



## Fylde Local Plan

### SCHEDULE OF PROPOSED MAIN MODIFICATIONS

To 5<sup>th</sup> December 2017



## **Schedule of Proposed Main Modifications: as at 5<sup>th</sup> December 2017**

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

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

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

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

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



Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraphs 1.24 to 1.28	<p><b>1.24</b> Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (<u>OAN</u>) figures for the three Fylde Coast Authorities originate from the ranges set out in the original SHMA 2014 and its updates which considered revised population and household formation data. For Wyre Council this gave an objectively assessed need <u>OAN</u> of between 400 and 479 dwellings per annum from 2011 to 2031. Wyre Council considers 479 dwellings per annum to be an appropriate housing requirement figure which ties in with the economic evidence and this figure was accepted by Wyre Council on 14th April 2016.</p> <p><b>1.25</b> Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</p> <ul style="list-style-type: none"> <li>• Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55</li> <li>• Flood Risk</li> <li>• Green Belt</li> </ul> <p><b>1.26</b> <del>The Wyre Council's</del> evidence base in relation to these issues <del>is remains</del> incomplete and the exact extent of <del>the their</del> unmet need is unknown <del>as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed.</del> It is also unclear what provision, <u>if any</u>, other neighbouring authorities will be able to make. <del>The difficulty has arisen because of timing: the production of plans has not been aligned.</del></p> <p><b>1.27</b> <del>Fylde Council are aware of this important issue, however at this stage the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not been assessed.</del> <del>Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively-assessed need for housing.</del> Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market</p>	Inspector's request letter of 11 <sup>th</sup> April	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p> <p><b>1.28</b> <del>It is crucial that Fylde's Plan is not delayed, an up to date plan must be adopted as soon as possible. However, in accordance with the Duty to Cooperate, Fylde Council is committed to continuing to work with Wyre and its other neighbours, once the evidence base relating to Wyre's constraints is complete, in order to address the above mentioned issues.</del></p>		
Paragraph 1.53	<p><del>In June 2014, LCC, along with Blackburn with Darwen Borough Council and Blackpool Council, consulted Fylde Council on a proposal to produce a Supplementary Planning Document (SPD) on onshore oil and gas exploration, appraisal and production. Fylde Council submitted comments on the scope of the document in summer 2014. The draft SPD was produced after this scoping consultation, informed by the comments received. There was an eight week consultation on the draft Onshore Oil and Gas Exploration, Production and Distribution SPD, which ended on 2 March 2015. Once again, Fylde Council submitted comments to LCC on the draft SPD. LCC published an updated draft SPD in November 2015.</del></p> <p><u>Lancashire County Council continue to work on a Minerals and Waste Local Plan for Lancashire which will include Onshore Oil and Gas Exploration, Production and Distribution.</u></p> <p><u>The industry is still in the exploration phase. If a shale gas production industry is developed in Fylde, the Council acknowledges it will need to monitor the scale and rate of shale gas development via the Authority Monitoring Report and review any cumulative impacts.</u></p>	To recognize role of monitoring	
Chapter 5 (Policy NP1 and paragraphs 5.1 – 5.5)	Delete chapter, renumber subsequent chapters	To ensure the effectiveness of the whole of the plan	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy S1	<p>Within the rural areas, development will be restricted to the Tier 1: and Tier 2: Larger and Smaller Rural Settlements, <del>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 except where development is allowed by Policy GD4, GD3 or GD2 as applicable.</del></p>	For clarification, to ensure that Policies S1 and make effective	
Policy DLF1	<p><b>Policy DLF1</b></p> <p><b>Development Locations for Fylde</b></p> <p>The Local Plan will <del>deliver promote the delivery of sustainable development to provide</del> a minimum of <del>7,768</del> <ins>8,715</ins> new homes <del>along with</del> and land will be developed for a minimum of 60.6 Ha (gross requirement) of employment <del>use</del>-land over the plan period to 31 March 2032.</p> <p><b>Locations for Development</b></p> <p><b>Strategic Locations for Development</b></p> <p><del>Four Strategic Locations for Development form the basis for the Local Plan Development Strategy. The Local Plan Development Strategy is to direct the majority of future growth to the most accessible and sustainable locations specifically centred around four Strategic Locations for Development.</del></p> <p>The four Strategic Locations are:</p> <ul style="list-style-type: none"> <li>• Lytham and St Annes;</li> <li>• Fylde-Blackpool Periphery;</li> <li>• Warton; and</li> <li>• Kirkham and Wesham.</li> </ul>	To make policy effective in accordance with Inspector's comment (day 2) and Inspector's letter of 11 <sup>th</sup> April 2017	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Development of the <del>strategic</del> <ins>Strategic sites</ins> <del>Sites</del> at these <del>Strategic locations</del> <ins>Locations</ins> are is key to ensuring that the Development Strategy is achieved.</p> <p><b><u>Non-strategic locations Locations for Development</u></b></p> <p><del>Non strategic development sites (amounting to between 10 and 99 homes) are situated within the four Strategic Locations for Development. Non strategic development sites also occur within and on the edge of the Tier 1: Larger Rural Settlement at Newton and the Tier 2: Smaller Rural Settlements at Clifton and Elswick. The Non-strategic Locations comprise the Local Service Centre of Freckleton, the Tier 1 Larger Rural Settlements and the Tier 2 Smaller Rural Settlements.</del></p> <p><b><u>Broad Distribution of Development</u></b></p> <p><b><u>Strategic Locations</u></b></p> <p><del>Development on sites of 10 or more dwellings within the Strategic Locations for Development will provide a minimum of 6,819 homes in the plan period. Around 90% of homes developed in the plan period (including small sites) will be located in the four Strategic Locations for development.</del></p> <p><b><u>Non-strategic Locations</u></b></p> <p><del>Sites of 10 or more dwellings comprising a minimum of 859 homes will be developed at the Non-strategic Locations in the plan period. Around 10% of homes developed in the plan period (including small sites) will be located in the Non-strategic Locations.</del></p> <p><b><u>Windfalls and small sites allowances</u></b></p> <p><del>Windfalls and non strategic sites will occur within the Strategic Locations for Development. An allowance should be made for non strategic sites within the Strategic Locations for Development and within and adjacent to Tier 1: Larger Rural Settlements and Tier 2: Smaller</del></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Rural Settlements.</u> Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 10 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2); this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide at least 1037 homes within the plan period (approximately 11% of the total housing supply). There may also be some larger windfall sites that will contribute to this figure.</p> <p><b><u>Development Sites</u></b></p> <p>Strategic development sites (amounting to 100 or more homes) are set out in Policies SL1 to SL5, prefixed by the letters HSS (for housing) or MUS (for mixed-use).</p> <p>Non-strategic housing sites (amounting to between 10 and 99 homes) are set out in Policies SL1 to SL5, prefixed by the letters HS.</p> <p>Small housing sites (amounting to between 1 and 9 homes) are not allocated within the plan.</p> <p><b><u>Existing Land uses</u></b></p> <p>Development will not be permitted which would prevent or undermine the operation of existing land uses, including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome.</p> <p>Development will contribute towards sustainable growth, the continuation and creation of sustainable communities, by their locations and accessibility and through the sustainable use of resources and construction materials.</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Para 6.21 page 41	<p><b>Broad Distribution of Development</b></p> <p><del>Table 2 shows the distribution of development planned for Fylde to the end of the plan period, in 2032, including the four Strategic Locations for Development; and development that will occur in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements is included in the Non Strategic Locations for Development. An allowance has been made for non-allocated sites of less than 10 homes and a windfall allowance.</del></p> <p><u>The allocated sites, including those which are committed and minded to approve, are set out in Policies SL1 to SL5. The Housing Trajectory (Appendix 2) shows how the sites will be delivered over the plan period.</u></p>		
Table 2 page 41	Delete table	To prevent the plan becoming out-of-date and to allow flexibility	
Policy M1	<p>Masterplans and design codes will be prepared by the prospective developers, with the approval of the Council for each allocation site Strategic Site (100 or more homes) (<u>where they do not have full planning permission for the whole Strategic Site</u>) within the Strategic Locations for Development named in policy <b>DLF1</b>.</p> <p>r) Where proposals are likely to have a harmful impact upon the significance of a heritage asset, mitigation measures should be agreed with the Council. However, some harm cannot be mitigated, and <del>without the public benefits, means that unless the public benefits outweigh the harm to any heritage assets</del> the site may be considered inappropriate for development.</p>	Clarity as to when the policy applies, and for consistency with Policies SL1-SL4  Improved text to make policy effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 7.6	<p>Where sites require a masterplan as part of the policy or justification, in order to achieve the comprehensive development of a Strategic Development Location, <del>it is expected that the masterplan will</del> <ins>should</ins> be prepared by the prospective applicants of the site <ins>in consultation with the Council</ins>, in advance of the submission of any planning application. <del>It is the Council's intention that</del> <ins>The</ins> draft masterplan should be the subject of consultation with all stakeholders and interested parties, including the wider community. The masterplan shall be agreed with the Council and thereafter be adopted for the purposes of development management as a development brief in the determination of subsequent planning applications. <ins>Where no masterplan has been agreed with the Council in advance, the applicant will be required to prepare a masterplan as part of the Design and Access Statement for the application; the Design and Access Statement including the proposed masterplan would then be required to be subject to pre-application consultation in accordance with national guidance.</ins></p>	Clarity as to when the masterplan should be produced, in the interests of effectiveness of the policy.	
Each Policy SL1-SL4	Masterplans and approved design codes for each <ins>Strategic Site (100 or more homes)</ins> listed above (where they do not have <ins>full</ins> planning permission <ins>for the whole strategic site</ins> ) ...	Clarity as to when the policy applies, and for consistency with Policy M1	
Policy SL1	<p>Corrections to homes to be completed within plan period:</p> <p>HSS1 Queensway <del>930</del> <ins>992</ins></p> <p>HSS3 Lytham Quays <del>120</del> <ins>119</ins></p> <p>HS1 Queen Mary School <del>41</del> <ins>35</ins></p> <p>HS3 Ashton Nurseries <del>10</del> <ins>12</ins></p> <p><del>HS6 68 North Promenade &amp; 1 Sandgate St Annes 12 – 0.0Ha – 2016/17 (site deleted altogether)</del></p> <p>HS10 34-36 Orchard Road <del>14</del> <ins>12</ins></p>	To ensure that the policy is justified by and in line with up-to-date evidence	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS58 Westmoreland House 25 0.0Ha 2017-18</u></p> <p><u>HS59 Land to east of Sefton Road 12 0.0Ha Commenced 2017-18</u></p> <p><u>HS60 Valentine Kennels 53 0.0Ha 2018-19</u></p> <p><u>HS61 Roseacre, Wildings Lane 45 0.0Ha 2018-19</u></p> <p><u>HS62 Keenans Mill 26 0.0Ha Commenced 2017</u></p> <p><u>HS67 St. Leonards Bridge Garage 38 0.0Ha 2019-20</u></p> <p><u>HS68 Church Road Methodist Church 10 0.0Ha 2018-19</u></p>	<p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	
Policy SL2	<p>Correction to homes to be completed within plan period:</p> <p>HSS4 Coastal Dunes <u>351 429</u></p> <p>MUS1 Cropper Road East, Whitehills <u>451 506 5.7Ha Commenced 2016-17</u></p> <p>MUS2 Whyndyke Farm <u>810 630</u></p> <p>HSS5 Cropper Road West <u>442 250</u></p> <p>HS21 Land to the rear of 11-63 Westgate Road <u>70 25</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Extension of site</p> <p>Extension of site</p> <p>More outside plan period</p> <p>Remainder outside plan period</p> <p>Part developed for retail</p> <p>To ensure the plan is based on up-to-date evidence</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy SL3	<p>Additional sites:</p> <p><u>HSS12 East of Warton 350 0.0Ha 2020-21</u></p> <p><u>HSS13 Clifton House Farm 115 0.0Ha 2020-21</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p>	<p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p> <p>To ensure the plan is based on up-to-date evidence</p>	
Policy SL4	<p>Correction to homes to be completed within plan period:</p> <p><u>HSS8 The Pastures 262 264</u></p> <p><u>HS28 Sunnybank Mill 31 52</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS57 Brook Farm Dowbridge 170 0.0Ha 2018-19</u></p> <p><u>HS63 Campbells Caravans 30 0.0Ha 2019-20</u></p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence</p> <p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	
Policy SL5	<p>Correction to homes to be completed within plan period:</p> <p><u>HS52 Cobweb Barn Newton 29 40</u></p> <p><u>HSS11 Land off Willow Drive Wrea Green 100 86</u></p> <p><u>HS45 Rear of 54 Bryning Lane Wrea Green 25 36</u></p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Corrected site boundary</p> <p>Latest permission</p> <p>Latest permission</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>HS47 Land North of North View Farm Wrea Green <del>minded to approve allocation</del></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS64 Land West of Church Road Weeton 25 0.0Ha 2019-20</u></p> <p><u>HS66 Quernmore Trading Estate Freckleton 10..0.0Ha 2021-22</u></p> <p><u>HS69 Naze Court, Naze Lane, Freckleton 12 (minus 10 net of demolitions) 0.0Ha 2019-20</u></p>	<p>Amendment to status</p> <p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	
Paragraph 7.21	<p>The Background Paper includes Tier 1: Larger Rural Settlements, which the Council considers could accommodate <del>between around 100 and/</del> 150 homes over the plan period; and Tier 2: Smaller Rural Settlements which could accommodate <del>up to around</del> 50 homes over the plan period.</p>	<p>For compliance with the Framework</p>	
Policy GD1	<p>The boundaries of settlements in Fylde are shown on the Policies Map. <del>Development will be focussed on previously developed land within and immediately abutting the existing settlements subject to other relevant Local Plan policies being satisfied.</del></p> <p><u>Development proposals outside settlement boundaries will be in accordance with GD2, GD3, GD4 and/or GD5 as applicable, except where alternative settlement boundaries have been agreed in a Neighbourhood Plan.</u></p>	<p>To clarify how the policy applies, to make it effective</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Development proposals on sites within settlement boundaries will be assessed against all relevant Local Plan policies.</u></p> <p><del>Development proposals on greenfield sites within or immediately abutting the existing settlements' boundaries will be assessed against all relevant Local Plan policies, including but not limited to, policies on the settlements' development targets, infrastructure, open and recreational space, the historic environment, nature conservation, mineral safeguarding, flood risk, as well as any land designations or allocations.</del></p> <p><del>The significant loss of the best and most versatile agricultural land will be resisted unless it is necessary to deliver development allocated in the Local Plan, or for strategic infrastructure.</del></p>		
Paragraph 8.4	<p>There is a hierarchy of designations on land outside settlement boundaries in Fylde, with the greatest level of protection offered to the Green Belt, followed by Areas of Separation and finally the Countryside. All land outside settlement boundaries in Fylde is within <u>either the Countryside, or the Green Belt and or the Areas of Separation, designation washes over parts of the countryside designation.</u></p>	<p>To ensure that the requirements of the different policies do not apply in contradictory ways on the same site</p>	
Policy GD2	<p>The Green Belt within Fylde is shown on the Policies Map. Within that area national <u>guidance policy</u> for development in the Green Belt will be applied.</p>	<p>To ensure compliance with the Framework</p>	
Paragraph 8.6	<p>8.6 There are four tracts of Green Belt within Fylde:</p> <ul style="list-style-type: none"> <li>a. between Kirkham and Freckleton;</li> <li>b. between Lytham and Warton;</li> <li>c. between St Annes and Squires Gate; and</li> </ul>	<p>To ensure the justification for the policy is clearly understood.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>d. between Staining, Blackpool and Poulton-le-Fylde.</p> <p>No strategic review of the Green Belt within Fylde <del>will be has been</del> undertaken when preparing the Local Plan, <del>although Consideration was given as to whether</del> minor alterations <del>may should</del> be required to accommodate the precise boundaries of some site allocations or to amend minor anomalies. <del>Only a single change was identified as necessary: minor changes will be made to the Green Belt boundary at the Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor (site HSS4).</del></p>		
Paragraph 8.7	<p>Split into two paragraphs, renumber remaining paragraphs in the chapter:</p> <p>Inappropriate development in the Green Belt will be resisted unless there are very special circumstances. Paragraphs 87 – 91 of the Framework sets out <del>the types of development that are inappropriate in the Green Belt these very special circumstances and</del>.</p> <p>Policy ENV3, relating to the Green Infrastructure network <del>Protecting Existing Open Space (the Green Infrastructure network)</del>, sets out the positive community benefits the Green Belt can provide in terms of landscape, amenity and open space. <del>Minor changes will be made to the Green Belt boundary at the Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor (site HSS4).</del></p>	<p>To ensure correct interpretation of the Framework</p> <p>Last sentence moved to paragraph 8.6</p>	
Policy GD3	<p>An Area of Separation is designed to preserve the character and distinctiveness of individual settlements by restricting inappropriate development that would result in the coalescence of two distinct and separate settlements.</p>	<p>To clarify purpose of policy, for effectiveness</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Areas of Separation identified on the Policies Map are designated to avoid coalescence and to maintain the character and distinctiveness of the following settlements:</p> <p><u>Areas of Separation shown on the Policies Map are designated between</u></p> <ul style="list-style-type: none"> <li>• Kirkham and Newton; and</li> <li>• Wrea Green and Kirkham</li> </ul> <p>Development will be assessed in terms of its impact upon the Area(s) of Separation, including any harm to the <u>effectiveness of the gap openness of the land</u> between the settlements and, in particular, the degree to which the development proposed would compromise the function of the Area(s) of Separation in protecting the identity and distinctiveness of settlements. <u>Extensions to existing homes will be permissible within the Area of Separation. No new homes will be permitted within the curtilage of existing homes in the Area of Separation. Development will be limited to:</u></p> <ol style="list-style-type: none"> <li>a) <u>that needed for purposes of agriculture, horticulture or forestry; or other uses appropriate to a rural area, including uses which would help to diversify the rural economy, of a type and scale which would not harm the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements;</u></li> <li>b) <u>the re-use or rehabilitation of existing permanent and substantial buildings;</u></li> <li>c) <u>minor extensions to existing dwellings and other buildings in accordance with Policy H7;</u></li> <li>d) <u>development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements;</u></li> <li>e) <u>isolated new homes in the countryside which meet the criteria set out in Policy H6.</u></li> </ol>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Development that is needed for uses appropriate to a rural area situated within the Area of Separation should be sited carefully to minimise harm to the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements.</u></p> <p><del>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore biodiversity and geodiversity value will be encouraged.</del></p>	<p>This sentence removed from the policy itself and instead included as supporting text.</p>	
Paragraph 8.10	<p>There is a narrow strip of land between the settlement boundaries of Wrea Green and Kirkham, measuring 313 metres at its narrowest point, which is recognised as an area valued locally as part of the Green Infrastructure network. Similarly, there is a narrow strip of land measuring 1,023 metres between Newton and Kirkham. Consequently, the policy identifies two Areas of Separation, one between Wrea Green and Kirkham and the other between Kirkham and Newton. <del>The policy will apply to all forms of development in these two areas.</del></p> <p>Additional paragraph following 8.10:</p> <p><u>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore biodiversity and geodiversity value will be encouraged.</u></p>	<p>For clarification in support of the policy, to make the policy more effective.</p>	
Policy GD4	<p>c) minor extensions to existing homes <u>dwellings</u> and other buildings <u>in accordance with Policy H7;</u></p>	<p>Cross-referral to the very specific policy H7 is necessary here for the effectiveness of Policy GD4</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Additional criterion:</p> <p>f. minor infill development</p>	<p>To ensure that the policy relates to dwellings</p> <p>To consolidate criteria into one policy (previously within S1)</p>	
Policy GD5	<p><b>Policy GD5</b></p> <p><b>Large Developed Sites in the Countryside and Green Belt</b></p> <p><u>The large developed sites in the countryside and Green Belt are listed below and are identified on the Policies Map:</u></p> <p><u>The complete or partial re-development of large developed sites in the countryside, including but not restricted to the</u></p> <ul style="list-style-type: none"> <li>• Universal Products Factory at Greenhalgh;</li> <li>• Helical Technologies Ltd at Hillock Lane, Warton;</li> <li>• the Westinghouse Springfields in Salwick;</li> <li>• the Naze Lane Industrial Estate at Freckleton;</li> <li>• Weeton Barracks Camp;</li> <li>• HM Prison Kirkham;</li> <li>• Mill Farm Sports Village, Fleetwood Road, Wesham; and</li> <li>• Ribby Hall Holiday Village, all of which are identified on the Policies Map, will be permitted subject to the following criteria:</li> </ul> <p><u>The complete or partial redevelopment of large developed sites in the countryside will be permitted subject to the following criteria:</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>a) The proposal would not result in harm to the character, appearance or nature conservation value of land in the countryside, <del>Areas of Separation</del>, landscape setting, historic environment or Green Belt in comparison with the existing development, in terms of footprint, massing and height of the buildings;</p> <p>b) The proposal will not require additional expenditure by public authorities in relation to infrastructure and it can safely be served by existing or proposed means of access and the local road network;</p> <p>c) Proposals for partial re-development are put forward in the context of a comprehensive long term plan for the site as a whole;</p> <p>d) Proposed re-development can be safely and adequately served by existing or proposed means of access and the local road network without adversely affecting highway safety;</p> <p>e) Opportunities to improve public transport connections, and pedestrian and cycle links are maximised; and</p> <p>f) Mixed use development is promoted on <u>all</u> of these sites.</p> <p><del>It is not intended that this policy should relate to the re-development of redundant farms or holiday caravan sites or parks</del></p>		
Paragraph 8.15	<p>It is important that re-development of existing or redundant large developed sites respects the character of land in the countryside or Green Belt land or Areas of Separation in which they are situated or adjacent to; together with the historic environment, in particular the contribution the site makes to character and setting of the local area and potential undesignated archaeological assets. <u>Policy GD5 relates only to the specific sites listed in the policy. Redevelopment of other sites within the Countryside, Green Belt or Areas of Separation, such as redundant farms or holiday caravan sites or parks, should be assessed against Policy GD4, GD2 or GD3 as applicable, and any other relevant policies of the plan.</u></p>	<p>To clarify the scope of the policy, to ensure it is effective.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD6	<p>Mixed use development will be encouraged, <u>particularly</u> on strategic sites, <del>in order to provide. The mix of uses could include local retail centres, and access to employment, commercial, leisure, community and recreational opportunities close to where people live and work uses as well as residential. New businesses will be encouraged to locate within settlements and on redeveloped sites. Community facilities should be multi-functional—this could include areas for skills training programmes. Local businesses should be encouraged to provide training or apprenticeships to local people.</del> The element of mixed use development will depend on the particular site and the character of the surrounding area.</p> <p>Mixed use development will be promoted where the following apply:</p> <ul style="list-style-type: none"> <li>a. An area within which the scale and character of uses is such that no single land use predominates. Residential, retailing, business, health, community, educational facilities, recreation, sport, open space and industrial uses may all be represented:-</li> <li>b. Where residential and commercial uses can be integrated within the same unit, creating flexible working practices and live / work units, or opportunities for home working; <u>or-</u></li> <li>c. <u>On Strategic Development Sites MUS1, MUS2, MUS3 and MUS4, and on other Strategic Development Sites where appropriate.</u></li> <li>e. Mixed use development would be supported providing it does not undermine housing delivery.</li> </ul>	To make the policy effective, and to remove superfluous elements	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 8.19	<p>The Framework provides clear guidance in support of mixed use development in paragraphs 17, 21, 37 and 38. Locally, the focus of development over the lifetime of the plan is within the four Strategic Locations for Development. It is with the quantum of development in these locations that the critical mass will be achieved to ensure that mixed use developments will be delivered, with homes being built close to where people work and shop and also seeking a range of services. Therefore, it is intended that all development <u>within the categories set out on sites where any of criteria a. to c. in Policy GD6 apply</u> should include an element of mixed use. The Framework contains a particular recommendation for live / work. It says that when drawing up local plans, councils should '<i>facilitate flexible working practices, such as the integration of residential and commercial uses within the same unit</i>' (paragraph 21 of the Framework).</p>	<p>To ensure that the justification and application of the policy is clear, to make it effective.</p>	
Policy GD7	<p><b>General Principles of good design</b></p> <p>Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, <u>including the following including each of the following requirements:</u></p> <p>New criterion at beginning:</p> <p>a. <u>In order to promote community cohesion and inclusivity, new development will be expected to deliver mixed uses, strong neighbourhood centres and active street frontages which bring together all those who live, work and play in the vicinity.</u></p> <p>Correct the identification of the remaining criteria accordingly</p> <p>j. Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycle ways and open spaces, <u>are of high quality and</u></p>	<p>To ensure the policy can be an effective tool for the decision-maker</p> <p>To provide greater emphasis on inclusive design and accessible environments</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>respect the character of the site and local area</u> <u>create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment.</u></p> <p>k. <u>Creating safe and secure environments that minimise opportunity for crime and maximise natural surveillance</u> <u>and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion, and there are clear and legible pedestrian and cycle routes and high quality public space, which encourages the active and continual use of public areas.</u></p> <p>n) <u>All new housing developments should result in a high standard of amenity for occupiers. The standard of amenity for occupiers should not be compromised by inadequate space, poor layout, poor or lacking outlook or inconvenient arrangements for waste, access or cycle storage. Developments should include adequate outside amenity space for the needs of residents. All new homes should comply with all relevant design and quality codes in the National Technical Standards.</u> New homes designed specifically to accommodate the elderly should comply with the National Technical Standards' optional standard M4(3A) in accordance with policy H2.</p> <p>v) New public open space should be provided in a single central useable facility <u>where possible</u>, which is accessible, of high quality and good design, be visible, safe, using quality materials, including facilities for a range of ages and incorporating long term maintenance; unless it is agreed by the Council that provision is more appropriate off-site.</p>	<p>To provide greater emphasis on inclusive design and accessible environments</p> <p>To provide greater emphasis on inclusive design and accessible environments</p> <p>To provide a criterion that requires a good level of amenity for occupiers, to ensure that the policy is effective in all necessary aspects.</p> <p>To ensure compliance with the Framework.</p>	
8.28	<p>All new housing developments should be in accordance with the National Technical Standards. The Department for Communities and Local Government has carried out a major review of the technical standards which councils impose on new dwellings as planning conditions with a view to simplifying them and incorporating such standards in the Building</p>	<p>To remove reference to National Technical Standards which are applied through Building Regulations.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Regulations as far as possible. The Building Regulations (Amendment) Regulations, 2015 reflect the outcome of the review as far as the Building Regulations and the building control system are concerned. The review has also resulted in a national space standard for new dwellings. This standard has not been incorporated into the Building Regulations. The standard may be imposed by the Council as a planning condition. Checking whether the standard, where imposed, has been complied with and any enforcement action remains the responsibility of the Council, though it is open for the Council to ask for the assistance of building control bodies in doing so. <u>Where a planning application raises concerns as to the standard of accommodation or its layout, or any other aspect relating to design which are considered in the National Technical Standards, the Council will consult its housing officers and Building Control section for advice as to whether the National Technical Standards are met in accordance with criterion n of Policy GD7, in support of the general requirement of the policy for good design.</u></p> <p><u>The Framework stresses that great importance should be given to the design of the built environment. Policy GD7 sets out a series of criteria relating to different aspects of design. These are well understood principles which derive from the wider principles of sustainable development, such as the drive to a low-carbon future, conservation of the natural environment, promoting sustainable economic development and the creation of sustainable communities in healthy environments.</u></p>	<p>This section removes a modification proposed earlier</p> <p>The replacement sentences are provided to clarify the overall justification for the policy.</p>	
Additional paragraph after 8.32	<p><u>The Department for Communities and Local Government has carried out a major review of the technical standards which councils previously imposed on new dwellings through planning conditions. Other than the Optional Technical Standard M4(3A) referred to in criterion n. of Policy GD7 and Policy H2, which is secured through planning conditions, technical standards now fall outside planning control and are instead applied through Building Regulations. Applicants will need to be aware of the requirements of the updated Building Regulations when designing development proposals.</u></p> <p>(Renumber subsequent paragraphs in chapter)</p>	<p>To clarify the scope of Policy GD7 and its relationship with Building Regulations</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD8	<p>The Council will seek to retain existing commercial / industrial (B1, B2 or B8) (Policies EC1 and EC2) and leisure uses, including land / premises, together with agricultural / horticultural workers' homes (Policy H6) and the tourism use of premises in Holiday Areas (Policies EC6 and EC7) identified on the Policies Map, unless it can be demonstrated to the satisfaction of the Council that <u>one of the following tests</u> <u>test</u> has been met:</p> <p>a) the continued use of the site / premises for its existing use is no longer viable in terms of the building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use. In these circumstances, and where appropriate, it will also need to be demonstrated that there is no realistic prospect of a mixed-use development for the existing use and a compatible use; or</p> <p>b) the land / premises is / are no longer suitable for the existing use when taking into account access / highway issues (including public transport), site location, business practices, infrastructure, physical constraints, environmental considerations and amenity issues. The compatibility of the existing use with adjacent uses may also be a consideration; <u>or</u></p> <p><u>And</u> in either case:</p> <p>c) marketing of the land / property indicates that there is no demand for the land / property in its existing use.</p> <p>Details of the current occupation of the buildings, and where this function would be relocated, will also be required.</p>		
Policy EC1  (page 75)	<p>The residual requirement will be met on the following sites, which <u>are allocated in Policies SL1-SL5</u> and <u>also</u>-identified on the Policies Map accompanying this plan.</p>	<p>Clarification as to which policy allocates the sites</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
(page 76)	<p><u>Appropriate uses for each site are listed in the table above.</u> Development proposals for alternative uses <u>to those listed above</u> in these locations will be resisted, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for <u>employment</u><u>the specified purposes, having satisfied the tests of Policy GD8.</u> Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</p> <p>Where unacceptable harm is not caused, the following uses will be permitted:</p> <ul style="list-style-type: none"> <li>● <del>employment development Class B1. Business – B1(a) as an office other than a use within class A2 (financial and professional services); B1(b) for research and development of products or processes; or B1(c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</del></li> <li>● <del>Class B2. General Industrial and</del></li> <li>● <del>Class B8. Storage or distribution.</del></li> </ul> <p>Within the existing business and industrial areas, listed below, land and premises <del>in Class B</del> <del>Business and Industrial uses will be retained in that use class</del><u>within the acceptable use classes shown in the table below</u>, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for those purposes, <u>having satisfied the tests of Policy GD8.</u> Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</p>	<p>To clarify how the policy applies, to make effective</p> <p>To clarify how the policy applies, to make effective</p>	
After paragraph 9.15	<p>Additional paragraph:</p> <p><u>Blackpool Airport Enterprise Zone (Site ES5) is allocated in Policy EC1 to provide 14.5 Ha of additional land in the employment uses listed in the policy for that site. The precise mix of uses will be determined through the Masterplan. By contrast, the Lancashire Advanced Engineering and Manufacturing Enterprise Zone at BAE Systems Warton, is listed in Policy</u></p>	<p>To clarify the position of the Enterprise Zones in respect of Policy EC1 and to provide specific cross reference, reflecting the importance of the sites.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>EC1 as an existing employment site. This is previously-developed land, contained within the existing BAE Systems site. Policies EC3 and EC4 provide further clarification as to the development that may be brought forward at each site.</u>		
Policy EC2	<p>The availability of land in the borough for employment opportunities is limited. Therefore, the Council seeks to retain continued employment use of <u>existing current</u> employment sites. This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses.</p> <p><u>Land and premises will be retained in employment uses unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for those purposes, having satisfied the tests of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</u></p>	For clarification, to make effective	
Policy EC4	<p><b>a. The Blackpool Airport Enterprise Zone</b></p> <p>The boundary of the Enterprise Zone is identified on the <b>Policies Map</b>. The designation of the Blackpool Airport Enterprise Zone will help create more businesses, jobs and attract international investment, with positive benefits across the wider economic area. Fylde Council supports the sustainable development of Blackpool Airport, including working to explore the potential to develop commercial aeronautical activity and to relocate operational buildings and facilities closer to the main runway, <u>in the areas outside the green belt</u>, unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt. The Enterprise Zone will help improve the local economy and also increase the contribution to national growth <u>through targeting the energy industry, advanced manufacturing and engineering, food and drink manufacture and the digital and creative sector.</u></p>	For clarification as to the intention of the policy in respect of the relocation of buildings, in order that the policy is clearly compliant with paragraphs 87 and 88 of the Framework.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy EC5	<p>Under c. Local Centres, add additional bullet:</p> <ul style="list-style-type: none"> <li>• <u>A local centre is proposed in Whyndyke</u></li> </ul>	<p>To ensure that the policy supports the provision of a local centre in Whyndyke, to support the development of Whyndyke as a sustainable location, to ensure soundness.</p>	
Policy EC7	<p><del>Non-serviced</del> <u>Loss</u> of tourist accommodation in these areas will be resisted.</p>	<p>For clarification, to make effective</p>	
Policy H1	<p>The Council will provide for and manage the delivery of new housing by:</p> <p>a) Setting and applying minimum requirements as follows:</p> <ul style="list-style-type: none"> <li>• <u>370 415 net homes per annum</u></li> </ul> <p>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels. If, over the latest 3 year review period, <del>any targets relating to housing completions are missed by more than 20% completions have fallen short of the requirement and are below any of the Triggers for Action that apply under Indicator 1 of the Monitoring Framework, the delivery of uncommitted sites will be adjusted as appropriate to achieve a higher delivery; provided this would not adversely impact on existing housing or markets within or outside the Local Plan area., the appropriate Contingency/Action will be undertaken, including, if necessary, a review of relevant Local Plan policies with respect to the specific issue of housing delivery.</del></p> <p>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply <u>calculated using the “Liverpool” method</u> from the start of each annual monitoring period and in locations that are in line with the Policy <b>DLF1</b> (Development</p>	<p>To reflect updated evidence within the Fylde Addendum 3 to the SHMA</p> <p>To reflect the government guidance within the Housing White Paper on Housing Delivery Test</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.</p> <p>d) The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032 <u>and provided for through allowances</u>, to provide a total of <u>7,891</u> <u>8,745</u> homes.</p>	To reflect updated evidence within the Fylde Addendum 3 to the SHMA	
10.15 to 10.19	<p><b>10.15</b> Councils are required to have a five year supply of housing land available (<u>SHLAA, 2015</u>). Where an authority is unable to demonstrate a five year supply, applications for housing development will be decided with regard to policy <b>NP1</b>, the 'presumption in favour of sustainable development' <u>contained within paragraph 14 of the Framework</u>. Unless there is an overriding reason why an application should be refused, the Council may find it difficult to resist development which it may consider unsuitable for other reasons. The housing supply will be reviewed at least annually as part of the Council's Authority Monitoring Report <u>and Housing Land Supply Statement</u>.</p> <p><b>Housing Delivery</b></p> <p><b>10.16</b> The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is <u>370</u> <u>415</u> net dwellings per annum. A calculation of <u>370</u> <u>415</u> net dwellings per annum for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an overall <u>net</u> housing requirement figure of <u>a minimum of</u> <u>7,768</u> <u>8,715</u> for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of <u>7,891</u> <u>8,745</u> homes over the Plan period.</p> <p><b>10.17</b> The supply provides a small amount of headroom above the housing requirement for the Plan period:</p> <ul style="list-style-type: none"> <li>• Requirement: <u>minimum of</u> <u>7,768</u> <u>8,715</u> net homes</li> <li>• Proposed supply: <u>minimum of</u> <u>7,891</u> <u>8,745</u> homes</li> </ul>	Amended to reflect updated requirement based on new evidence, and clarification of how these will be delivered.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>The proposed supply will provide approximately <u>376-416</u> homes over 21 years which amounts to an extra <u>6.1 homes dwelling</u> per year.</p> <p><b>10.18</b> The housing requirement figure relates to all types of housing including apartments, family housing and housing for specific needs such as the elderly and includes both market and affordable housing. The allocation of new homes over the Plan period to 2032 is set out in policy <b>H1</b> below.</p> <p><b>10.19</b> The trajectory at <u>Appendix 2 sets out in detail when it is shows the anticipated that individual sites will deliver delivery of homes in relation to the requirement</u>, throughout the plan period to 2032. <u>A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement</u>. The Council's annual monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of <u>802890</u> homes has accrued. Planning application commitments amount to <u>5,087 6,111</u> homes as at <u>31 March 2016-30<sup>th</sup> September 2017</u>. This means that is <u>65% 70%</u> of the plan period's requirement already has planning permission. Completions are anticipated to increase as larger sites commence delivery. <u>The shortfall of 802 homes has been spread over the remainder of the plan period and added onto the annual requirement figure of 370 homes resulting in an annual requirement figure of 420 homes from 2016-2032. The shortfall of 890 homes will be delivered over the remainder of the plan period to 2032.</u></p>		
Policy H2	<p>Developments will be expected to make efficient use of land, whilst avoiding detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of the surrounding area. It is expected that this will <u>normally</u> result in a minimum net residential density of 30 homes per hectare.</p>	<p>To allow an appropriate amount of flexibility where justified, to accord with Policy GD7a, to ensure that both policies are effective.</p>	
Policy H2	<p><b>Mix</b></p> <p>A broad mix of types and sizes of home, suitable for a broad range of age groups, will be required on all sites to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (2014). The mix required</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>will be adjusted according to updated future Housing Needs Assessments over the plan period.</p> <p>All developments of 10 or more dwellings will therefore be required to include at least 50% of dwellings that are 1-, 2- or 3-bedroom homes. Developments within or in close proximity to the <b>Tier 1 Larger Rural Settlements</b> or <b>Tier 2 Smaller Rural Settlements</b> should include at least 33% 1- or 2-bedroom homes. <u>These requirements will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.</u></p>	<p>To clarify how flexibility will be applied to the policy, in order that it can be effective and justified throughout the plan period.</p>	
Paragraph 10.25	<p>The Council sets requirements for housing density, expressed as net homes per hectare, in order to ensure the creation of well-planned sustainable communities with high standards of amenity and to prevent the profligate use of land. The use of net residential density excludes requirements for open space provision within developments and particularly the need on certain sites to provide sensitive transitions to areas of countryside and to retain site features in accordance with policy M1, which will vary between sites. <u>Lower net residential densities may be justified exceptionally, where it would reflect and enhance the local character of the surrounding area in accordance with Policy GD7a, whilst always making efficient use of land as required.</u></p>	<p>To allow an appropriate amount of flexibility where justified, to accord with Policy GD7a, to ensure that both policies are effective.</p>	
Policy H4	<p>All market housing schemes of 10 or more homes will be required to provide 30% affordable housing <del>+ starter homes</del>, unless robust viability testing...</p> <p><b>Tenure</b></p> <p><del>Developers will be required to provide the number of starter homes on site to meet the Starter Homes Requirement in accordance with the proportion of new homes specified in the Regulations. The remainder of affordable housing, to make the total to 30% of all new homes, should be for social rent or affordable rent through a Registered Social Landlord to applicants in housing need, unless otherwise specified by the Council.</del></p>	<p>Update to reflect current national guidance, to ensure consistency with national policy.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.		
Policy H5	<p><u>The Local Plan will deliver a target of 3 extra pitches for Gypsies and Travellers meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015 in Fylde Borough up to the year 2032.</u></p> <p>New Gypsy and Traveller pitches will be allocated at the following site(s):</p> <ul style="list-style-type: none"> <li>• Thames Street, Newton (up to 3 pitches)</li> <li>• The Stackyard, Bryning with Warton (2 pitches)</li> </ul> <p><u>The Council will continue to work with local communities including Gypsies and Travellers in order to identify sites to meet the identified need. However, in the absence of sufficient sites coming forward to meet the identified need, in addition to the sites identified above, Where there is a demonstrated need for pitches or plots from Gypsies/Travellers and/or Travelling Showpeople in the borough, in either case meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015, which is identified during the plan period and is additional to that identified by the Blackpool, Fylde and Wyre Gypsy and Traveller Accommodation Assessment Update 2016, where existing and allocated sites are insufficient to meet the need, planning permission for new Gypsies, Travellers and Travelling Showpeople's sites will be granted where all of the following criteria can be met:</u></p> <ol style="list-style-type: none"> <li>a. There is evidence of need for a new Gypsy, Traveller or Travelling Showpeople's site and the site would provide for the permanent and/or transit accommodation needs in that area or neighbouring <u>authority</u> area;</li> <li>b. The site is not in the Green Belt or in an Area of Separation;</li> <li>c. The site is not in Flood Risk Zones 2 or 3;</li> </ol>	To reflect up-to-date evidence, and to ensure compliance with Planning Policy for Travellers' Sites (2015)	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>d. The location and design of the site would protect local amenity and the local environment;</p> <p>e. The site would not be isolated and would be within or proximate to a settlement which can provide education, health, welfare and employment infrastructure. Local environmental quality with respect to noise and air quality should not have a detrimental impact on the health and wellbeing of Gypsies, Travellers and Travelling Showpeople;</p> <p>f. <del>The detailed design of the site for Gypsies and Travellers should be in accordance with The Designing Gypsy and Traveller Sites Good Practice Guide DCLG 2008. Smaller sites of 3-4 pitches are successful, making good use of small plots of land, particularly where designed for one extended family. (Criterion f does not apply to Travelling Showpeople Sites);</del></p> <p>—g.f. There should be safe vehicular and pedestrian access to the site and adequate parking for vehicles and other equipment;</p> <p>—h.g. The number of pitches and / or plots should be related to the specific size and location of the site and the size and density of the surrounding population. In a rural or semi-rural location the scale of the site should not dominate the settled community;</p> <p>—i.h. The site should have the potential to allow mixed-use development, such that traditional lifestyles can be accommodated by living and working on the same site. However, the uses proposed should be compatible with adjacent land uses;</p> <p>—j.i. The site should not place unacceptable pressure on existing infrastructure, such as services, schools, transport infrastructure and waste and wastewater capacity.</p>	Deletion of reference to out-of-date guidance	
Paragraph 10.76	<p>National Planning Policy for Traveller Sites, March 2012, 2015 says states that councils will need to set their own pitch targets for Gypsies and Travellers and plot targets for Travelling Show People, which address the likely permanent and transit accommodation needs of travellers in their area, working collaboratively with neighbouring planning authorities. Planning Policy for Traveller Sites 2015 requires that the Council should identify a supply of deliverable land sufficient to provide five years-worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. The</p>	Clarification of up-to-date national policy, to ensure consistency with national policy.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>National Planning Policy for Traveller Sites requires councils to allocate sites. In addition, Travelling Showpeople's sites will need to include mixed uses. There will therefore be implications for employment as well as housing land. Annex 1 of Planning Policy for Traveller Sites 2015 provides the definition of Gypsies and Travellers and Travelling Showpeople for the purposes of national planning policy.</p>		
Paragraph 10.77	<p>Fylde Council, Wyre Borough Council and Blackpool Council (the Fylde Coast sub-regional Authorities) jointly commissioned consultants, Opinion Research Services to carry out a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) <u>in 2014</u>. Planning Policy for Traveller Sites concludes that the Council should identify a supply of deliverable land sufficient to provide five years worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. An update of the GTAA was undertaken in 2016, to take account of the fact that the definitions of Gypsies, Travellers and Travelling Showpeople used in the original assessment were out-of-date. The GTAA and its Update should be read in conjunction.</p>	To explain the justification provided by the new evidence	
Paragraph 10.78	<p>The GTAA <u>Update 2016</u> provides an up-to-date understanding of the likely permanent and transit accommodation needs of Gypsies, Travellers and Travelling Showpeople within the Fylde Coast sub-region as a whole and for each of the three Councils. The study also provides an evidence base to enable the authorities to comply with their requirements towards Gypsies and Travellers and Travelling Showpeople under the Housing Act, 2004. The estimated new pitch provision required for Gypsies and Travellers in the Fylde Coast sub-region <del>over the next 17 years to 2031</del> is 82 <u>16</u> pitches to address local needs. For Fylde Borough, a total of <del>26</del> <u>3</u> extra pitches, for Gypsies and Travellers, are required up to the year 2031.:</p> <ul style="list-style-type: none"> <li>• <del>17 pitches need to be delivered in the period 2014-2019,</del></li> <li>• <del>3 more pitches in the period 2019-2024,</del></li> <li>• <del>4 more pitches in 2024-2029, and</del></li> </ul>	To set out the corrected requirement	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><del>2 additional pitches in 2029-2031.</del></p> <p><del>The GTAA is being updated in 2016, the Council is working jointly with Wyre and Blackpool Councils under the Duty to Cooperate, including consideration of the changes to national policy. The required pitch provision will be reviewed in response to the sub-regional need identified in the updated GTAA.</del></p>		
Paragraph 10.79	<p>The estimated extra residential plot provision required for Travelling Showpeople in the Fylde Coast sub-region <del>over the next 17 years to 2031</del> is 14 <del>24</del> plots, to address local needs. For Fylde Borough, no extra plots are required for Travelling Showpeople over the <del>next 17 years</del> period to 2031.</p>	To set out the corrected requirement	
Paragraph 10.80	<p>The GTAA, 2014 recommends that the Fylde Coast Authorities use appropriate resources to help develop closer working relationships, for instance, the three authorities should work together to collate data on unauthorised encampments. The GTAA, 2014 also recommends that the Lancashire-wide Gypsy and Traveller Forum be continued. The Council, working together with the other Fylde Coast Authorities, will undertake updates to the GTAA at least every five years (or otherwise in accordance with national policy and guidance) to ensure that changes in need within the sub-region are identified.</p>	Included for clarity but no changes to this paragraph	
Paragraph 10.81	<p>Policy H5 sets out the location for the provision of pitches for Gypsies and Travellers in Fylde up to 2031, in accordance with the timetable set out in the Fylde Coast GTAA. A Call for Sites was undertaken in January – February 2015, but this did not result in the identification of any suitable sites. The sites shown in policy H5 are committed. The Council will regularly issue calls for sites and consider other potential sources of sites to meet <del>identified need for pitches/plots for Gypsies, Travellers and Travelling Showpeople meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015, when it is identified.</del></p>	To ensure that the justification reflects the updated evidence and national policy.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy H6	<p>...</p> <p>3. Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; <u>or</u></p> <p><u>4. Where the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting.</u></p>	To ensure the two criteria are understood to be separate, in accordance with the Framework	
Policy H7	<p>a. The replacement or extended home is increased in size by a maximum of no more than 33% calculated in relation to the ground floor area of the original home. (<del>This calculation will exclude any outbuildings and integral garages/workshops</del>); and</p> <p>b. The appearance of <del>the</del> a replacement or extended home respects the character of the original building and surrounding rural area <u>and the appearance of an extended home respects the character of the original building and the surrounding rural area. with regard to scale, design and use of materials.</u></p>	To make the policy more straightforward to apply.	
Policy HW1	<p>In order to help reduce health inequalities, the Council will require health impact screening to be undertaken for all major development proposals on <u>each Strategic Site (100 or more homes) (where they do not have full planning permission for the whole site)</u> within the <u>Strategic Locations for Development</u> strategic sites through the submission of a masterplan. A full independent Health Impact Assessment will be required if the screening demonstrates a need. The Health Impact Assessments will be assessed by Lancashire County Council, as the public health authority. <u>The outcomes of the screening process should be reflected in the development proposal and should be a consideration in decision-making.</u></p>	<p>To accord with Policy M1, for consistency in order to make both policies effective.</p> <p>To ensure that the policy has effect.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy HW2	<p>A site for a new primary school will be reserved at Mowbreck Lane, in Wesham – as identified on the Policies Map – for the re-location of Medlar with Wesham CE Primary School on Garstang Road North, in Wesham.</p> <p>Indicative sites for new primary schools are identified within the development sites at Queensway (HSS1) and Whyndyke (MUS2) and are shown on the Policies Map.</p> <p>The Council will work with the Education Authority to identify and deliver a site for a new secondary school once a need is demonstrated within the plan period.</p>	<p>Updated information from the Education Authority makes clear that this would not be justified</p> <p>To identify facilities shown on the Policies Map are provided by Policy HW2</p>	
Policy HW3	<p><b>Protection and Provision of Indoor and Outdoor Sports Facilities</b></p> <p>In order to provide appropriate indoor and outdoor sports facilities for the communities of Fylde, the Council will:</p> <ol style="list-style-type: none"> <li>1. Protect existing indoor and outdoor sports facilities, unless:           <p>Either:</p> <ul style="list-style-type: none"> <li>a) They are proven to be surplus to need, as identified in an adopted and up to date Needs Assessment 1; <u>and/or</u></li> <li>b) An equivalent or better quality and quantity replacement sports facility will be created in a location well related to the functional requirements of the relocated use and its existing and future users. This would be over and above any provision made available through CIL 2; <u>and/or</u></li> <li>c) The development is for an alternative indoor or outdoor sports facility the benefits of which clearly outweigh the loss of the existing sports facility, (see additional footnote below);</li> </ul> </li> </ol> <p>And in all cases:</p>	<p>To be clear that the policy would allow the development if more than one criterion applied</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>d) The proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general; and</p> <p>2. Support new indoor and outdoor sports facilities where:</p> <ul style="list-style-type: none"> <li>a) They are readily accessible by public transport, walking and cycling; and</li> <li>b) The proposed facilities are of a type and scale appropriate to the size of the settlement; and</li> <li>c) They are listed in the action plan in the adopted Playing Pitch Strategy and / or the Built Facilities Review, subject to the criteria in this policy; and</li> </ul> <p>3. Make sure that major residential developments contribute, through land assembly and commuted sums, to new or improved sports facilities where development will increase demand and / or there is already a recognised shortage. Commuted sums should be obtained in accordance with an up-to-date adopted Needs Assessment Action Plan 3.</p> <p><b>NOTE:</b></p> <ul style="list-style-type: none"> <li>1. <del>In terms of sports provision, the relevant Needs Assessment will be the Playing Pitch Strategy and Built Sports Facility Strategy</del></li> <li>2. <del>Mitigation for the loss of a sports facility/playing field under paragraph 74 of the NPPF does not fall within CIL Regulations.</del></li> <li>3. <del>The relevant sports Needs Assessments and Action Plans are the Playing Pitch Strategy and Built Facilities Strategy</del></li> </ul>	Footnotes deleted as likely to become out-of-date (1 and 3), or is superfluous (2)	
Paragraph 11.28	Delete paragraph, renumber subsequent paragraphs within chapter	Land within the existing crematorium site is considered sufficient to provide for the plan period, therefore there is no need for specific mention.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy INF2	f) <del>The provision of a new Local Service Centre at Whitehills and at Warton, including land and buildings to accommodate new local retail centres to provide services and meet the daily needs of the local residents; The development of Whitehills, Whyndyke and Warton to become Local Service Centres, including land and buildings to accommodate new Local Centres to provide services and meet the daily retail needs of the local residents;</del>	To ensure provision of a Local Centre at Whyndyke, in order to ensure that it develops as a sustainable community.	
Policy T2	<p><b>Policy T2</b></p> <p><b>Warton Aerodrome</b></p> <p><u>The Aerodrome at Warton is a key piece of strategic infrastructure. The Council places great importance on the retention and development of its aviation capabilities, particularly in relation to military aerospace and information.</u></p> <p><u>Further development proposals within the defined safeguarded area north of the BAE Systems runway at Warton Aerodrome, Freckleton will not be permitted, except limited extension to existing properties. unless the applicant can demonstrate that there would not be any potential for adverse impacts on aviation operations, or on defence navigation systems and communications.</u></p> <p><u>Development proposals within the wider area surrounding Warton Aerodrome will be assessed for potential for adverse impacts on aviation operations, and on defence navigation systems and communications. Where such impact is identified, planning permission will be refused.</u></p> <p><u>Development proposals that could compromise the security of the Warton Aerodrome and wider BAE Systems site at Warton will not be permitted.</u></p>	To improve the clarity and effectiveness of the policy, in consultation with the aerodrome operator.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.38	<p>To the north of BAE Systems runway at Warton Aerodrome, in Freckleton there are a number of fields which have to date remained undeveloped because they were safeguarded from development in the adopted Local Plan. In view of their close proximity to the aerodrome and taking into account the nature of the operations at BAE Systems, which include the testing of experimental aircraft, and the recorded high level of noise in the area, the Council considers that the open areas on the north side of the runway should remain undeveloped. This view has been endorsed by the Ministry of Defence.</p> <p>Warton Aerodrome forms a key piece of strategic infrastructure; the site is designated as an Enterprise Zone and is a major existing employment site, itself of national strategic importance. The aerodrome provides a secure military testing facility for aircraft assembled in the adjoining manufacturing plant. Obviating impacts on the operation of the aerodrome is therefore of great strategic importance. Policy T2 therefore places great importance on the avoidance of impacts on aviation and communications.</p> <p>Safeguarded areas are determined in accordance with The town and country planning (safeguarded aerodromes, technical sites and military storage areas) direction 2002 (as updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified by the Ministry of Defence. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety for both aircraft crew and people on the ground. It also reflects the need to prevent interference to communication systems.</p>	To clarify the purpose of the policy and the effect of safeguarding zones	
Policy T3	The land designated as Green Belt within open lands of the airport, which is identified on the Policies Map will be safeguarded from non-airport related development and the continuing operation and viability of the airport as a sub-regional facility will be supported, unless there are overriding operational requirements that constitute very special circumstances and which justify development in the Green Belt.	To ensure the policy is effective by removing reference to open lands, which refers to an area on the Policies Map that reflects an earlier drafting of the policy.	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.41	<p>The majority of the residual airport lands are designated as Green Belt in order to retain the separation between Blackpool and St Annes. The Council will safeguard the residual airport lands in the interests of the Airport and the Green Belt. Sufficient land within the Airport complex <del>has been omitted from</del> falls outside the Green Belt to facilitate further airport operational development. <u>Development proposals within the Green Belt, whether to provide for airport operational development, or other development associated with the Enterprise Zone, would have to demonstrate very special circumstances to justify the need to use Green Belt land.</u></p>	<p>To justify the position the policy takes on the relationship between the Enterprize Zone, the Airport and the Green Belt.</p>	
Paragraph 12.46	<p><u>Safeguarded areas are determined in accordance with The town and country planning (safeguarded aerodromes, technical sites and military storage areas) direction 2002 (as updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified by the Civil Aviation Authority. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety both for aircraft crew and passengers, and for people on the ground. It also reflects the need to prevent interference to communication systems and the creation of bird hazard.</u></p> <p>All planning applications within the <del>Airport</del> Safeguarding Zone <del>Area</del> will be the subject of consultation with the operator of the airport. <del>The Airport</del> Safeguarding Zone around Blackpool Airport, incorporates Centrica's heliport. Elsewhere in the Borough, development over a certain height will also be the subject of consultation. There may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard.</p>		
Policy T4	<p>All planning applications for developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment, prepared in accordance with the Planning Practice Guidance; <u>Any mitigation identified in the Transport Assessment or Transport Statement that is required to make the development acceptable must be implemented in accordance with the requirements of the Highway Authority.</u></p>	<p>To ensure that necessary mitigation is secured when planning permission is granted, in order that the requirements of the rest of the policy are effective.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy CL3	<p>Renewable and low carbon energy development potential – excluding on shore wind turbines - is significant in Fylde. Developers of commercial, small and medium sized renewable and low carbon energy developments will be required to provide evidence, to the satisfaction of the Council, in support of their proposals by taking into account all of the following: Opportunities for renewable and low carbon development, including microgeneration, should be maximised, while ensuring that adverse impacts are addressed satisfactorily; including cumulative landscape and visual impacts. Proposed developments will be assessed in relation to the following criteria:</p>	<p>To accord with the approach of the Framework</p>	
Policy CL3	<p>e. Impacts on land resources, in particular that the development would not be sited on the best and most versatile agricultural land (grades 1, 2 and 3a), unless it is demonstrated that poorer quality land could not be used instead, and that the benefits of the development outweigh the economic and other benefits of the best and most versatile agricultural land and any other adverse impacts of the proposal. In the case of solar farms, the most compelling evidence must be provided to demonstrate the above. Impacts should also be considered on areas of deep peat which function as a carbon store.</p>	<p>To accord with the Framework and with the Written Ministerial Statement on this matter, which refers particularly to solar energy development</p>	
Policy CL3	<p>f. That the proposal for renewable and low carbon energy would not harm the significance of heritage assets and their settings, unless such harm is justified in accordance with Policy ENV5</p>	<p>To accord with the Framework</p>	
Policy CL3	<p>Renewable and low carbon energy proposals within the Green Belt and Areas of Separation will need to demonstrate that any adverse impacts of granting permission will not significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole, specific policies in that Framework, or other policies in the Local Plan very special circumstances where elements of any proposed renewable energy project comprises inappropriate development. Renewable and low carbon energy proposals within</p>	<p>To accord with the Green Belt policies of the Framework and to set out how the policy will apply in the Areas of Separation</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>Areas of Separation will be assessed in terms of its impact upon the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements.</u>		
Paragraph 13.54	<p>In March 2015 a ministerial statement <u>The Written Ministerial Statement on Solar Energy: Protecting the Local and Global Environment</u> made on 25 March 2015 raised concerns that insufficient weight had been given to policies protecting the best and most versatile agricultural land in relation to solar energy development. The statement clarified that “any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence”. Any applicant for solar energy development on land outside the settlements will therefore need to provide their own detailed assessment of the land quality, in order to demonstrate that it is not grade 1, 2 or 3a land. Otherwise, an applicant will be required to provide the “most compelling” evidence to justify that the development is necessary.</p>	Clarification of the source document for the policy text, to provide improved justification	
Policy ENV1	<p>Development will have regard to its visual impact within its landscape context and the landscape type in which it is situated. Development will be assessed to consider whether it is appropriate to the landscape character, amenity and tranquillity within which it is situated, as identified in the Lancashire Landscape Character Assessment, December 2000 or any subsequent update. <u>Development will be assessed to consider whether it has an impact on a Valued Landscape, which may be identified by the Council.</u> In addition:</p>	The Council stated that it intends to prepare a Valued Landscapes SPD in paragraph 14.6 of the plan, but inclusion within Policy ENV1 is considered necessary to make this effective	
Policy ENV3	<p><b>Policy ENV3</b></p> <p><b>Protecting Existing Open Space (Part of the Green Infrastructure network)</b></p> <p><u>Existing Open Space is identified on the Policies Map denoted by the following descriptions:</u></p> <ul style="list-style-type: none"> <li>• <u>Parks and Gardens</u></li> <li>• <u>Semi-Natural Greenspaces</u></li> </ul>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> <li>• <u>Amenity Greenspace</u></li> <li>• <u>Children's Play Areas</u></li> <li>• <u>Local Areas and Local Equipped Areas for Play</u></li> <li>• <u>Youth Provision</u></li> <li>• <u>Allotments</u></li> <li>• <u>Cemeteries/Churchyards</u></li> <li>• <u>Football Pitches</u></li> <li>• <u>Rugby Pitches</u></li> <li>• <u>Cricket Pitches</u></li> </ul> <p>The existing areas of <u>Existing Open Space</u> which are identified on the <u>Policies Map</u>, comprise provide a critically important part of the Green Infrastructure network within Fylde. The Green Infrastructure network <u>Existing Open Space</u> will be protected from inappropriate development, having particular regard to the multi-functional benefits of open spaces, as follows:</p> <p>a. Public <u>Existing Open Space (the Green Infrastructure network)</u>, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless the requirements of paragraph 74 of the Framework are met and the findings of any published and adopted needs assessment are met.</p> <p>b. Public <u>Existing Open Space (the Green Infrastructure network)</u>, including sports and playing pitches (subject to policy HW3: Protection and Provision of Indoor and Outdoor Sports Facilities), will be protected unless <u>it can be demonstrated that any proposal will not have adverse effects contrary to the landscape, biodiversity and water management requirements of the Local Plan are met</u>, and the requirements set out <u>in the other criteria</u> in this policy are met.</p> <p>c. Development will not be permitted on <u>Existing public Open Space (the Green Infrastructure network)</u> which is considered essential to the setting, character, recreational</p>	To clarify meaning of wording, purpose of criteria, and to make effective	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>benefits for residents, or visual amenities of Key Service Centres, Local Service Centres and rural settlements.</p> <p>d. Development will not be permitted on <u>Open Space</u> that makes a positive contribution to the historic environment including the character, appearance and setting of conservation areas and listed buildings, <u>unless the proposal meets the requirements of Policy ENV5.</u></p> <p>e. <del>Development that results in the loss of public open space (the Green Infrastructure network) or sports and recreation facilities (including playing fields) will only be permitted if one of the following criteria are met:</del></p> <ul style="list-style-type: none"> <li>• <del>The open space has been identified by the council as being unsuitable for retention because it is poorly located;</del></li> <li>• <del>the proposed development would be ancillary to the use of the site as open space and the benefits to recreation would outweigh any loss of the open area; or</del></li> <li>• <del>Successful mitigation takes place and alternative, enhanced provision is provided in the same locality.</del></li> </ul> <p>f. Development that results in the loss of land <del>currently</del> used for allotments <u>as shown on the Policies Map</u> will only be permitted when:</p> <ul style="list-style-type: none"> <li>• Suitable, alternative provision is made that is at least equivalent in size and quality to that which will be lost; or</li> <li>• It can be demonstrated that there is no longer a community need for the allotments.</li> </ul> <p>g. Fylde's Public Rights of Way network, comprising footpaths, byways, cycleways and bridleways will be protected and opportunities to extend the network will be safeguarded from development and supported where this improves access to key Green Infrastructure assets, including areas of Green Belt, the two Areas of Separation, the Coastal Change Management Areas and the Lancaster Canal towpath.</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV5	<p><b>Policy ENV5</b></p> <p><b>Historic Environment</b></p> <p>Proposals for development should conserve, protect and, where appropriate, enhance the character, appearance , significance and historic value of Fylde's designated and undesignated heritage assets, in particular:</p> <ul style="list-style-type: none"> <li>• The classic seaside resort of St Annes with its seafront, Victorian and Edwardian architecture and pier, together with the Promenade and Ashton Gardens.</li> <li>• The formal resort of Lytham with the Windmill and Green, and the cultural assets based around Lowther Pavilion and Garden, Lytham Hall and its historic parkland.</li> <li>• The historic market town of Kirkham and</li> <li>• The two planned model rural settlements of Singleton and Thistleton.</li> </ul> <p>In addition the Council will:</p> <ul style="list-style-type: none"> <li>• Adopt and implement the Built Heritage Strategy for Fylde, together with the provision of further guidance, in the form of a web based resource for developers who propose to alter listed buildings.</li> <li>• Promote heritage-led regeneration including: The Heritage Parks Initiative – connecting the key historic parks and gardens of Lytham and St Annes; Visual Corridors – enhancing key routes, approaches and gateways into Lytham, St Annes and Kirkham; enhancing the commercial and resort core of St Annes to create a vibrant seaside resort; protecting and enhancing the heritage of Lytham; and revitalising the commercial core of Kirkham.</li> <li>• Produce Conservation Area Appraisals and Management Plans.</li> <li>• Identify opportunities to promote the district's heritage assets through tourism, culture and economic development, including Fairhaven Lake.</li> </ul>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> <li>• Seek to identify local heritage assets.</li> <li>• Seek opportunities for safeguarding the future of any heritage assets at risk including Lytham Hall.</li> <li>• Work with partners to design and manage the public realm in historic areas.</li> <li>• <u>Look for opportunities for new development within the Borough's Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.</u></li> </ul> <p><b>Listed Buildings</b></p> <p>Fylde's Listed Buildings and their settings will be conserved and, where appropriate, enhanced. A proposed development which results in any harm to or loss of the significance of a listed building and / or its setting will be refused and only be permitted where any harm is justified by the public benefits of the proposal. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets.</p> <p>In addition to the requirements of national policy, applications for works to listed buildings including alterations, extensions, changes of use or new development within its curtilage or setting must have regard to the significance of the heritage asset including its archaeological and historic interest.</p> <p>Proposals involving the total or substantial loss of a heritage asset, or the loss of the elements that contribute to its significance will be refused. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets and all of the following will be required as part of the justification to provide evidence that:</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p class="list-item-l1">a. Other potential owners or users of the site have been sought through appropriate marketing where the marketing includes the offer of the unrestricted freehold of the asset at a price that reflects the buildings condition and;</p> <p class="list-item-l1">b. Reasonable endeavours have been made to seek funding for the heritage assets conversion and;</p> <p class="list-item-l1">c. Efforts have been made to find charitable or public authorities willing to take on the heritage asset.</p> <p><u>Where the loss of the whole or part of a heritage asset is approved this will be subject to an appropriate condition or planning obligation to ensure that any loss will not occur until a contract is in place to carry out the development that has been approved.</u></p> <p><u>Where development proposals lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use, having special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it possesses.</u></p> <p><b>Conservation Areas</b></p> <p>Proposals within or affecting the setting of any of the ten designated conservation areas in Fylde, listed below, or within any additional conservation areas designated during the lifetime of the Local Plan, should conserve or enhance those elements that make a positive contribution to their special character and appearance and setting. Proposals that better reveal the significance of these areas will also be supported.</p> <ul style="list-style-type: none"> <li>• Lytham (Town Centre)</li> <li>• Lytham Avenues</li> <li>• Kirkham</li> <li>• St. Anne's on Sea (Town Centre)</li> </ul>	To reflect paragraph 137 of the Framework within the policy	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> <li>• Ashton Gardens / Porritt Houses (St Annes)</li> <li>• St. Anne's Road East</li> <li>• Singleton</li> <li>• Thistleton</li> <li>• Larbreck</li> <li>• Wrea Green</li> </ul> <p>There will be a presumption in favour of the retention of buildings and / or features which make a positive contribution to the special character and appearance of a conservation area. Demolition, <u>or</u> other substantial loss or harm to the significance of a building or feature, –including trees, landscapes, spaces (public or private open space) and artefacts – that make a positive contribution to the Conservation Area, will only be permitted where this harm is outweighed by the public benefits of the proposal. Such proposals must be accompanied by clear details of the proposal and justify the harm in line with national policy.</p> <p>Proposals should:</p> <ol style="list-style-type: none"> <li>a. Be appropriate to their context including setting, scale, density and physical characteristics;</li> <li>b. Preserve or enhance features; making a positive contribution, <u>in</u> particular design, massing and height of any building should closely relate to adjacent buildings and should not have an unacceptable impact on townscape and landscape;</li> <li>c. Not have an unacceptable impact on historic street patterns or roof space</li> <li>d. Not result in the loss of open space (the Green Infrastructure network);</li> <li>e. Retain individual features of interest, e.g. doorways, cobbles, trees, hedges, railings and garden walls;</li> </ol>	<p>Grammar: add “or”, remove dash, add commas</p> <p>Omit comma, split sentence, to make paragraph flow correctly</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>f. Reinforce distinctiveness of the area, reflecting the local pallet of materials and local building styles.</p> <p><b>Public Realm and the Historic Environment</b></p> <p>The public realm needs to be designed appropriately, to reflect the special quality of the historic environment including landscaping, street furniture and materials. The public realm needs to be appropriately managed and maintained, in accordance with the Built Heritage Strategy for Fylde, so that it adds to the character, quality and distinctiveness of the heritage asset. <del>Registered Historic Parks and Gardens</del></p> <p><b><u>Registered Historic Parks and Gardens</u></b></p> <p>Proposals that result in harm to the significance of a Registered Historic Park and Garden or its setting will not be permitted.</p> <p>Proposals affecting any of the following three Registered Historic Parks and Gardens or newly designated Historic Parks and Gardens:</p> <ul style="list-style-type: none"> <li>• Ashton Gardens, St Annes</li> <li>• Promenade Gardens, St Annes</li> <li>• Lytham Hall Park, Lytham.</li> </ul> <p>should ensure that development does not cause <del>significant</del> harm to the enjoyment, layout, design, quality, character, appearance or setting of that landscape, cause harm to key views from or towards these landscapes or, <del>where appropriate</del>, prejudice their future restoration.</p> <p><b>Locally important heritage assets</b></p>	<p>Remove from main text and make into sub-heading, as intended</p> <p>To accord with the Framework</p> <p>To accord with the Framework</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Fylde has a number of assets of historic interest, which whilst not statutorily protected, make an important contribution to the distinctive character of the area. These include Fairhaven Lake, Clifton Hall, Singleton Hall, Memorial Park in Kirkham, <del>Lowther Gardens, Lytham Green</del>, Lytham Park cemetery gardens and the Lancaster Canal. The Council recognises the importance of these assets and will therefore designate such assets through a Local List to strengthen the presumption in favour of their <u>retention</u> <u>conservation</u>.</p> <p>Development which would remove, harm or undermine the significance of a locally important heritage asset, or its contribution to the character of the area, will only be permitted <del>in exceptional circumstances</del>, where robust evidence can demonstrate that the public benefits of the development would <u>clearly</u> outweigh the harm <u>based on a balanced judgement</u>.</p> <p>Where the loss of a locally listed asset is permitted, the following will be required:</p> <ul style="list-style-type: none"> <li>a. Survey and recording of the asset which may include archaeological investigation, which should be deposited with the local Historic Environment Record.</li> <li>b. The replacement building must be of a suitable quality and design and contribute to enhancing local character and identity.</li> <li>c. The salvage and reuse of materials and special features on site or nearby.</li> </ul> <p><b>Scheduled monuments and other archaeological remains</b></p> <p>Development which would result in harm to the significance of a scheduled monument <del>and or other</del> nationally important archaeological <del>site</del> <del>sites</del> will not be permitted, unless it can be demonstrated that the public benefits <u>which cannot be met in any other way</u> <del>of the development</del> would clearly outweigh the harm.</p> <p>Where there is <del>the known or potential for</del> non-designated archaeology, developers will be expected to investigate the significance of <del>the any</del> archaeology prior to the determination of</p>	<p>Removed those listed which are protected through Conservation Areas</p> <p>Amended on Historic England advice</p> <p>To accord with the Framework</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>an application for the site. Where this demonstrates that the significance is equivalent to that of designated archaeology, proposals which cause harm to or loss will not be supported.</p> <p>Where proposals affect non-designated archaeology of local significance, this will be a material consideration when determining any planning applications for development.</p> <p>Developers need to undertake research at an appropriate early stage to <u>find out where archaeological remains are</u> <u>establish whether or not archaeology exists or whether there is the potential for it to exist in order to inform decisions in respect of the site.</u></p> <p>Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm, the Council will need to consider the significance of remains and seek to ensure mitigation of damage through preservation of the remains <i>in situ</i> as a preferred solution. Where this is not justified, the developer will be required to make adequate provision for excavation and recording before and / or during development. Proposals should also demonstrate how the public understanding and appreciation of such sites could be improved.</p> <p><b>Design Briefs</b></p> <p>Design Briefs will be prepared by the Council, to guide landowners, developers and civic amenity groups, where proposed new developments may have an impact on heritage assets, including listed buildings, conservation areas and registered historic parks and gardens.</p>	Improved expression	
Glossary	<p><b>Areas of Separation</b></p> <p>Areas of countryside separating existing settlements and associated built-up areas that contribute to preserving the <u>openness of the area and gaps that</u> protect the distinctive identity of the individual settlements. Development within an Area of Separation is restricted <u>to prevent harm to the effectiveness of the gap between the settlements that</u></p>	To clarify the purpose of the Areas of Separation and to clearly distinguish from Green Belt, for the effectiveness of the policy and to accord with the Framework	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>would compromise the function of the Area of Separation, to that appropriate within an area of Green Belt in order to prevent the merging of settlements and the loss of the individual identity and distinctiveness of each settlement.</u>		
Glossary	<p><b>Employment Uses</b></p> <p>Any undertaking or use of land that <u>principally</u> provides paid employment (<u>usually relates to the 'B' use class</u>). <u>This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses</u></p>	Consistency with Policy EC2	
Glossary	<p><b>Public Open Space (part of the Green Infrastructure network)</b></p> <p>Urban space, designated by a council, where public access may or may not be formally established, but which fulfils a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).</p>	This terminology removed from the plan in order to avoid confusion with the meaning of Open Space (which follows the Framework definition); to ensure policies are effective and consistent with national policy.	
Appendix 2 Housing Trajectory	Replace the information in the main table of the Housing Trajectory with a graph	Update	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference																																																																																								
	 <p>The chart illustrates the projected housing trajectory from 2011-12 to 2033-34. It features two y-axes: the left axis for 'Homes delivered' (0 to 1000) and the right axis for 'Homes required' (0 to 10000). Blue bars represent 'Homes delivered' per financial year. Two lines represent 'Homes required': a solid orange line for 'Cumulative homes delivered' and a dashed yellow line for 'Cumulative homes required'. The cumulative required lines show a steady upward trend, reaching approximately 900 homes delivered by 2033-34.</p> <table border="1"> <thead> <tr> <th>Financial Year</th> <th>Homes Delivered (Blue Bar)</th> <th>Cumulative Homes Required (Orange Line)</th> <th>Cumulative Homes Required (Yellow Dashed Line)</th> </tr> </thead> <tbody> <tr><td>2011-12</td><td>150</td><td>150</td><td>150</td></tr> <tr><td>2012-13</td><td>180</td><td>330</td><td>330</td></tr> <tr><td>2013-14</td><td>220</td><td>550</td><td>550</td></tr> <tr><td>2014-15</td><td>240</td><td>790</td><td>790</td></tr> <tr><td>2015-16</td><td>300</td><td>1090</td><td>1090</td></tr> <tr><td>2016-17</td><td>450</td><td>1540</td><td>1540</td></tr> <tr><td>2017-18</td><td>720</td><td>2260</td><td>2260</td></tr> <tr><td>2018-19</td><td>680</td><td>3040</td><td>3040</td></tr> <tr><td>2019-20</td><td>880</td><td>3920</td><td>3920</td></tr> <tr><td>2020-21</td><td>750</td><td>4770</td><td>4770</td></tr> <tr><td>2021-22</td><td>650</td><td>5420</td><td>5420</td></tr> <tr><td>2022-23</td><td>650</td><td>6070</td><td>6070</td></tr> <tr><td>2023-24</td><td>560</td><td>6630</td><td>6630</td></tr> <tr><td>2024-25</td><td>520</td><td>7150</td><td>7150</td></tr> <tr><td>2025-26</td><td>430</td><td>7580</td><td>7580</td></tr> <tr><td>2026-27</td><td>360</td><td>7940</td><td>7940</td></tr> <tr><td>2027-28</td><td>360</td><td>8240</td><td>8240</td></tr> <tr><td>2028-29</td><td>260</td><td>8540</td><td>8540</td></tr> <tr><td>2029-30</td><td>180</td><td>8820</td><td>8820</td></tr> <tr><td>2030-31</td><td>140</td><td>9060</td><td>9060</td></tr> <tr><td>2031-32</td><td>120</td><td>9260</td><td>9260</td></tr> </tbody> </table>	Financial Year	Homes Delivered (Blue Bar)	Cumulative Homes Required (Orange Line)	Cumulative Homes Required (Yellow Dashed Line)	2011-12	150	150	150	2012-13	180	330	330	2013-14	220	550	550	2014-15	240	790	790	2015-16	300	1090	1090	2016-17	450	1540	1540	2017-18	720	2260	2260	2018-19	680	3040	3040	2019-20	880	3920	3920	2020-21	750	4770	4770	2021-22	650	5420	5420	2022-23	650	6070	6070	2023-24	560	6630	6630	2024-25	520	7150	7150	2025-26	430	7580	7580	2026-27	360	7940	7940	2027-28	360	8240	8240	2028-29	260	8540	8540	2029-30	180	8820	8820	2030-31	140	9060	9060	2031-32	120	9260	9260		
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Appendix 8 Monitoring Framework	<p><b>Monitoring</b></p> <p>Fifth and sixth paragraphs:</p> <p>The Council will also keep under review the wider contextual issues, national, regional and local levels, which impact upon the Borough and the Local Plan, which is essential as the Local Plan timescale runs from 1 April 2011 to 31 March 2032. It is anticipated that the macro-economic climate will change over this timescale and that this could impact on the Plan. The regular review of the evidence base, including key documents such as the SHMA; the monitoring of wider contextual information and the monitoring of the policies are key in assessing whether the Local Plan will need to be reviewed.</p>	To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring																																																																																									

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>The Performance Monitoring Framework of key policies in the Local Plan, set out below, identifies indicators relevant to the objectives of the Local Plan. Monitoring will help to identify how well the policies are working and also identify any <u>adverse effects deficiencies in the performance of policies</u>. If any <u>adverse effects arise</u> <u>Trigger for Action points are reached</u>, this will <u>trigger a review invoke the Contingency/Action required: these are set out in the table</u>. The policies will be reviewed or mitigation measures developed to overcome and prevent further adverse effects.</p>		
Appendix 8 Monitoring Framework Table	<p>Add columns: Trigger for Action; and Contingency/Action (between fourth and fifth columns)</p> <p>Contents: see each modification as follows</p>	<p>To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring</p>	
Appendix 8 Monitoring Framework Table  Indicator 1	<p>Indicator: <u>Net additional homes completed Annual net homes completions against the minimum requirement of 415 homes per annum</u></p> <p>Target: Annual <u>net homes completions against to be at least the target minimum requirement of 370-415 homes per annum</u>.</p> <p>Triggers: (1) Failure to deliver 95% of the requirement over a 3-year rolling period, i.e. 1,183 net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. 1,058 net homes over 3 years (3) Failure to deliver 65% of the requirement over a 3-year rolling period, i.e. 809 net homes over 3 years</p> <p>Contingency: (1) Prepare and publish an action plan setting out key reasons for the situation and actions the Council and other parties need to take; (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into</p>	<p>Correction to reflect modification to annual housing requirement</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p> <p>To accord with national policy as expressed in the Housing White Paper, paragraphs A.112 – A.115</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>the supply; (3) the presumption in favour of sustainable development as set out in the Framework would apply automatically from November 2020. A review of housing allocation policies will be conducted, to consider the need to allocate sites in order to prevent the continuation of the operation of the presumption in favour of sustainable development.</u></p>		
Appendix 8 Monitoring Framework Table Indicator 2	<p>Indicator: <u>5 Year supply Number of years' supply of housing deliverable within 5 years (Liverpool method)</u></p> <p>Target: <u>To have more than 5 years' supply</u></p> <p>Trigger: <u>Having fewer than 5 years' supply</u></p> <p>Contingency: <u>Consider granting planning permission for sites of between 10 and 15 homes on sites not allocated in the plan, adjacent to the settlement boundaries of the Strategic Locations for Development.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p>	
Appendix 8 Monitoring Framework Table Indicator 3	<p>Indicator: <u>Housing Trajectory. Total number of homes delivered within the plan period measured against the Housing Trajectory</u></p> <p>Target: To deliver a minimum of <del>7,768</del> <ins>8,715</ins> homes over the plan period from 1 April 2011 to 31 March 2032.</p> <p>Trigger: <u>20% shortfall on the cumulative requirement of the Housing Trajectory</u></p>	<p>Correction to show measurable indicator</p> <p>Correction of plan total</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: <u>Consider reviewing site allocation policies</u>	Improve effectiveness of policies by identifying actions where the policy fails to deliver	
Appendix 8 Monitoring Framework Table  Indicator 4	<p>Indicator: <u>Location of homes completed in relation to the Strategic Locations for Development Policies.</u> <u>Proportion of net homes completed in the Strategic Locations for Development (taken together).</u> <u>Proportion of net new homes completed in the Non-strategic Locations</u></p> <p>Target: Cumulative homes completed from the start of the Plan period on 1 April 2011 located within -</p> <p><u>Lytham and St Annes Strategic Location:</u> <b>23.3%</b>.</p> <p><u>Fylde Blackpool Periphery Strategic Location:</u> <b>29.2%</b>.</p> <p><u>Warton Strategic Location:</u> <b>10.6%</b>.</p> <p><u>Kirkham and Wesham Strategic Location:</u> <b>14.4%</b>.</p> <p><u>Non-Strategic Locations:</u> <b>9.6%</b></p> <p><u>Allowances:</u> <b>12.8%</b>.</p> <p>Strategic Locations for Development: 90%</p> <p>Non-strategic Locations 10%</p> <p>Trigger: <u>Cumulative homes completed from the start of the Plan period on 1 April 2011 located within -</u></p> <p><u>Strategic Locations for Development:</u> fewer than 80%</p> <p><u>Non-strategic Locations</u> more than 15%</p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Contingency: Consider the delivery of sites against the detailed Housing Trajectory contained within the annual Housing Supply Statement. Where sites are failing to deliver in accordance with the expected completion rate, any obstacles to delivery will be addressed where possible and consistent with sustainable development. Where problems remain with the delivery of a site or sites, consideration will be given to reviewing the allocation policies.</p>		
Appendix 8 Monitoring Framework Table Indicator 5	<p>Indicator: Higher quality building design. Score achieved in Fylde Council Internal Design Review assessment, as set out in the Design Guide SPD.</p> <p>Target: All new housing developments should conform to National Technical Standards. All developments to score 80% or more in Fylde Council Internal Design Review assessment.</p> <p>Trigger: More than 50% of developments assessed scoring below 80% in Fylde Council Internal Design Review assessment in any given year.</p> <p>Contingency: Review application of design policies. Consider review of design policies.</p>	Correction to show measurable indicator  Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table Indicator 6	<p>Indicator: Employment land take-up.: cumulative take-up of land for employment development from the start of the plan period on 1 April 2011, compared to the requirement of 60.6 Ha (gross requirement) during the plan period divided pro-rata.</p> <p>Target: Cumulative take-up of land for employment development from the start of the plan period on 1 April 2011, to be at least 90% of the compared to the requirement of 60.6 Ha (gross requirement) during at the end of the plan period.</p>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Trigger: <u>Cumulative take up less than 50% of the expected pro-rata amount, or more than 150% of the expected pro-rata amount.</u></p> <p>Contingency: <u>where take up is higher than expected, consider review of allocation policies. Where take-up is lower, consider whether there are obstacles to take-up on particular sites that could be overcome.</u></p>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table Between indicators 6 and 7	<p>Add additional indicator after 6: to be indicator 7; renumber all subsequent indicators</p> <p>Policy: <u>EC3 Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems, Warton</u></p> <p>Indicator: <u>Cumulative additional jobs created over the plan period to date as a direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement remains aligned with jobs growth within the borough as a whole.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring	Add additional indicator after 6: to be indicator 7; renumber all subsequent indicators	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Framework Table  Between indicators 6 and 7	<p>Policy: <u>EC4 Blackpool Airport Enterprise Zone</u></p> <p>Indicator: <u>Cumulative additional jobs created over the plan period to date as a direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement remains aligned with jobs growth within the borough as a whole.</u></p>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table  Indicator 7	<p>Indicator: <u>Retain vibrant town centres. Amount of retail floor space, number of A1 retail units and number of vacant A1 retail units within the designated town centres.</u></p> <p>Target: No net loss of retail floor-space in the town centres of Lytham, St Annes and Kirkham.</p> <p>Trigger: <u>Loss through change of use/redevelopment from A1 retail of 10% of retail floorspace from the beginning of the plan period in a particular town centre; or loss through change of use/redevelopment from A1 retail of a significant individual retail unit within the centre.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: <u>seek opportunities to identify sites suitable for modern retail use within town centres to mitigate other losses; review town centre boundaries.</u>		
Appendix 8 Monitoring Framework Table  Indicator 8	<p>Indicator: <u>Area occupied by Retaining leisure, culture and tourism facilities in the Island Sea Front Area, also the number of individual facilities/attractions.</u></p> <p>Target: No net loss of leisure, culture and tourism uses from the Island Sea Front Area in St Annes, <u>either by number of facilities or extent.</u></p> <p>Trigger: <u>Loss of a facility or scaling down of the extent of a facility/attraction.</u></p> <p>Contingency: <u>Actively manage the site to ensure replacement of the lost facility or occupation of the vacant premises/area</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table  Indicator 9	<p>Indicator: <del>Retain the Holiday Areas for serviced tourism accommodation</del> Number of serviced hotel bedspaces within the Holiday Areas; gross floorspace of hotel use within the Holiday Areas.</p> <p>Target: No net loss of hotels and serviced tourism accommodation in the Holiday Areas in St Annes.</p> <p>Trigger: Proposal for the loss of a hotel or part of a hotel to other uses</p>	<p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	Contingency: Seek opportunities for the retention and improvement, replacement or mitigation for the loss on the same site or another site.	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework Table  Indicator 10	<p>Indicator: Sustainable and efficient use of land <u>Density of completed housing development sites.</u></p> <p>Target: A density target of 30 homes per hectare or more <u>achieved on completed new-build sites representing at least 90% of the dwellings within those sites in any given year</u> in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.</p> <p>Trigger: <u>30 homes per hectare or more achieved on completed sites representing 75% or fewer of the dwellings within those sites in any given year in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.</u></p> <p>Contingency: <u>Review how the policy is being applied, the age and circumstances of the planning permissions to which the completions relate where the target was not met; if the policy has been applied accurately to the permissions which led to the trigger being applied, consider whether the policy needs to be reviewed.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver. (Re para 58 of the Framework)</p>	
Appendix 8 Monitoring Framework Table	<p>Local Plan Policies: <u>H2 Density and Mix of New Residential Development</u></p> <p>Additional indicator: <u>Proportion of dwellings with full planning permission and on sites which are not yet completed that will have: 1 bedroom; 2 bedrooms; 3 bedrooms; 4 bedrooms; 5 or more bedrooms.</u></p>	Additional indicator to measure the effectiveness of the specific element of the policy.	

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

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

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework  Table  Indicator 14	<p>Indicator: Reduction in road traffic congestion through modal shift away from car use to alternative forms of transport. Percentage use of different modes of transport.</p> <p>Target: <del>Percentage use of different modes of transport i.e. by assessing the annual method of travel to work data.</del> <u>Year-on-year reduction in percentage of journeys by private car.</u></p> <p>Trigger: Increase in percentage of journeys by private car</p> <p>Contingency: Consider whether new developments have contributed to or mitigated any increase in the percentage of journeys by private car. If they have contributed, make assessment of how the relevant policies are being applied to new development sites.</p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework  Table  Indicator 15	<p>Indicator: <u>Improvements and upgrades, to Net change to numbers of passengers using each of the stations on the Fylde Railway network (i.e. North Fylde Line and South Fylde Line).</u></p> <p>Target: <u>Year-on-year and cumulative n</u><del>et</del> increase in numbers of passengers using <u>each of the stations on the Fylde Railway network.</u></p> <p>Trigger: <u>Year-on-year fall in numbers using any station</u></p> <p>Contingency: <u>Continue to seek improvements and upgrades to the Fylde Railway network, with particular regard to the stations concerned. Consider the reasons for any fall, and consider whether any planning decisions have had an impact. If so consider review of policies that related to the decision.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework  Table  Indicator 16	<p>Indicator: <u>Minimise the amount of inappropriate development in Flood Zones 2 and 3.</u>  <u>Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</u></p> <p>Target: <u>Number of No</u> planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</p> <p>Trigger: <u>Major planning application for inappropriate development in Flood Risk Zones 2 and/or 3 granted planning permission contrary to Environment Agency advice</u></p> <p>Contingency: <u>Consider how the policy is being applied</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework  Table  Indicator 17	<p>Indicator: <u>Change in areas of biodiversity importance. of land covered by local, national or international policy protections for biodiversity, or areas provided for biodiversity in mitigation through developments</u></p> <p>Target: Net gains in <u>areas of land specifically dedicated to and protected for biodiversity</u>.</p> <p>Trigger: <u>Fall in amount of land specifically dedicated to and protected for biodiversity</u></p> <p>Contingency: <u>Consider whether the fall in the amount of dedicated land has been offset by more effective use of the land that remains for biodiversity. If not, consider a review of how the policies have been applied.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework  Table  Indicator 18	<p>Indicator: Amount of <u>indoor and outdoor sports facilities, recreation and informal open space gained, and lost to other uses, measured both by number and type of facilities, and by amount of space of each type (with reference to the typology used in the Open Space Study)</u>.</p> <p>Target: Net gains in indoor and outdoor sports facilities and open space provision, by both number of facilities and amount of open space.</p> <p>Trigger: <u>unexpected specific losses of facilities</u>.</p> <p>Contingency: <u>consider how the policy is being applied, whether any means exist of preventing or mitigating any loss</u></p>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework  Table  Indicator 19a	<p>Indicator: Number of Heritage Assets on Historic England's 'At Risk' register. <u>Number of heritage assets at risk on Fylde's Local List of Heritage Assets (once established)</u>.</p> <p>Target: <u>No Heritage Assets in Fylde on Historic England's 'At Risk' register by the end of the plan period in 2032.</u> <u>Reduction in the number of heritage assets on the Historic England's 'At Risk' register.</u> <u>Reduction in the number of heritage assets considered to be "at risk" on the local list of heritage assets once established.</u></p> <p>Trigger: <u>Identification of a heritage asset newly listed on "at risk" register.</u> <u>Periodic increase in the number of heritage assets on the "at risk" register in the borough.</u> <u>Identification of a locally listed heritage asset that could be at risk through periodic review.</u></p>	Correction to show measurable indicator	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Contingency: Consider how the Council can contribute to measures to improve the condition of the “at risk” heritage assets. Consider whether the policy is contributing to the neglect of heritage assets, and if so, consider whether the policy should be reviewed.</p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework Table Indicator 19b	<p>Indicator: <u>Number of listed buildings and buildings in conservation areas lost through development proposals.—Loss, substantial loss or less than substantial loss, of listed buildings and buildings in Conservation Areas (that make a positive contribution to the Conservation Area).</u></p> <p>Target: <u>No loss To ensure there is no loss, substantial loss or less than substantial loss, of listed buildings and buildings in Conservation Areas (that make a positive contribution to the Conservation Area).</u></p> <p>Trigger: <u>Development proposal that involves loss, substantial loss or less than substantial loss to a heritage asset; unauthorised action to a heritage asset that could result in loss, substantial loss or less than substantial loss</u></p> <p>Contingency: <u>Ensure that the development management process is followed. In the event that a proposal for loss, substantial loss or less than substantial loss to a heritage asset is considered justified, robust measures will be put in place to ensure that the benefits from the development that outweighed the loss are secured. In the event of unauthorised action, robust and timely enforcement action will be taken where appropriate.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	
Appendix 8 Monitoring Framework	<p>Indicator: <u>Existence or not of up-to-date Conservation Area Appraisals and management plans for each Conservation Area.</u></p>	<p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Table Indicator 19c	<p>Target: <u>Maintain up-to-date Conservation Area Appraisals and management plans in place for all existing designated areas and for any newly-designated Conservation Areas.</u></p> <p>Trigger: <u>Lack of up-to-date Conservation Area Appraisals (less than 5 years old) for all areas by 31 March 2022 and at any year end point subsequently within the plan period.</u></p> <p>Contingency: Consider applicability of earlier appraisals, and employ with care in support of decision-making</p>	Improve effectiveness of policies by identifying actions where the policy fails to deliver.	
Appendix 8 Monitoring Framework  Table Indicator 19d	<p>Indicator: Loss or substantial harm to heritage assets included within the <u>Publication of a Fylde Local List of Heritage assets.</u></p> <p>Target: No loss of <u>Review local list of heritage assets included within the Fylde Local List of Heritage Assets</u>, once established</p> <p>Trigger: <u>Proposal for total loss of a heritage asset that appears on the Local List.</u></p> <p>Contingency: <u>Consider whether designation of a Conservation Area would be appropriate, in areas where there are significant groups of buildings that could face similar loss or harm.</u>  <u>Work with the site owner to develop alternative proposals that would involve the retention of the heritage asset, where practicable.</u></p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p>	

