Airport Enterprise Zone
- Policy EC5: Vibrant Town, District and Local Centres
- Policy T2: Warton Aerodrome
- Policy T3: Blackpool Airport

## 4. Conclusions

4.1 The majority of the policies in the Local Plan apply to both rural and urban areas. Such policies will generally have a larger impact on urban areas as more development is proposed in these areas e.g. Policy T5 Parking Standards and Policy GD6 Promoting Mixed Use Development, which will be applied to new development across the borough.

4.2 Some policies will impact upon rural areas more significantly, e.g. Policies GD2, GD3, GD4 and GD5, which relate specifically to development in rural areas and have been designed to specifically restrict development and protect the rural area. This could indirectly have a negative impact on rural employment. However, it is envisaged that new development in rural villages will provide much needed market and affordable housing and new employment opportunities

4.3 The majority of the proposed strategic housing, employment and mixed use sites consist of sustainable settlement extensions. Development of these sites will impact on countryside areas, including the loss of some agricultural land. The Strategic Housing Land Availability Assessment (SHLAA) demonstrates that there is not enough land within the borough's settlements to meet the borough's housing requirement. Therefore, some sustainable settlement extensions will need to be allocated. However, in accordance with Policy ENV1, these sites will be landscaped so that the quality of the landscape, in particular the views from the countryside, are protected.

4.4 Similarly, there is limited capacity within existing settlements for new employment development. The Employment Land and Premises Study (2012) indicates that the allocation of some employment sites adjacent to settlement boundaries will be necessary. The study considered sustainable locations for employment, having regard to accessibility, public transport, planning policy, environmental impact and viability.

4.5 Policy EC2 applies to all development proposals for employment opportunities. It applies to the development of employment land in the locations referred to in Policy EC1 and elsewhere in the borough. Particular regard is to be had to how well an employment development can be integrated into its surroundings without causing unacceptable harm to local amenity. Again, sites on the edge of settlements will need to be landscaped to protect the views from surrounding rural areas. The SHLAA (updated 2015) and Employment Land and Premises Study (2012), both conclude that land outside existing settlement boundaries will need to be released to meet the borough's housing and employment land requirements, under the Duty to Cooperate an additional 14ha has been allocated to help meet the needs of Blackpool.

4.6 In terms of protecting and enhancing the natural environment, development will need to protect and enhance features of nature conservation value, such as field ponds, hedgerows and trees, or if their loss is unavoidable, seek to replace such features. Again, this is in accordance with Policies ENV1 and ENV2, which will also seek to mitigate impacts upon landscape and biodiversity through measures outlined in the policy.

4.6 Policy S1 The Proposed Settlement Hierarchy, and the Settlement Hierarchy Background Paper, specifically helps to steer development to sustainable rural communities where new development can be supported by existing infrastructure and facilities. In the Tier 1 and Tier 2 Rural Settlements the scale of development is restricted because new development has the potential to impact on existing facilities and infrastructure.

## Appendix A: Policy Assessments

Policy	Aim and Objective of policy	Current situation and understanding in the Rural areas	Cost delivery and Rural Outcomes	After Implementation – monitoring and evaluation steps
Chapter 5: National Policy				
<p><b>Policy NP1: Presumption in favour of sustainable development</b></p>	<p>The National Planning Policy Framework (the Framework) came into effect in March 2012. All development within Fylde will be assessed against the Framework, unless the Development Plan (including the Local Plan and relevant Neighbourhood Development Plan) sets out an exception. Fylde Council will always work proactively with applicants, and communities jointly to find solutions which mean proposals can be approved wherever possible and to secure development which improves the economy and environmental conditions within the borough.</p>	<p>Planning approval will always be in accordance with policies in the Local Plan (and where relevant, with policies in the Neighbourhood Development Plans), unless material considerations indicate otherwise. Where there are no policies relevant to the proposal the application will be considered on its own merits having regard to policy and guidance contained in the Framework.</p>	<p>The policy has to recognise the need for development that is accessible to jobs and services, and any constraints that access to public transport that there may be. It should also recognise that rural villages and hamlets work in clusters and sufficient flexibility in approach will be required to avoid a “one box fits all” approach.</p>	<p>By continually assessing new legislation and keeping policies updated and in accordance with national policy and legislation.</p>

Chapter 6: The Development Strategy				
<p><b>Policy S1: The Proposed Settlement Hierarchy</b></p>	<p>Sustainable development is at the heart of planning. Fylde Council, as the Local Planning Authority has a role in reinforcing the distinction between urban and rural areas, protecting the natural environment, conserving and enhancing the historic environment and local character, supporting local agriculture and enabling the economic and social growth of the key settlements. This policy provides the basis for creating sustainable communities.</p>	<p>Following the publication of the Settlement Hierarchy Background Paper, the rural settlements have been divided into 2 tiers according to their size and the services they provide. As a result of this, development in rural settlements will be limited according to their sustainability as a location for development. However, based on the need to locate development within sustainable communities Fylde Council have allocated the vast majority of development at the four Strategic Locations for Development, i.e. the more urban areas of the borough.</p>	<p>The cost of delivery is likely to be higher in the rural areas as there are likely to be fewer/smaller sites available for new housing in rural areas, and this may affect economies of scale. Numbers of dwellings will have to be monitored to ensure sustainable rural outcomes. Proposals for rural employment along with new housing should also be supported. Development will support existing services and should enhance provision of new services. Additional services will be required in some areas to support the proposed additional development, Fylde Council has worked closely with relevant stakeholders and developers to ensure the delivery of any additional infrastructure required.</p>	<p>As part of the annual Authority Monitoring Report (AMR) Indicators 1, 2, 3, and 4 will look closely at the delivery of net additional homes completed, against the target requirement of 370 homes per annum. Ensuring Fylde Council has a 5 year supply of housing and to make sure that the cumulative homes completed during the plan period are located primarily within the four Strategic Locations for Development. These monitoring mechanisms will enable Fylde Council to ensure development is being built in the sustainable locations and will allow Fylde Council to ensure that the amount of development in the rural areas is sustainable.</p>
<p><b>Policy DLF1: Development</b></p>	<p>As above, Fylde Council</p>	<p>Fylde Council has allocated</p>	<p>There will be a negative</p>	<p>As Above</p>

<p><b>Locations for Fylde</b></p>	<p>through the Local Plan have sought to ensure the delivery of 7,768 new homes and 60.6Ha of employment land within the most sustainable locations of the borough. The four Strategic Locations are: Lytham St Annes; Fylde Blackpool Periphery; Warton; and Kirkham and Wesham</p>	<p>brownfield sites however, evidence shows that there is insufficient brownfield land in the borough to deliver the required development. Therefore, land adjacent to settlement boundaries at the four Strategic Locations for Development will have to be allocated in order to meet development requirements.</p>	<p>impact on the areas of open countryside surrounding the four Strategic Locations for Development. Although the potential for new employment land within rural areas is likely to be less than those more urban areas. It is considered that overall, new development will have a positive impact on rural economies.</p>	
<p><b>Chapter 7: Strategic Locations for Development</b></p>				
<p><b>Policy M1: Masterplanning the Strategic Locations for Development</b></p>	<p>Masterplans are required for the Strategic Locations for Development, to ensure delivery of comprehensive developments within the plan period. Development will improve access to well-designed, good quality, affordable and efficient homes to meet the requirements of the borough, there should also be a wide range of employment opportunities</p>	<p>Steps have been taken within this policy to ensure that proposals will not have a detrimental impact on the natural environment including environmental assets and natural resources, biodiversity and ecological networks. The majority of development will be directed to the existing urban areas of the borough, and will be comprehensively designed to minimise any negative impacts and maximise any potential benefits to</p>	<p>There is the potential of greater cost of delivery of development in rural areas, however the policy has the potential to improve existing facilities and transport links within the rural areas. Fylde Council have worked closely with relevant stakeholders and developers to ensure that any additional infrastructure is delivered</p>	<p>In accordance with this policy a detailed design code will need to be prepared by the applicant and agreed with Fylde Council in order to ensure a high quality of development.</p>

		surrounding rural areas		
<b>Policy SL1: Lytham and St Annes Strategic Location for Development</b>	To ensure development is delivered in a sustainable location and concentrated at one of the strategic locations for development. The policy will result in the loss of some agricultural land adjacent to the existing settlement boundary and new infrastructure will be required to support additional development.	Due to the shortage of brownfield land development will have to be constructed on greenfield sites resulting in the loss of countryside and agricultural land. Although it is envisaged that new development will support the provision of new infrastructure which will have a positive knock on effect for rural communities.	There are no cost implications specific to rural areas as a result of this policy. Careful consideration has been carried out in regards to allocating land adjacent to existing settlement boundaries to ensure the minimal impact on the surrounding rural area. It is considered that some of the new infrastructure could benefit the rural areas, such as improved broadband and transport links	Indicators 4 and 16 of the annual AMR will monitor the location of homes completed in relation to Strategic Locations for Development. This monitoring mechanism will enable Fylde Council to ensure development is being built in the sustainable locations allocated, with no over intensification of the rural areas, and that it minimises the amount of inappropriate development in Flood Zones 2 and 3.
<b>Policy SL2: The Fylde-Blackpool Periphery Strategic Location for Development</b>	As Above	As Above	As Above	As Above
<b>Policy SL3: Warton Strategic Location for Development</b>	As Above	As Above	As Above	As Above
<b>Policy SL4: Kirkham and Wesham Strategic Location for Development</b>	As Above	As Above	As Above	As Above
<b>Policy SL5: Development Sites outside the Strategic Location for Development</b>	Various planning applications have been approved and there are also	Although the majority of new homes are proposed for the Strategic Locations	There may be additional costs for developers to build in the rural settlements,	As Above

	<p>sites allocated for development at the Tier 1 and Tier 2 Rural Settlements which amount to approximately 762 new homes and 2.4ha of employment land. These sites are within or adjacent to various settlements around the rural area. However, these development sites are at a much smaller scale to reflect the size of the settlement and the facilities it has.</p>	<p>for Development some housing is proposed in the larger and smaller rural settlements, which will provide new market and affordable homes, and this will support local services and facilities. The amount of development proposed is considered sustainable with respect to that particular settlement.</p>	<p>however, these are sought after locations and market housing will command a high price which will subsidise much needed affordable homes for local residents and new homes will help support the existing services and to some extent help them grow.</p>	
<p><b>Chapter 8: General Development Policies</b></p>				
<p><b>Policy GD1: Settlement Boundaries</b></p>	<p>Existing settlement boundaries will be amended to include new housing and employment sites on settlement fringes</p>	<p>Sustainable forms of development will take place in the rural areas and as such the Policies Map has taken into account any allocated and committed sites. This policy aims to protect the rural areas by not allowing development outside the settlement boundaries and ensuring the loss of best and most versatile agricultural land is minimised.</p>	<p>There may be additional costs for developers in the rural areas as the sites allocated here are smaller sites, which may affect economies of scale. However, new development in the rural areas will support existing and potentially new services and facilities in settlements, which could lead to better transport provisions through the increase in demand.</p>	<p>Fylde Council will monitor the settlement boundaries, through the planning application process, to ensure the policy adheres to its original aims and objectives.</p>



<b>Policy GD2: Green Belt</b>	This policy aims to protect the Green Belt by following national guidance and resisting inappropriate development unless very special circumstances can justify an exception.	There should be no direct impact on the existing rural areas due to this policy.	Acknowledgment of the importance of enabling agriculture to be flexible to adapt to changing markets.	A strategic decision was taken early on in the Local Plan process not to review the existing Green Belt boundaries, other than minor alterations to amend minor anomalies.
<b>Policy GD3: Areas of Separation</b>	The purpose of this policy is to create two Areas of Separation, which are intended to preserve the character and distinctiveness of individual settlements by restricting inappropriate development that would result in the coalescence of two settlements.	Over time built developments has narrowed the gaps between settlements, it is important that these gaps are protected from development and the areas identified are valued locally as part of the Green Infrastructure network	The intrinsic value and rural character of the countryside between settlements of Fylde needs to be protected and this policy ensures this, These areas will be a focus for Green Infrastructure.	The planning application process will ensure this policy is delivering the prescribed outcomes and reason for the policy.
<b>Policy GD4: Development in the Countryside</b>	This criteria based policy aims to protect the rural areas and allows development to be approved in regards to rural needs.	If left unprotected the rural areas will be overwhelmed by inappropriate development which over time will change the unique character and nature of these areas.	This policy permits appropriate development in the rural areas, it will allow the rural economy to grow whilst protecting the rural areas.	As above
<b>Policy GD5: Large Developed Sites in the Countryside</b>	Fylde has a number of large brownfield sites within the rural areas and as such this policy seeks to ensure that any re-development of	The redevelopment of brownfield sites is usually considered sustainable, however due to their locations some forms of	It is recognised that there would be a higher cost for delivering development at these sites due to their rural locations and the economies	The planning application process will ensure this policy is delivering the prescribed outcomes and reason for the policy.

	these sites is sustainable and fit for purpose and would not result in any harm to the surrounding rural area. Redevelopment is permitted subject to 6 criteria.	development could have a detrimental impact on the surrounding rural nature of the area.	of scale could potentially be harder to achieve. However, changes in agriculture over recent decades has resulted in a decline in farm and agricultural related jobs. It is therefore envisaged that development of these sites would strengthen the rural economy and provide much needed employment opportunities for those living close by in rural communities.	
<b>Policy GD6: Promoting Mixed Use Development</b>	This policy seeks to promote mixed use development in order to reduce travel needs and promote sustainability.	Rural communities often have to travel for work and basic services. More sustainable forms of development would be welcomed.	There is a higher cost potential for development in the rural areas due to fewer and smaller sites, however if development of this nature does take place in the rural areas it will have a positive impact on the rural communities and economy.	The planning application and determination process will enable Fylde Council to monitor and evaluate the policy aims and objectives.
<b>Policy GD7: Achieving Good Design in Development</b>	To promote development of a high quality design by ensuring that new development takes into account the local context, landscape character and	Whilst maintaining and enhancing local character is a strategic overarching issue it is this local distinctiveness that supports sense of place that is important to rural	Local people's views may be summarised in Neighbourhood Development Plans and Village Design Statements etc. Where these are	Indicator 5 of the annual AMR will monitor the higher quality building design, ensuring that all new housing developments conform to National

	respects the local character and distinctiveness of an area.	communities.	available they should be given appropriate consideration.	Technical Standards. This monitoring mechanism will enable Fylde Council to ensure development is being built to a high quality and design.
<b>Policy GD8: Demonstrating Viability</b>	The purpose of this policy is to set out a range of parameters to enable Fylde Council to make a fair and robust assessment of whether a proposed change of use is justified.	There are many examples of applications being submitted for the conversion of agricultural buildings for non-agricultural purposes on the grounds that the site is no longer viable.	Re-developments of old barns and farmsteads are very often in desirable (but unsustainable) places to live. However, their conversions or re-development can lead to the loss of jobs and ineffective use of previously developed land, especially in the rural areas. They can also have a negative impact on the landscape.	The planning application and determination process will enable Fylde Council to monitor and evaluate the policy aims and objectives.
<b>Policy GD9: Contaminated Land</b>	Development on contaminated land will be encouraged provided it meets with a set criteria including remedial and mitigation measures and the protection of biodiversity and heritage.	It is considered that new development of these sites will support existing services and the provision of new services.	This will depend on the types of development being constructed.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy.
<b>Chapter 9: The Fylde Economy</b>				
<b>Policy EC1: Overall Provision of Employment</b>	This policy allocates 62ha of new employment land and	There are employment sites within the rural areas and	This policy ensures that new and existing employment	Indicator 6 of the annual AMR will monitor

<b>Land and Existing Employment Sites</b>	protects 30 existing employment sites.	this policy will help protect those uses, which make positive contributions to the rural economy.	sites located in rural areas are protected and this will promote investment. Recognition of the importance of supporting agricultural based industries and diversification may be required.	employment land take-up, which will enable Fylde Council to ensure employment land is being delivered in the rural areas.
<b>Policy EC2: Employment Opportunities</b>	Due to land for employment opportunities in Fylde being limited, this policy seeks to retain continued employment use of existing employment sites not mentioned in EC1.	Currently there are far fewer employment opportunities in the rural areas of the borough. It is therefore important that sites in employment use remain in employment use, including agriculture.	It is anticipated that although there will be a cost occurred, new employment development will provide new employment opportunities and infrastructure which would benefit rural communities.	Fylde Council will monitor the loss of employment land to other uses. Fylde Council will continue to monitor the implementation of the Lancashire Broadband Plan.
<b>Policy EC6: Leisure, Culture and Tourism Development</b>	The diversification and development of the local economy is a strategic objective of the plan, and leisure, culture and tourism, make up an important industry in Fylde, and this policy supports the growth of this part of the economy. Helps plan for this.	Fylde has a relatively weak rural tourism economy compared to its traditional coastal market. There is the potential to build upon the rural tourism economy. Farm diversification is also increasing in importance.	This policy will impact upon rural areas in that it permits additional leisure, culture and tourism uses within the boundary of Ribby Hall Holiday Village and promotes rural tourism.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy.
<b>Policy EC7: Tourism Accommodation</b>	This policy seeks to improve the quality of existing tourism and visitor accommodation, whilst	The Fylde Coast Sub-regional Visitor Accommodation Study highlights the use of holiday	Holiday Caravans and Camping Pitches could be a positive agricultural diversification, which could	The planning application and determination process will enable Fylde Council to monitor and evaluate the

	resisting residential use of existing holiday sites. A limited increase in static and touring caravan and camping pitches will be permitted within existing site boundaries in order to enable environmental improvements.	caravans for residential purposes. . Holiday caravan sites are often located outside settlement boundaries and conversion to residential units puts pressure on local facilities and often results in elderly residents living in inaccessible locations such as rural areas.	have positive benefits to the rural economy. However development in rural areas may not be in a sustainable location, and will therefore require careful consideration.	aims and objectives of this policy.
<b>Chapter 10: Provision of Homes in Fylde</b>				
<b>Policy H1: Housing Delivery and the Allocation of Housing Land</b>	The Plan aims to focus development in the four Strategic Locations for Development so as to maximise access to services, facilities, employment and increase travel choices. This policy will provide for and manage the delivery of 370 new homes per annum.	The Plan will focus the majority of new housing at the four Strategic Locations for Development. However, it will also allocate land for housing in the Tier 1 and Tier 2 (larger and smaller) Rural Settlements. So some new housing is planned in the rural areas, however following the publication of the Settlement Hierarchy Background paper, the amount of new housing is restricted given the existing facilities, services and infrastructure of the rural settlements	New housing in the rural areas will increase the amount of people travelling to other service areas. New housing in much of the rural areas should support existing and new facilities and potentially improve public transport services through increased demand.	Indicators 1, 2, 3, and 4 of the AMR will look closely at the delivery of net additional homes completed, against the target requirement of 370 homes per annum, ensuring Fylde Council has a 5 year supply of housing and to monitoring that the cumulative homes completed throughout the plan period are located primarily within the four Strategic Locations for Development. These monitoring mechanisms will enable Fylde Council to

				ensure development is being built in the most sustainable locations and will allow Fylde Council to ensure development is not being over-concentrated in the rural areas.
<b>Policy H2: Density and Mix of New Residential Development</b>	This policy 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 to prevent the profligate use of land. It also requires that developments of 10 or more dwellings will include at least 50% 1, 2 or 3 bedroom homes and developments within or in close proximity to Rural Settlements will include 33% 1 or 2 bedroom homes. It promotes specialist accommodation for the elderly and provides policy on Custom and Self Build Homes.	The rural areas of Fylde have significantly fewer 1 and 2-bed homes than other parts of the borough. The policy aims to provide smaller dwellings in the rural areas which will be affordable to local people. There is an unusually proportion of one-person households, over 35%. Care is required in attempting to relate required property types to groups within the population.	Smaller dwellings may not be as profitable for developers to build, however, it is likely that they will still command a high price if they are in a desirable location. New housing development will support appropriate investment in infrastructure that could benefit rural businesses. However, due to the lack of brownfield sites, some greenfield allocations will have to be made, which will result in the loss of some agricultural land, which could have a negative impact on employment in these areas.	Indicator 10 of the annual AMR will monitor the sustainable and efficient use of land, with a density target of 30 homes per hectare or more in the Strategic Locations for Development and in the Tier 1 and 2 Rural Settlements.
<b>Policy H3: Conversions and</b>	The policy aims to look	Conversions form a	Policy H3 has the potential	The planning application

<p><b>Change of Use to Residential</b></p>	<p>favourably at conversions of redundant buildings to residential use, having regard to the sustainability of the location which could be in a rural area.</p>	<p>significant component of the housing supply in Fylde, with 28% completed in the rural areas for the period April 2011 to March 2014.</p>	<p>to improve the appearance of redundant buildings in the countryside.</p>	<p>and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy. Conversion of very remote buildings will require additional information to be submitted as the Framework advises against new isolated homes in the countryside.</p>
<p><b>Policy H4: Affordable Housing</b></p>	<p>The definition of affordable housing is set out in Annex 2 of the Framework, this policy sets out the on-site provision of affordable housing, tenure, size and type and viability.</p>	<p>Scattered rural poverty is often masked by statistics. Market residential property prices are higher than urban areas and local families can struggle to access the rural housing market.</p>	<p>There can be great hardship in rural areas caused by the lack of affordable housing. This policy will make a positive difference in all areas where development is permitted, as all market housing schemes of 10 homes or more will be required to provide 30% affordable housing/starter homes as long as it is viable to do so.</p>	<p>Indicator 11 of the annual AMR will monitor the number of affordable homes built, in relation to the number of market housing schemes of more than 10 homes that provide 30% affordable homes.</p>
<p><b>Policy H5: Gypsies, Travellers and Travelling Showpeople's Sites</b></p>	<p>This policy sets out the pitch and plot requirements for Gypsies, Travellers and Travelling Showpeople, in line with national policy and a criteria based policy that</p>	<p>Fylde has worked closely with its neighbouring authorities to fulfil its duty of addressing the needs of Gypsies, Travellers and Travelling Showpeople. They</p>	<p>Policy H5 contains 10 criteria, criteria h) states that in a rural or semi-rural location the scale of the site should not dominate the settled community.</p>	<p>The planning application and determination process will enable Fylde Council to monitor and evaluate t this policy. Fylde Council will regularly issue calls for sites</p>

	needs to be met for an application to be granted.	do prefer to live in rural areas and it is important that provision is properly planned in order to minimise the impact on the rural landscape.		and consider other potential sources of sites to meet identified need, working closely with neighbouring authorities.
<b>Policy H6: Isolated New Homes in the Countryside</b>	Isolated new homes in the countryside will be permitted for rural workers where there is an essential need to live permanently at or near their place of work. Evidence to demonstrate need and that the need cannot be met locally will be required. High quality design will also be a factor in this policy.	For social, economic or environmental reasons it is often preferable for rural workers to live close to their place of work. There is a high demand for rural homes for rural workers and they are needed to allow the rural economy to expand.	The policy will meet the essential housing needs of rural workers and enable rural workers to live closer to their place of work.	The planning application and determination process will enable Fylde Council to monitor and evaluate the policy.
<b>Policy H7: Replacements of, and Extensions to, Existing Homes in the Countryside</b>	This policy seeks to restrict the replacements of and extensions to homes in the countryside to ensure they keep a more rural appearance.	There is an issue in Fylde in that small rural traditional homes are being replaced by much larger modern homes. Including former estate workers homes. The cumulative effort of which has a detrimental impact on the rural landscape.	This policy seeks to ensure the rural character is kept and considered when new and proposed development is submitted. It may also go as far as meeting the essential housing needs of rural workers and enable such workers to live closer to their place of work.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy. The impact on the rural landscape will be considered, to ensure a suburban appearance is resisted.
<b>Chapter 11: Health and Wellbeing</b>				
<b>Policy HW1: Health and</b>	Planning can have a positive	Many of Fylde's rural	This policy seeks to identify	Indicator 12 of the annual



<b>Wellbeing</b>	effect on health and wellbeing. Concentrating on three particular aspects, namely the provision of health care services, access to healthy food and the requirement for Health Impact Assessments.	settlements do not have access to health services and as such are often deprived of health and wellbeing services. There is therefore a strong need to improve these facilities within rural areas.	sites for new healthcare facilities that reflect the spatial distribution of need. It also safeguards and encourages the role of allotments and garden plots within developments and small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options.	AMR will monitor the number of Health Impact Assessments (HIA) submitted alongside major planning applications, in order to help improve community health.
<b>Policy HW2: Community Facilities</b>	New community facilities have been identified on the Policies Map, which provide for the health and wellbeing needs of the community.	There is a shortage of health and wellbeing facilities in the rural areas, with many services and facilities based in the larger urban areas.	This policy provides new development co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy.
<b>Policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities</b>	To provide appropriate indoor and outdoor sports facilities for the communities of Fylde both rural and urban.	Some rural communities of Fylde do benefit from indoor and outdoor sports facilities, however there is often pressure on these facilities to be built on for residential and commercial development.	Rural communities will benefit from this policy as often the best place for a variety of outdoor sports and sports facilities is in the rural areas.	Indicator 18 of the annual AMR will monitor the amount of sport, recreation and informal open space gained and lost to other uses.
<b>Chapter 12: Infrastructure, Service Provision and Transport</b>				
<b>Policy INF1: Service Accessibility and Infrastructure</b>	A vital element of sustainable development is the provision and delivery of	The rural nature of Fylde often leads to isolation and lack of services, which is an	This policy is closely related to the location and funding of development, which in	Fylde Council will work closely with statutory consultees to ensure

	local services and infrastructure. Development will be required to provide essential site service and communications infrastructure and demonstrate that it will support infrastructure requirements as set out in the Infrastructure Delivery Plan (IDP).	ongoing challenge. Lack of sufficient infrastructure such as foul drainage can limit and restrict development. Amongst others, poor broadband connectivity hinders businesses.	most cases will be in or adjacent to existing urban areas. However, there is likely to be a requirement for infrastructure upgrades and/or new provision in the rural areas so as to support new development. Better sustainable transport links and alternative means of transport will improve the health and wellbeing of the community.	infrastructure to support new development is delivered.
<b>Policy INF2: Developer Contributions</b>	This policy sets out the types of infrastructure that developments may be required to provide contributions towards. Where appropriate, Fylde Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.	Contributions will be required for nine types of infrastructure, Affordable Housing, transport, community facilities, green infrastructure and public realm will be particularly important to the rural areas	The cost of providing infrastructure may be higher in the rural area, however, development in rural areas does yield greater returns and will therefore be viable.	Indicator 13 of the annual AMR sets out a target/policy outcome to monitor the amount of developer contributions collected each year (as well as the actual implementation of infrastructure projects).
<b>Policy T1: Strategic Highway Improvements</b>	The Plan identifies improvements to Fylde's strategic and local highway network, in accordance with	Rural areas in Fylde are often accessed by poor transport links and connectivity. All of the	New highway improvements will help open up new employment opportunities and enhance sustainable	Fylde Council will work with Lancashire County Council, as the Highway Authority, to minimise landscape,

	the initiatives and projects identified in the Fylde Coast Highways and Transport Masterplan, the Central Lancashire Highways and Transport Masterplan and the Lancashire Strategic Transport prospectus.	proposed highway improvements are in rural areas.	transport choices. Better sustainable transport links and alternative means of transport will improve the health and wellbeing of the community.	biodiversity, drainage, severance and noise impacts.
<b>Policy T4: Enhancing Sustainable Transport Choice</b>	There are opportunities within Fylde to improve the provision of routes for cyclists and pedestrians. Further improvement is required to provide safe and convenient footpaths and cycleways in urban, suburban and rural areas. Public transport is poor, with reduced bus and train services.	The need to look to improve connectivity longer term or alternatives to public transport must be considered.	There may be some cost implications for improvements and schemes in the rural areas will cost more than in the urban areas. However, many of the existing transport links (cycle lanes and footpaths) in the rural areas are adjacent to busy, narrow roads. Therefore, where provided they must be well designed, however further improvements or provision will be welcomed.	Indicators 14 & 15 of the annual AMR will monitor the percentage use of different modes of transport i.e. by assessing the annual method of travel to work data and the net increase in numbers of passengers using the Fylde Railway network.
<b>Policy T5: Parking Standards</b>	On-site parking is to be provided on site wherever possible, ensuring there is no detrimental effect on highway safety.	Development likely to generate significant levels of car use within isolated and poorly accessible areas such as rural areas, will normally be resisted unless an overwhelming	Although Fylde Council's Parking Standards will be applied, this will be done with a flexible approach dependent on location. This should not have a negative impact on rural areas,	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy. In addition, a further Supplementary Planning

		environmental, social or economic need can be demonstrated.	although people in rural areas may need to rely more on limited public transport facilities to access services in the urban areas.	Document will be produced in 2017.
<b>Chapter 13: Water Resource Management, Flood Risk and Addressing Climate Change</b>				
<b>Policy CL1: Flood Alleviation, Water Quality and Water Efficiency</b>	Planning decisions should follow the sequential, risk-based approach to the location of development, as required under paragraph 100 of the Framework.	Fylde has many development constraints including flood zones, Green Belt, areas of biodiversity, and as such the majority of development is to be focussed on the four Strategic Locations for Development. However, as Fylde has a shortage of brownfield land development will have to be constructed on greenfield sites resulting in the loss of countryside and agricultural land.	This policy will ensure that development does not take place in areas at risk of flooding, it will also help facilitate improvements to water quality, which will help reduce adverse impacts on biodiversity.	Indicator 16 of the annual AMR will monitor the number of planning applications granted permission for development in Flood Zones 2 and 3. This monitoring mechanism will enable Fylde Council to minimise the amount of inappropriate development in Flood Zones 2 and 3.
<b>Policy CL2: Surface water Run-off and Sustainable Drainage</b>	New development must incorporate the sequential attenuation measures as set out in the policy. Discharge rates should be agreed as part of any pre-application negotiations between the relevant parties.	There are drainage problems in parts of the rural areas which are causing agricultural land to flood. In south Fylde there are few watercourses and the flat topography of the landscape means water	The costs for delivering drainage systems should not differ in the rural areas. Policy will help to reduce the risk of flooding to agricultural land and other rural businesses.	Fylde Council will continue to work with the Environment Agency and the Local Lead Flood Authority to reinforce the necessity that surface water run-off from new development must be

		flows slowly, resulting in flooding after heavy rainfall.		managed through SuDS.
<b>Policy CL3: Renewable and Low Carbon Energy Generation</b>	The policy encourages and supports the installation of renewable and low carbon energy generation within Fylde by providing a criteria based framework to determine planning applications.	There exist a number of constraints in Fylde which can only be considered by a specific site by site assessment, many of which lie within the rural areas including the NATS safeguarding zone designation, and sites near to sites of European designated sites	If implemented in the rural areas, this policy will help reduce the costs of operating rural premises, and will contribute towards reducing carbon emissions.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy. In addition, a further Supplementary Planning Document will be produced in 2017.
<b>Policy CL4: Decentralised Energy Networks and District Heating Systems</b>	St. Annes, Warton and Kirkham provide good opportunities for Combined Heat and Power (CHP) and district heating. Schemes may also be viable as part of strategic locations where heat demand is created as part of new residential, employment or mixed used schemes.	Much of the heat demand in the borough is concentrated in the urban areas, and this is also where the majority of major development is proposed. The policy is therefore less likely to be implemented in the rural areas.	Small scale decentralised schemes as part of community led initiatives may be viable in rural areas.	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy.
<b>Chapter 14: Conserving and Enhancing the Natural, Historic and Built Environment</b>				
<b>Policy ENV1: Landscape</b>	Policy seeks to protect the landscape from excessive, harmful or inappropriate development that would have a detrimental impact	In the past development has been permitted which has had a detrimental impact on its rural location. In order to protect areas from	The cost and delivery should not be any different in a rural area than in an urban area, it may even be less as it is anticipated that the	The planning application and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this

	visually. This policy also protects the Coastal Change Management Areas from unacceptable development.	unacceptable forms of development this policy recommends all new development takes its surroundings into consideration.	majority of development will take place in the urban parts of the borough. However, development at the strategic locations for development will have to be well screened by indigenous planting from the surrounding rural area.	policy.
<b>Policy ENV2: Biodiversity</b>	The Fylde landscape contains a variety of features containing International, National and Local Designated Sites, this policy will ensure development accords with the protection and enhancement of these assets and interests, having regard to their varying biodiversity and designations.	Many of these sites are within the rural areas and as such will have to be carefully managed.	This policy could restrict the location and design of new buildings in the rural areas, so as to minimise the development's impact on designated sites, but will also protect the rich and varied green infrastructure which attracts so many visitors to the area every year.	Indicator 17 of the annual AMR will monitor the change in areas of biodiversity importance. The monitoring mechanism will enable Fylde Council to ensure there are net gains in biodiversity.
<b>Policy ENV3: Protecting Existing Open Space (the Green Infrastructure Network)</b>	It is vital that the right infrastructure is in place to support future development, including the Green Infrastructure network.	There is no evidence to suggest that the existing open spaces and green infrastructure in rural areas is at more threat of being developed than those in the urban areas.	This policy has the potential to attract and increase visitor related trade, and retain and attract businesses to the area.	Indicator 18 of the annual AMR will monitor the amount of sport, recreation and informal open space gained and lost to other uses.
<b>Policy ENV4: Provision of</b>	This policy sets out how	A shortage of allotments has	This policy includes	The planning application

<p><b>New Open Space (the Green Infrastructure Network)</b></p>	<p>much new open space should be provided as part of new housing developments comprising of ten or more dwellings.</p>	<p>been identified as an issue in the rural areas.</p>	<p>enhancement and it is considered that there will be opportunities to create and improve Green Infrastructure linkages, providing significant access opportunities for large numbers of cyclists and walkers.</p>	<p>and determination process will enable Fylde Council to monitor and evaluate the aims and objectives of this policy.</p>
<p><b>Policy ENV5: Historic Environment</b></p>	<p>Proposals will be supported where they contribute towards the arts, culture, tourism and leisure, and support the economy of the area provided they follow the criteria in regards to scale and design, access to transport and that they safeguard the environment, culture and history of the area. This policy also protects conservation areas, four of which are at rural settlements.</p>	<p>In rural areas, favourable consideration will be given to development which aids rural diversification and contributes to the rural economy and regeneration and its local benefit. Development of suitable scale, design and sited with sensitivity to its rural location, use of land on the periphery for villages for open space purposes is likely to be acceptable.</p>	<p>This policy has been designed to protect and enhance the rich and varied built environment and heritage assets, in both the urban and rural areas.</p>	<p>As part of the AMR Indicators 19a, 19b, 19c &amp; 19d will monitor the number of Heritage Assets in Fylde on Historic England's 'At Risk' register. The number of listed buildings and buildings in conservation areas lost through development proposals, conservation area appraisals and management plans, and the publication of a local list of heritage assets. These monitoring mechanisms will enable Fylde Council to ensure there are no losses of listed buildings and that appraisals and management plans are kept up to date.</p>

