



Fylde Local Plan

SCHEDULE OF PROPOSED MAIN MODIFICATIONS FOR CONSULTATION

January 2018

Schedule of Proposed Main Modifications for Consultation

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 proposed Main Modifications, following the three stages of Examination hearings that took place in March, June and December 2017. Comments are invited on the modifications to the Local Plan contained within this schedule, and the accompanying Sustainability Appraisal Report Addendum. The Inspector will take into account the responses to the consultation on this schedule before finally concluding whether or not a change along the lines of the modifications is required to make the plan sound. These proposed Main Modifications are put forward without prejudice to the Inspector’s final conclusions on the Local Plan.

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.

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraphs 1.24 to 1.28	<p>1.24 Wyre Council wrote to Fylde Council in May 2016, under the Duty Cooperate, to request that Fylde Council assist Wyre Council in meeting its objectively assessed housing need. The Objectively Assessed Need (<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>1.25 Wyre Council has identified that the supply of deliverable land is constrained by three main issues:</p> <ul style="list-style-type: none"> • Highway capacity, in particular on the A585(T), and A6 and also at Junctions 1 and 3 on the M55 • Flood Risk • Green Belt <p>1.26 The Wyre Council's evidence base in relation to these issues is <u>remains incomplete and the exact extent of the their unmet need is unknown as the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not yet been assessed.</u> It is also unclear what provision, <u>if any</u>, other neighbouring authorities will be able to make. <u>The difficulty has arisen because of timing: the production of plans has not been aligned.</u></p> <p>1.27 Fylde Council are aware of this important issue, however at this stage the precise numbers of homes that will need to be delivered outside Wyre Council's administrative area has not been assessed. <u>Fylde Council recognises that Wyre Council have identified difficulties in planning to meet its objectively-assessed need for housing. Any need that remains unmet following the adoption of Wyre's Local Plan will need to be addressed. Fylde Council will undertake an early review of the Fylde Local Plan (whether full or partial) to examine this issue, working with other authorities adjoining Wyre under the Duty to Co-Operate. The objective of this process would be to ensure that any unmet need is met within the Housing Market</u></p>	Inspector's request letter of 11 th April	MM1

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Area and/or in other appropriate locations, where consistent with the achievement of sustainable development.</u></p> <p>1.28 It is crucial that Fylde's Plan is not delayed, an up to date plan must be adopted as soon as possible. However, in accordance with the Duty to Cooperate, Fylde Council is committed to continuing to work with Wyre and its other neighbours, once the evidence base relating to Wyre's constraints is complete, in order to address the above mentioned issues.</p>		
Paragraph 1.53	<p>In June 2014, LCC, along with Blackburn with Darwen Borough Council and Blackpool Council, consulted Fylde Council on a proposal to produce a Supplementary Planning Document (SPD) on onshore oil and gas exploration, appraisal and production. Fylde Council submitted comments on the scope of the document in summer 2014. The draft SPD was produced after this scoping consultation, informed by the comments received. There was an eight week consultation on the draft Onshore Oil and Gas Exploration, Production and Distribution SPD, which ended on 2 March 2015. Once again, Fylde Council submitted comments to LCC on the draft SPD. LCC published an updated draft SPD in November 2015.</p> <p><u>Lancashire County Council continue to work on a Minerals and Waste Local Plan for Lancashire which will include Onshore Oil and Gas Exploration, Production and Distribution. The industry is still in the exploration phase. If a shale gas production industry is developed in Fylde, the Council acknowledges it will need to consider the scale and rate of shale gas development and review any cumulative impacts.</u></p>	To recognise role of monitoring	MM2
Strategic Objective 3:	<p>Additional bullet point:</p> <p><u>g. Seek to resolve congestion and capacity issues on M55 Junction 4 exacerbated by development over the Local Plan period.</u></p>	Update to include currently-pursued scheme	MM3
Chapter 5	Delete chapter, renumber subsequent chapters	To ensure the effectiveness of the	MM4

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
(Policy NP1 and paragraphs 5.1 – 5.5)		whole of the plan	
Policy S1	<p>Within the rural areas, development will be restricted to the Tier 1: and Tier 2: Larger and Smaller Rural Settlements, except where development involves a like for like re-development of an existing property, the appropriate re-use of an existing building or minor infill development <u>except where development is allowed by Policy GD2, GD3 or GD4 as applicable.</u></p>	For clarification, to ensure that Policies S1 and make effective	MM5
Policy DLF1	<p>Policy DLF1</p> <p>Development Locations for Fylde</p> <p>The Local Plan will deliver <u>provide sites for a minimum of 7,768 8,715 new homes along with and a minimum of 60.6 Ha (gross requirement) of additional employment use land over the plan period to 31 March 2032.</u></p> <p><u>Locations for Development</u></p> <p>Strategic Locations for Development</p> <p>Four Strategic Locations for Development form the basis for the Local Plan Development Strategy. <u>The Local Plan Development Strategy is to direct the majority of future growth to the most sustainable locations, specifically to the four Strategic Locations for Development.</u></p> <p>The four Strategic Locations are:</p> <ul style="list-style-type: none"> • Lytham and St Annes; • Fylde-Blackpool Periphery; • Warton; and 	To make policy effective, by clearly setting out the development strategy for the plan period and the broad distribution of development	MM6

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<ul style="list-style-type: none"> • Kirkham and Wesham. <p>Development of the strategic <u>Strategic sites</u> <u>Sites</u> at these Strategic locations <u>Locations</u> are is key to ensuring that the Development Strategy is achieved.</p> <p><u>Non-strategic locations</u> <u>Locations for Development</u></p> <p>Non-strategic development sites (amounting to between 10 and 99 homes) are situated within the four Strategic Locations for Development. Non-strategic development sites also occur within and on the edge of the Tier 1: Larger Rural Settlement at Newton and the Tier 2: Smaller Rural Settlements at Clifton and Elswick. Other development will mainly be located in the Non-strategic Locations for Development, which comprise the Local Service Centre of Freckleton, the Tier 1 Larger Rural Settlements and the Tier 2 Smaller Rural Settlements.</p> <p><u>Broad Distribution of Development</u></p> <p><u>Strategic Locations</u></p> <p><u>7845 homes, representing 90% of homes to be developed in the plan period (including small sites) will be located in the four Strategic Locations for development.</u></p> <p><u>Non-strategic Locations</u></p> <p><u>870 homes, representing 10% of homes to be developed in the plan period (including small sites) will be located in the Non-strategic Locations.</u></p> <p><u>Windfalls and small sites allowances (including small committed sites)</u></p> <p>Windfalls and non-strategic sites will occur within the Strategic Locations for Development. An allowance should be made for non-strategic sites within the Strategic Locations for Development and within and adjacent to Tier 1: Larger Rural Settlements and Tier 2: Smaller</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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 around 1040 homes within the plan period (11% of the housing requirement). There may also be some larger windfall sites that will also contribute to this figure.</u></p> <p><u>Existing Land uses</u></p> <p>Development will not be permitted which would prevent or undermine the operation of existing land uses, including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome.</p> <p>Development will contribute towards sustainable growth, the continuation and creation of sustainable communities, by their locations and accessibility and through the sustainable use of resources and construction materials.</p>		
<p>Para 6.21 to 6.22 and Table 2 page 41-42</p>	<p>Paragraph 6.21</p> <p>Broad Distribution of Development</p> <p>Table 2 shows the distribution of development planned for Fylde to the end of the plan period, in 2032, including the four Strategic Locations for Development; and development that will occur in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements is included in the Non-Strategic Locations for Development. An allowance has been made for non-allocated sites of less than 10 homes and a windfall allowance.</p> <p><u>The allocated sites are set out in Policies SL1 to SL5. The Housing Trajectory (Appendix 2) shows how the sites will be delivered over the plan period. Chapter 9 provides the</u></p>		<p>MM7</p>

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>justification for the overall amount of employment land provided for through Policy DLF1; Chapter 10 provides the justification for the overall level of housing provision within the policy.</u></p> <p>Delete Table 2</p> <p>Paragraph 6.22</p> <p>Performance Monitoring Indicator 4, in Appendix 8, sets out a target / policy outcome to achieve the following cumulative home completions from 1st April 2011 to the end of the plan period: Lytham and St Annes Strategic Location: 23.3%; Fylde-Blackpool Periphery Strategic Location: 29.3%; Warton Strategic Location: 10.6%; Kirkham and Wesham Strategic Location: 14.5%Strategic Locations for Development: 90%; Non-Strategic Locations for Development: 9.7%<u>10%</u>; and Allowances and unallocated sites: 12.6%.</p> <p>New paragraphs after 6.22</p> <p><u>Development Sites</u></p> <p><u>Strategic development sites (amounting to 100 or more homes) are set out in Policies SL1 to SL5, prefixed by the letters HSS (for housing) or MUS (for mixed-use). Non-strategic housing sites (amounting to between 10 and 99 homes) are set out in Policies SL1 to SL5, prefixed by the letters HS. Small housing sites (amounting to between 1 and 9 homes) are not allocated within the plan.</u></p>	<p>To prevent the plan becoming out-of-date and to allow flexibility</p> <p>To reflect the modified form of the Policy</p> <p>Text moved from Policy DLF1: this text is for explanation rather than providing a statement of policy.</p>	
Policy M1	<p><u>Unless a Masterplan or design code has already been prepared by the council, prospective developers of Strategic Sites (100 or more homes) within the Strategic Locations for Development named in policy DLF1 will be expected to prepare a masterplan or design code for their site in consultation with the council. This should be carried out as part of the pre-</u></p>	<p>Clarity as to when the policy applies, and for consistency with Policies SL1-SL4</p>	MM8

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>application consultation process set out in the Statement of Community Involvement, Masterplans and design codes will be prepared by the prospective developers, with the approval of the Council for each allocation site Strategic Site (100 or more homes) within the Strategic Locations for Development named in policy DLF1.</p> <p>r) Where it is considered that proposals are likely to may have a harmful impact upon the significance of a heritage asset, mitigation measures should be agreed with the Council. However, some harm cannot be mitigated, and without the public benefits, means that unless the public benefits outweigh the harm to any heritage assets the site may be considered inappropriate for development. the proposal should be considered in relation to the provisions of Policy ENV5.</p>	Improved text to make policy effective	
Paragraph 7.6	<p>Where sites require a masterplan as part of the policy or justification, in order to achieve the comprehensive development of a Strategic Development Location, it is expected that the masterplan will <u>should</u> be prepared by the prospective applicants of the site <u>in consultation with the Council</u>, in advance of the submission of any planning application. It is the Council's intention that <u>The draft masterplan should be the subject of consultation with all stakeholders and interested parties, including the wider community. The masterplan shall be agreed with the Council and thereafter be adopted for the purposes of development management as a development brief in the determination of subsequent planning applications. Where no masterplan has been agreed with the Council in advance, the applicant will be required to prepare a masterplan as part of the Design and Access Statement for the application; the Design and Access Statement including the proposed masterplan will then be required to be subject to pre-application consultation in accordance with national guidance.</u></p>	Clarity as to when the masterplan should be produced, in the interests of effectiveness of the policy.	MM9
Each Policy SL1 – SL5	<p>Proposals for development of the <u>The following strategic and non-strategic sites identified on the Policies Map accompanying this plan will be supported</u> <u>are allocated for development</u></p>	To clarify that the intention is to allocate the sites concerned, to ensure	MM10

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Each Policy SL1-SL4	<p>as follows:</p> <p>Masterplans and approved design codes for each <u>Strategic Ssite (100 or more homes)</u> listed above ...</p>	<p>that the policy is effective in this regard</p> <p>Clarity as to when the policy applies, and for consistency with Policy M1</p>	
Policy SL1	<p>Corrections to homes to be completed within plan period:</p> <p>HSS1 Queensway 930 <u>992</u></p> <p>HSS3 Lytham Quays 120 <u>119</u></p> <p>HS1 Queen Mary School 41 <u>35</u></p> <p>HS3 Ashton Nurseries 10 <u>12</u></p> <p>HS6 68 North Promenade & 1 Sandgate St Annes 12 0.0Ha 2016/17 (site deleted altogether)</p> <p>HS10 34-36 Orchard Road 14 <u>12</u></p> <p>HS14 AXA Lytham 45 <u>65</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p> <p><u>HS58 Westmoreland House 25 0.0Ha 2017-18</u></p> <p><u>HS59 Land to east of Sefton Road 12 0.0Ha Commenced 2017-18</u></p> <p><u>HS60 Valentine Kennels 53 0.0Ha 2018-19</u></p> <p><u>HS61 Roseacre, Wildings Lane 45 0.0Ha 2018-19</u></p> <p><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 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>	MM11

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy SL2	<p>Correction to homes to be completed within plan period:</p> <p>HSS4 Coastal Dunes 351 <u>429</u></p> <p>MUS1 Cropper Road East, Whitehills 451 <u>529</u> 5.7Ha <u>Commenced</u> 2016-17</p> <p>MUS2 Whyndyke Farm 810 <u>630</u></p> <p>HSS5 Cropper Road West 442 <u>250</u></p> <p>HS21 Land to the rear of 11-63 Westgate Road 70 <u>25</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Extension of site</p> <p>Extension of site</p> <p>More outside plan period</p> <p>Remainder outside plan period</p> <p>Part developed for retail</p> <p>To ensure the plan is based on up-to-date evidence</p>	MM12
Policy SL3	<p>Additional sites:</p> <p><u>HSS12 Land north of Freckleton Bypass 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>	MM13
Policy SL4	<p>Correction to homes to be completed within plan period:</p> <p>HSS8 The Pastures 262 <u>264</u></p> <p>HS28 Sunnybank Mill 31 <u>52</u></p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in</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>	MM14

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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 allocate sites which have been brought forward since publication and which can contribute to the delivery of the plan.</p>	
Policy SL5	<p>Correction to homes to be completed within plan period:</p> <p>HS52 Cobweb Barn Newton 29<u>40</u></p> <p>HSS11 Land off Willow Drive Wrea Green 100<u>86</u></p> <p>HS45 Rear of 54 Bryning Lane Wrea Green 25<u>36</u></p> <p>HS37 The Refuge, Ruskin Road, Freckleton 13<u>11</u></p> <p>HS56 Sunnysdale Nurseries, Garstang Road, Little Eccleston 25<u>41</u></p> <p>HS47 Land North of North View Farm Wrea Green mind to approve <u>allocation</u></p> <p>Elswick 50 Neighbourhood Development Plan Allocation 2017-18</p> <p>Projected commencement dates of all sites to be corrected to conform with dates shown in the trajectory in EL9.015 pages 45-48</p> <p>Additional sites:</p>	<p>To ensure that the policy is justified by and in line with up-to-date evidence:</p> <p>Corrected site boundary</p> <p>Latest permission</p> <p>Latest permission</p> <p>Latest permission</p> <p>Latest permission</p> <p>Amendment to status</p> <p>Not expected</p> <p>To ensure the plan is based on up-to-date evidence</p> <p>To allocate sites which have been brought forward since publication and which can contribute to the delivery of</p>	MM15

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>HS64 Land West of Church Road Weeton 25 0.0Ha 2019-20</u></p> <p><u>HS66 Quernmore Trading Estate Freckleton 10..0.0Ha 2021-22</u></p> <p><u>HS69 Naze Court, Naze Lane, Freckleton 12 (minus 10 net of demolitions) 0.0Ha 2019-20</u></p> <p><u>HS70 Land West of Woodlands Close, Newton 50 0.0 Ha 2018-19</u></p> <p><u>HS71 North of High Gate and East of Copp Lane, Elswick 24 0.0Ha 2020-21</u></p> <p><u>HS72 Land North of Mill Lane, Elswick 50 0.0Ha 2019-20</u></p> <p><u>HS73 Land North of Beech Road, Elswick 50 0.0Ha 2018-19</u></p>	the plan.	
Justification to Policy SL5	<p>Paragraph 7.21</p> <p>The Background Paper includes Tier 1: Larger Rural Settlements, which the Council considers could accommodate between <u>around</u> 100 and/ 150 homes over the plan period; and Tier 2: Smaller Rural Settlements which could accommodate up to <u>around</u> 50 homes over the plan period.</p>	For compliance with the Framework	MM16
Policy GD1	<p>The boundaries of settlements in Fylde are shown on the Policies Map <u>and in Neighbourhood Development Plans where these have been made. Development will be focussed on previously developed land within and immediately abutting the existing settlements subject to other relevant Local Plan policies being satisfied.</u></p> <p><u>Development proposals on sites within settlement boundaries will be assessed against all relevant Local Plan policies.</u></p> <p><u>Development proposals outside settlement boundaries will be in accordance with Policies GD2, GD3, GD4 and/or GD5 as applicable.</u></p> <p>Development proposals on greenfield sites within or immediately abutting the existing settlements' boundaries will be assessed against all relevant Local Plan policies, including but not limited to, policies on the settlements' development targets, infrastructure, open</p>	To clarify how the policy applies, to make it effective	MM17

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>and recreational space, the historic environment, nature conservation, mineral safeguarding, flood risk, as well as any land designations or allocations.</p> <p>The significant loss of the best and most versatile agricultural land will be resisted unless it is necessary to deliver development allocated in the Local Plan, or for strategic infrastructure.</p>		
Green Belt introductory text	<p>Paragraph 8.4</p> <p>There is a hierarchy of designations on land outside settlement boundaries in Fylde, with the greatest level of protection offered to the Green Belt, followed by Areas of Separation and finally the Countryside. All land outside settlement boundaries in Fylde is within <u>either</u> the countryside. †The Green Belt and or the Areas of Separation or the Countryside. designation washes over parts of the countryside designation.</p>	To ensure that the requirements of the different policies do not apply in contradictory ways on the same site	MM18
Policy GD2	The Green Belt within Fylde is shown on the Policies Map. Within that area national guidance <u>policy</u> for development in the Green Belt will be applied.	To ensure compliance with the Framework	MM19
Justification to Policy GD2	<p>Para 8.6</p> <p>There are four tracts of Green Belt within Fylde:</p> <ol style="list-style-type: none"> a. between Kirkham and Freckleton; b. between Lytham and Warton; c. between St Annes and Squires Gate; and d. between Staining, Blackpool and Poulton-le-Fylde. <p>No strategic review of the Green Belt within Fylde will be <u>has been</u> undertaken when preparing the Local Plan, although minor alterations may be required to accommodate the</p>	To ensure the justification for the policy is clearly understood.	MM20

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>precise boundaries of some site allocations or to amend minor anomalies.</p> <p>Para 8.7 Split into two paragraphs, renumber remaining paragraphs in the chapter:</p> <p>Inappropriate development in the Green Belt should not be approved will be resisted unless there are very special circumstances. Paragraphs 87 – 91 of the <u>The Framework sets out the types of development that are considered to be exceptions to inappropriate development and those forms of development that are not inappropriate provided they preserve the openness of, and do not conflict with the purposes of including land within, the Green Belt.</u> these very special circumstances and</p> <p>Policy ENV3, relating to the Green Infrastructure network <u>Protecting Existing Open Space (Part of the Green Infrastructure network)</u>, sets out the positive community benefits the Green Belt can provide in terms of landscape, amenity and open space. Minor changes will be made to the Green Belt boundary at the Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor (site HSS4).</p>	<p>Consistency with the Framework</p> <p>To ensure correct interpretation of the Framework</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>Areas of Separation identified on the Policies Map are designated to avoid coalescence and to main the character and distinctiveness of the following settlements:</p> <p><u>Areas of Separation shown on the Policies Map are designated between</u></p> <ul style="list-style-type: none"> • Kirkham and Newton; and • Wrea Green and Kirkham 	To clarify purpose of policy, for effectiveness	MM21

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Development will be assessed in terms of its impact upon the Area(s) of Separation, including any harm to the <u>effectiveness of the gap 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. Extensions to existing homes will be permissible within the Area of Separation. No new homes will be permitted within the curtilage of existing homes in the Area of Separation. <u>Development will be limited to:</u></p> <p>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></p> <p>b) <u>the re-use or rehabilitation of existing permanent and substantial buildings;</u></p> <p>c) <u>extensions to existing dwellings and other buildings in accordance with Policy H7;</u></p> <p>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></p> <p>e) <u>isolated new homes in the countryside which meet the criteria set out in Policy H6.</u></p> <p>f) <u>minor infill development, of a scale and use that does not have a material impact on the rural character of the area and does not conflict with the provisions of policy ENV3, providing that it would not result in any harm to the effectiveness of the gap between the settlements or compromise the function of the Area(s) of Separation in protecting the identity and distinctiveness of settlements.</u></p> <p><u>Development that is needed for uses appropriate to a rural area situated within the Area of Separation should be sited carefully to avoid harm to the effectiveness of the gap between the settlements in protecting the identity and distinctiveness of settlements.</u></p> <p>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with</p>	<p>This sentence removed from the policy</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore biodiversity and geodiversity value will be encouraged.</p>	<p>itself and instead included as supporting text.</p>	
<p>Justification to Policy GD3</p>	<p>Paragraph 8.9:</p> <p><u>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. The Council prepared a background paper on Areas of Separation in 2014, which included the following criteria to assess potential Areas of Separation: The Council considered the potential to establish Areas of Separation in response to concerns that there was potential for settlements to merge without further protection. The Council produced the Area of Separation Background Paper (2014) which assessed potential Areas of Separation using the following criteria:</u></p> <ul style="list-style-type: none"> • Distance between settlements or built-up areas (at narrowest point); • Current land use; • Landscape character; • Topography; • Development pressure; • Planning application history; • Local Plan designation; and • Other relevant designations. <p>Paragraph 8.10:</p> <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</p>	<p>To provide improved justification for the policy</p>	<p>MM22</p>

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>measuring 1,023 metres between Newton and Kirkham. <u>In both cases, it has been demonstrated in the Area of Separation Background Paper that, having considered each area against the criteria, there is potential for the gap between settlements to be compromised, which without protection would over time lead to the progressive coalescence of settlements leading to a loss of distinct identity.</u> Consequently, the policy identifies two Areas of Separation, one between Wrea Green and Kirkham and the other between Kirkham and Newton. The policy will apply to all forms of development in these two areas.</p> <p>Additional paragraph following 8.10:</p> <p><u>The Areas of Separation will be a focus for Green Infrastructure. So far as is consistent with the predominantly open and undeveloped character of the area, opportunities to improve public access and appropriate recreational uses will be supported. Similarly, opportunities to conserve, enhance and restore biodiversity and geodiversity value will be encouraged.</u></p>		
Policy GD4	<p>c) minor extensions to existing homes <u>dwellings</u> and other buildings <u>in accordance with Policy H7;</u></p> <p>Additional criterion:</p>	<p>Cross-referral to the very specific policy H7 is necessary here for the effectiveness of Policy GD4</p> <p>To ensure that the policy relates to dwellings</p> <p>To consolidate criteria into one policy (previously within S1)</p>	MM23

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<u>f. minor infill development</u>		
Justification to Policy GD4	<p>8.13</p> <p>The re-use of substantial brick or stone buildings, which are structurally sound may be an appropriate way of preserving an important local feature in the landscape or providing for a rural use which otherwise may have required a new building. Minor extensions <u>Extensions</u> to existing homes and other non-residential buildings are also acceptable in principle, providing they do not prejudice the character of the countryside and are appropriately designed. <u>Minor infill development will be of a scale and use that does not have a material impact on the rural character of the area and does not conflict with the provisions of policy ENV3.</u></p>	Explanation of what is meant by criterion f. of the Policy.	MM24
Policy GD5	<p>Policy GD5</p> <p>Large Developed Sites in the Countryside and Green Belt</p> <p><u>The large developed sites in the countryside are listed below and are identified on the Policies Map:</u></p> <p>The complete or partial re-development of large developed sites in the countryside, including but not restricted to the</p> <ul style="list-style-type: none"> • Universal Products Factory at Greenhalgh; • Helical Technologies Ltd at Hillock Lane, Warton; • the Westinghouse Springfields in Salwick; • the Naze Lane Industrial Estate at Freckleton; • Weeton Barracks Camp; • HM Prison Kirkham; • Mill Farm Sports Village, Fleetwood Road, Wesham; and • Ribby Hall Holiday Village, all of which are identified on the Policies Map, will be permitted subject to the following criteria: 	For reasons of clarity, effectiveness and consistency with national policy.	MM25

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>The complete or partial redevelopment of these large developed sites in the countryside will be permitted subject to the following criteria:</u></p> <p>a) The proposal would not result in harm to the character, appearance or nature conservation value of land in the countryside, Areas of Separation, landscape setting, historic environment or Green Belt in comparison with the existing development, in terms of footprint, massing and height of the buildings;</p> <p>b) The proposal will not require additional expenditure by public authorities in relation to infrastructure and it can safely be served by existing or proposed means of access and the local road network;</p> <p>c) Proposals for partial re-development are put forward in the context of a comprehensive long term plan for the site as a whole;</p> <p>d) Proposed re-development can be safely and adequately served by existing or proposed means of access and the local road network without adversely affecting highway safety;</p> <p>e) Opportunities to improve public transport connections, and pedestrian and cycle links are maximised; and</p> <p>f) Mixed use development is promoted on <u>all</u> of these sites.</p> <p>It is not intended that this policy should relate to the re-development of redundant farms or holiday caravan sites or parks</p> <p><u>Her Majesty's Prison Kirkham, which is situated within the Green Belt, is also identified as a large developed site on the Policies Map. Any development of or at this site will be required to be in accordance with the provisions of Policy GD2.</u></p>		
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</u></p>	<p>To clarify the scope of the policy, to ensure it is effective. (None of the sites are located within the Areas of Separation)</p>	MM26

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>policy. Redevelopment of other sites within the Countryside, Green Belt or Areas of Separation, such as redundant farms or holiday caravan sites or parks, will be assessed against Policy GD2, GD3 or GD4 as applicable, and any other relevant policies of the plan.</u></p>		
Policy GD6	<p>Mixed use development will be encouraged, <u>particularly on strategic sites, in order to provide. The mix of uses could include local retail centres, and access to employment, commercial, leisure, community and recreational opportunities close to where people live and work uses as well as residential. New businesses will be encouraged to locate within settlements and on redeveloped sites. Community facilities should be multi-functional – this could include areas for skills training programmes. Local businesses should be encouraged to provide training or apprenticeships to local people.</u> The element of mixed use development will depend on the particular site and the character of the surrounding area.</p> <p><u>Providing it does not undermine housing delivery, Mixed mixed use development will be promoted where the following apply:</u></p> <p>a. <u>Within An an area within which where</u> 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;:-</p> <p>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></p> <p>c. <u>On Strategic Development Sites MUS1, MUS2, MUS3 and MUS4, and on other Strategic Development Sites where appropriate.</u></p>	To make the policy effective, to clarify and to remove superfluous elements	MM27

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>c. Mixed use development would be supported providing it does not undermine housing delivery.</p>		
Paragraph 8.19	<p>The Framework provides clear guidance in support of mixed use development in paragraphs 17, 21, 37 and 38. Locally, the focus of development over the lifetime of the plan is within the four Strategic Locations for Development. It is with the quantum of development in these locations that the critical mass will be achieved to ensure that mixed use developments will be delivered, with homes being built close to where people work and shop and also seeking a range of services. Therefore, it is intended that all development within the categories set out on sites where any of criteria a. to c. in Policy GD6 apply should include an element of mixed use. The Framework contains a particular recommendation for live / work. It says that when drawing up local plans, councils should <i>'facilitate flexible working practices, such as the integration of residential and commercial uses within the same unit'</i> (paragraph 21 of the Framework).</p>	To ensure that the justification and application of the policy is clear, to make it effective.	MM28
Policy GD7	<p>General Principles of good design</p> <p>Development will be expected to be of a high standard of design, taking account of the character and appearance of the local area, including the following <u>requirements</u>:</p> <p>New criterion at beginning:</p> <p><u>a. 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>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>	MM29

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<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, are of high quality and respect the character of the site and local area <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. Creating safe and secure environments that minimise opportunity for crime and maximise natural surveillance <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>National Technical Standards</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>	
Justification	All new housing developments should be in accordance with the National Technical	To remove reference to National	MM30

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
to Policy GD7	<p>Standards. The Department for Communities and Local Government has carried out a major review of the technical standards which councils impose on new dwellings as planning conditions with a view to simplifying them and incorporating such standards in the Building Regulations as far as possible. The Building Regulations (Amendment) Regulations, 2015 reflect the outcome of the review as far as the Building Regulations and the building control system are concerned. The review has also resulted in a national space standard for new dwellings. This standard has not been incorporated into the Building Regulations. The standard may be imposed by the Council as a planning condition. Checking whether the standard, where imposed, has been complied with and any enforcement action remains the responsibility of the Council, though it is open for the Council to ask for the assistance of building control bodies in doing so.</p> <p><u>The Framework stresses that great importance should be given to the design of the built environment. Policy GD7 sets out a series of criteria relating to different aspects of design. These are well understood principles which derive from the wider principles of sustainable development, such as the drive to a low-carbon future, conservation of the natural environment, promoting sustainable economic development and the creation of sustainable communities in healthy environments.</u></p> <p>Additional paragraph after 8.32:</p> <p><u>Mandatory housing standards are applied through the Building Regulations. Applicants will need to be aware of these requirements when designing development proposals. In addition optional technical standards may be applied if there is evidence of need. In this case there is evidence to support the application of optional technical standard M4(3A) which is referred to in criterion n. of Policy GD7 and Policy H2. The application of this standard will be secured through planning conditions.</u></p> <p>(Renumber subsequent paragraphs in chapter)</p>	<p>Technical Standards which are applied through Building Regulations.</p> <p>The replacement sentences are provided to clarify the overall justification for the policy.</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 one of the following tests <u>test</u> has been met:</p> <p>a) the continued use of the site / premises for its existing use is no longer viable in terms of the building age and format and that it is not commercially viable to redevelop the land or refurbish the premises for its existing use. In these circumstances, and where appropriate, it will also need to be demonstrated that there is no realistic prospect of a mixed-use development for the existing use and a compatible use; or</p> <p>b) the land / premises is / are no longer suitable for the existing use when taking into account access / highway issues (including public transport), site location, business practices, infrastructure, physical constraints, environmental considerations and amenity issues. The compatibility of the existing use with adjacent uses may also be a consideration; or</p> <p><u>And in either case:</u></p> <p>c) marketing of the land / property indicates that there is no demand for the land / property in its existing use.</p> <p>Details of the current occupation of the buildings, and where this function would be relocated, will also be required.</p>	To ensure effectiveness of the policy.	MM31
Policy EC1 (page 75)	<p><u>The Local Plan provides sites for 62 ha of new employment land to be delivered during the plan period. The residual requirement will be met on the following sites, which are allocated and also identified on the Policies Map accompanying this plan.</u></p>	<p>Clarification as to which policy allocates the sites</p> <p>To clarify how the policy applies, to</p>	MM32

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
(page 76)	<p><u>Appropriate uses for each site are listed in the table above. In these locations, Development development proposals for alternative uses to those listed above in these locations will be resisted, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for employment the specified purposes, having satisfied the tests of Policy GD8. Proposals for alternative uses will also have to satisfy the requirements of other policies of the Plan, in particular Policy GD7.</u></p> <p>Where unacceptable harm is not caused, the following uses will be permitted:</p> <ul style="list-style-type: none"> • employment development Class B1. Business – B1(a) as an office other than a use within class A2 (financial and professional services); B1(b) for research and development of products or processes; or B1(c) for any industrial process, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. • Class B2. General Industrial and • Class B8. Storage or distribution. <p><u>Within the existing business and industrial areas, listed below, land and premises in Class B Business and Industrial uses will be retained in that use class within the acceptable use classes shown in the table below, unless it is demonstrated to the satisfaction of the Council that there is no reasonable prospect of the site being used for employment 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>	<p>make effective</p> <p>To clarify how the policy applies, to make effective</p>	
Paragraph 9.12 and Table 3	<p>Consequently, this results in a net <u>an adjusted</u> requirement of <u>for</u> employment land in Fylde, up to 2032, of 62.0 Ha as summarized in table 3 below.</p> <p>Bottom row:</p> <p>Net <u>Adjusted</u> business and industrial land requirement</p>	For clarity	MM34

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	60.6 - (3.0 + 2.0 + 8.9) + 15.3		
After paragraph 9.15	<p>Additional paragraph:</p> <p><u>Blackpool Airport Enterprise Zone (Site ES5) is allocated in Policy EC1 to provide 14.5 Ha of additional land in the employment uses listed in the policy for that site. The precise mix of uses will be determined through the Masterplan. By contrast, the Lancashire Advanced Engineering and Manufacturing Enterprise Zone at BAE Systems Warton, is listed in Policy EC1 as an existing employment site. This is previously-developed land, contained within the existing BAE Systems site. Policies EC3 and EC4 provide further clarification as to the development that may be brought forward at each site.</u></p>	To clarify the position of the Enterprise Zones in respect of Policy EC1 and to provide specific cross reference, reflecting the importance of the sites.	MM35
Policy EC2	<p>The availability of land in the borough for employment opportunities is limited. Therefore, the Council seeks to retain continued employment use of existing <u>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	MM36
Policy EC4	<p>a. The Blackpool Airport Enterprise Zone</p> <p>The boundary of the Enterprise Zone is identified on the Policies Map. The designation of the Blackpool Airport Enterprise Zone will help create more businesses, jobs and attract international investment, with positive benefits across the wider economic area. Fylde</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	MM37

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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>	<p>and 88 of the Framework.</p>	
<p>Policy EC5</p>	<p>The town, district and local centres; and primary and secondary frontages are defined on the Policies Map which <u>includes Inset Plans and</u> accompanies this plan.</p> <p>Development Outside of Town Centres</p> <p><u>Proposals for retail, leisure and office development in ‘edge of centre’ or ‘out-of-centre’ locations will be considered in line with the Framework, bearing in mind the impacts on existing centres.</u></p> <p>When assessing proposals for retail, leisure and office development outside of town centres, a local threshold of any development more than 750 square metres, will apply in terms of requiring a retail impact assessment.</p> <p>When undertaking a sequential test, or retail impact assessment, it will be necessary to have regard to likely impact upon other centres, including those outside of Fylde.</p> <p>Under c. Local Centres, add additional bullet:</p> <ul style="list-style-type: none"> • <u>A local centre is proposed in Whyndyke</u> 	<p>To clarify that Inset Plans form part of the Policies Map</p> <p>To consolidate this part of the policy with the following parts that relate to the same type of development / location, to ensure clarity and effectiveness</p> <p>To ensure that the policy supports the provision of a local centre in Whyndyke, to support the development of</p>	<p>MM38</p>

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Out of Centre</p> <p>Proposals for retail, leisure and office development in ‘edge of centre’ or ‘out of centre’ locations will be considered in line with the Framework, bearing in mind the impacts on existing centres.</p>	<p>Whyndyke as a sustainable location, to ensure soundness.</p> <p>To consolidate this with the earlier section Development Outside of Town Centres, which considers similar matters</p>	
Policy EC7	<p>Non-serviced <u>Loss of serviced</u> tourist accommodation <u>either to non-serviced accommodation or to other</u> uses in these areas will be resisted.</p>	<p>To ensure that the policy is effective in preventing the loss of serviced holiday accommodation in these areas, which is the primary objective of the policy</p>	MM39
Policy H1	<p>The Council will provide for and manage the delivery of new housing by:</p> <p>a) Setting and applying a <u>minimum housing requirements as follows:</u> of 370 <u>415 net</u> homes per annum <u>for the plan period 2011-2032</u></p> <p>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels <u>as set out in accordance with the Monitoring Framework at Appendix 8. If, over the latest 3 year review period, any targets relating to housing completions are missed by more than 20% the delivery of uncommitted sites will be adjusted as appropriate to achieve a higher delivery; provided this would not adversely impact on existing housing or markets within or outside the Local Plan area.,</u></p> <p>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply <u>calculated using the “Liverpool” method</u> from the start of each annual monitoring period and in locations that are in line with the Policy DLF1 (Development Locations for Fylde) and suitable for developments that will provide the range and mix of</p>	<p>To reflect updated evidence within the Fylde Addendum 3 to the SHMA</p> <p>For effectiveness in monitoring housing delivery during the plan period</p>	MM40

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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 <u>for a minimum of 7,891 8,715</u> homes.</p>	<p>To reflect updated evidence within the Fylde Addendum 3 to the SHMA</p>	
<p>10.15 to 10.19</p>	<p>10.12 On 27 February 2015 the Sub National Household Projections 2012-2037 (2012 SNHP) were released by the DCLG. An additional piece of work was commissioned by Fylde, to take account of the 2012 SNHP – The Analysis of Housing Need in light of the 2012 SNHP (Addendum 2)</p> <p>10.13 The findings of the original SHMA and Addendums 1 and 2 have been incorporated into the Housing Requirement Paper 2015 which sets out the Council’s housing requirement figure. The Housing Requirement Paper also considers the local economy, market signals (as set out in the Planning Practice Guidance) and the need for affordable housing. It concludes that a figure of 370 dwellings per annum will meet Fylde’s objectively assessed need to 2032. The 2014-based household projections to 2039 for England were published on 12 July 2016, and provide a new ‘starting point’ for the assessment of housing needs in line with the PPG. A further piece of work was commissioned by Fylde to take account of the 2014 SNHP and updated economic forecasts – The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032(May 2017) (Addendum 3). Addendum 3 concludes that the evidence indicates an Objectively Assessed Need (OAN) of between 410-430 dwellings per annum. The Council has considered the findings and has determined the housing requirement for the 2011-2032 plan period is 415 net dwellings per annum.</p> <p>10.14 This figure of 370 <u>415</u> dwellings per annum will be <u>has been</u> used to determine how much deliverable land will be <u>is</u> allocated in the Fylde Local Plan to 2032 which covers the period from 1 April 2011 – 31 March 2032, this is known as the planned provision. Fylde Council’s role is to address the imperative of housing provision as positively as possible.</p> <p>10.15 Councils are required to have a five year supply of housing land available (SHLAA, 2015). Where an authority is unable to demonstrate a five year supply, applications for</p>	<p>Amended to reflect updated requirement based on new evidence, and clarification of how these will be delivered.</p>	<p>MM41</p>

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>housing development will be decided with regard to policy NP1, the ‘presumption in favour of sustainable development’ <u>contained within paragraph 14 of the Framework</u>. Unless there is an overriding reason why an application should be refused, the Council may find it difficult to resist development which it may consider unsuitable for other reasons. The housing supply will be reviewed at least annually as part of the Council’s Authority Monitoring Report and <u>Housing Land Supply Statement</u>.</p> <p>Housing Delivery</p> <p>10.16 The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is 370 <u>415 net dwellings per annum</u>. A calculation of 370 <u>415 net dwellings per annum</u> for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an overall <u>net housing requirement figure of a minimum of 7,768 8,715</u> for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 7,891 <u>8,819</u> homes over the Plan period.</p> <p>10.17 The supply provides a small amount of headroom above the housing requirement for the Plan period:</p> <ul style="list-style-type: none"> ● Requirement: 7,768 homes ● Proposed supply: 7,891 homes <p>The proposed supply will provide approximately 376 homes over 21 years which amounts to an extra 6 homes per year. 1,538 dwellings have been completed in Fylde from 2011-2017, an average of 256 dwellings per annum. When this figure is subtracted from the overall plan period requirement of 8,715, it gives a residual requirement of 7,177 dwellings to be completed from 2017 to 2032. This figure (7,177) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to 479 dwellings per annum for the remaining years of the plan period. This is the ‘Liverpool’ method, for the purpose of calculating the 5 year housing land supply and is necessary in order to provide the most effective strategy to facilitate the delivery of housing during the plan period.</p> <p>10.18 The housing requirement figure relates to all types of housing including apartments,</p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>family housing and housing for specific needs such as the elderly and includes both market and affordable housing. The allocation of new homes over the Plan period to 2032 is set out in policy H1 below.</p> <p>10.19 The trajectory at Appendix 2 sets out in detail when it is <u>shows the</u> anticipated that individual sites will deliver <u>delivery of</u> homes in relation to the requirement, throughout the plan period to 2032. <u>A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement.</u> The Council's annual monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 802<u>952</u> homes has accrued <u>as at 31st March 2017.</u> Planning application commitments amount to 5,087 <u>6,111</u> homes as at 31 March 2016 <u>30th September 2017.</u> This means that is 65% <u>70%</u> of the <u>requirement for the plan period's requirement</u> already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall of 802 homes has been spread over the remainder of the plan period and added onto the annual requirement figure of 370 homes resulting in an annual requirement figure of 420 homes from 2016-2032. <u>The shortfall of 952 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>Mix</p> <p>A broad mix of types and sizes of home, suitable for a broad range of age groups, will be required on all sites to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (2014). The mix required will be adjusted according to updated future Housing Needs Assessments over the plan period.</p> <p>All developments of 10 or more dwellings will therefore be required to include at least 50%</p>	<p>To allow an appropriate amount of flexibility where justified, to accord with Policy GD7, to ensure that both policies are effective.</p> <p>To clarify how flexibility will be applied</p>	MM42

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>of dwellings that are 1-, 2- or 3-bedroom homes. Developments within or in close proximity to the Tier 1 Larger Rural Settlements or Tier 2 Smaller Rural Settlements should include at least 33% 1- or 2-bedroom homes. <u>These requirements will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.</u></p>	<p>to the policy, in order that it can be effective and justified throughout the plan period.</p>	
<p>Paragraph 10.25</p>	<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, where it would reflect and enhance the local character of the surrounding area in accordance with Policy GD7, whilst also making efficient use of land as required.</u></p>	<p>To allow an appropriate amount of flexibility where justified, to accord with Policy GD7, to ensure that both policies are effective.</p>	<p>MM43</p>
<p>Policy H4</p>	<p>All market housing schemes of 10 or more homes will be required to provide 30% affordable housing /starter homes, unless robust viability testing...</p> <p>Tenure</p> <p>Developers will be required to provide the number of starter homes on site to meet the Starter Homes Requirement in accordance with the proportion of new homes specified in the Regulations. The remainder of affordable housing, to make the total to 30% of all new homes, should be for social rent or affordable rent through a Registered Social Landlord to applicants in housing need, unless otherwise specified by the Council.</p> <p>The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.</p>	<p>Update to reflect current national guidance, to ensure consistency with national policy.</p>	<p>MM44</p>

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy H5	<p>The Local Plan will deliver a total of 26 extra pitches for Gypsies and Travellers in Fylde Borough up to the year 2031:</p> <ul style="list-style-type: none"> ● 17 of which need to be delivered in the period 2014-2019, ● 3 more in the period 2019-2024, ● 4 more pitches in 2024-2029, and ● 2 additional pitches in 2029-2031 <p>The Local Plan will provide sites for 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. The allocations are commitments which provide 5 pitches.</p> <p>New Gypsy and Traveller pitches will be allocated at the following site(s):</p> <ul style="list-style-type: none"> ● Thames Street, Newton (up to 3 pitches) ● The Stackyard, Bryning with Warton (2 pitches) <p>The Council will continue to work with local communities including Gypsies and Travellers in order to identify sites to meet the identified need. However, in the absence of sufficient sites coming forward to meet the identified need, in addition to the sites identified above, Where there is a demonstrated need for pitches or plots from Gypsies, Travellers and/or Travelling Showpeople in the borough, as defined in National Planning Policy, which is additional to the need identified by the Blackpool, Fylde and Wyre Gypsy and Traveller Accommodation Assessment Update 2016, and cannot be accommodated within the allocated sites, planning permission for new Gypsies, Travellers and Travelling Showpeople's sites will be granted where all of the following criteria can be met:</p> <ol style="list-style-type: none"> a. There is evidence of need for a new Gypsy, Traveller or Travelling Showpeople's site and the site would provide for the permanent and/or transit accommodation needs 	To reflect up-to-date evidence, and to ensure compliance with Planning Policy for Travellers' Sites (2015)	MM45

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>in that area or neighbouring <u>authority</u> area;</p> <p>b. The site is not in the Green Belt or in an Area of Separation;</p> <p>c. The site is not in Flood Risk Zones 2 or 3;</p> <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. 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);</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>	<p>Deletion of reference to out-of-date guidance</p>	
Justification to Policy H5	<p>Paragraph 10.76</p> <p>National Planning Policy for Traveller Sites, March 2012, 2015 <u>says states</u> that councils will</p>	<p>Clarification of up-to-date national</p>	MM46

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>need to set their own pitch targets for Gypsies and Travellers and plot targets for Travelling Show People, which address the likely permanent and transit accommodation needs of travellers in their area, working collaboratively with neighbouring planning authorities. <u>Planning Policy for Traveller Sites 2015 requires that the Council should identify a supply of deliverable land sufficient to provide five years-worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. The National Planning Policy for Traveller Sites requires councils to allocate sites. In addition, Travelling Showpeoples' sites will need to include mixed uses. There will therefore be implications for employment as well as housing land. Annex 1 of Planning Policy for Traveller Sites 2015 provides the definition of Gypsies and Travellers and Travelling Showpeople for the purposes of national planning policy.</u></p> <p>Paragraph 10.77</p> <p>Fylde Council, Wyre Borough Council and Blackpool Council (the Fylde Coast sub-regional Authorities) jointly commissioned consultants; Opinion Research Services to carry out a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) <u>in 2014. Planning Policy for Traveller Sites concludes that the Council should identify a supply of deliverable land sufficient to provide five years-worth of pitches, identify a supply of specific developable sites or broad locations for years 6-10 and where possible years 11-15. An update of the GTAA was undertaken in 2016, to take account of the fact that the definitions of Gypsies, Travellers and Travelling Showpeople used in the original assessment were out-of-date. The GTAA and its Update should be read in conjunction.</u></p> <p>Paragraph 10.78</p> <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</p>	<p>policy, to ensure consistency with national policy.</p> <p>To explain the justification provided by the new evidence</p> <p>To set out the corrected requirement</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>provides an evidence base to enable the authorities to comply with their requirements towards Gypsies and Travellers and Travelling Showpeople under the Housing Act, 2004. The estimated new pitch provision required for Gypsies and Travellers in the Fylde Coast sub-region over the next 17 years to 2031 is 82 <u>16</u> pitches to address local needs. For Fylde Borough, a total of 26 <u>3</u> extra pitches, for Gypsies and Travellers, are required up to the year 2031.:</p> <ul style="list-style-type: none"> • 17 pitches need to be delivered in the period 2014-2019, • 3 more pitches in the period 2019-2024, • 4 more pitches in 2024-2029, and • 2 additional pitches in 2029-2031. <p>The GTAA is being updated in 2016, the Council is working jointly with Wyre and Blackpool Councils under the Duty to Cooperate, including consideration of the changes to national policy. The required pitch provision will be reviewed in response to the sub-regional need identified in the updated GTAA.</p> <p>Paragraph 10.79</p> <p>The estimated extra residential plot provision required for Travelling Showpeople in the Fylde Coast sub-region over the next 17 years to 2031 is 14 <u>24</u> plots, to address local needs. For Fylde Borough, no extra plots are required for Travelling Showpeople over the next 17 years <u>period</u> to 2031.</p> <p>Paragraph 10.80</p> <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</p>	<p>To set out the corrected requirement</p> <p>Included for clarity but no changes to this paragraph</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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> <p>Paragraph 10.81</p> <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 identified need for <u>pitches/plots for Gypsies, Travellers and Travelling Showpeople meeting the definition in Annex 1 of the Planning Policy for Traveller Sites 2015, when it is identified.</u></p>	<p>To ensure that the justification reflects the updated evidence and national policy.</p>	
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>4. Where the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting.</p>	<p>To ensure the two criteria are understood to be separate, in accordance with the Framework</p>	MM47
Policy H7	<p>a. The replacement or extended home is increased in size by a maximum of no more than 33% calculated in relation to the ground floor area of the original home. (This calculation will exclude any outbuildings and integral garages/workshops); and</p> <p>b. The appearance of the a replacement or extended home respects the character of the</p>	<p>To make the policy more straightforward to apply.</p>	MM48

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>original building and surrounding rural area and the appearance of an extended home respects the character of the original building and the surrounding rural area. with regard to scale, design and use of materials.</p>		
Justification to Policy H7	<p>Paragraph 10.86</p> <p><u>The policy therefore includes a maximum 33% increase in ground floor area for the replacement or extension of a home in the countryside. It is considered that this will ensure that such development is proportionate to the size of the original dwelling. The policy itself has a two-pronged approach which considers both the size and appearance of the proposal. Evidence collected by the Council demonstrates that fifty one percent of completions of rural homes – excluding barn conversion, caravans and apartments – are four or more bedroomed homes (2003 – 2016). It is vital that the stock of smaller properties in the countryside is maintained, thereby providing more affordable properties and enabling people to downsize, whilst remaining in their local area.</u></p>	Additional justification for Policy H7	MM49
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) within the Strategic Locations for Development strategic sites</u> 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>For consistency with Policy M1, and effectiveness.</p> <p>To ensure that the policy has effect.</p>	MM50
Policy HW2	<p>Development proposals for new community facilities – including developments within the new local centres at Warton, <u>Whyndyke</u> and Whitehills identified on the Policies Map - which provide for the health and wellbeing, social, educational, spiritual, recreational,</p>	Inclusion of new Local Centre at Whyndyke within policy, to ensure	MM51

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>leisure and cultural needs of the community, should be co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.</p> <p>A site for a new primary school will be reserved at Mowbreck Lane, in Wesham — as identified on the Policies Map — for the re-location of Medlar with Wesham CE Primary School on Garstang Road North, in Wesham.</p> <p><u>Indicative sites for new primary schools are identified within the development sites at Queensway (HSS1) and Whyndyke (MUS2) and are shown on the Policies Map.</u></p> <p><u>The Council will work with the Education Authority to identify and deliver a site for a new secondary school once a need is demonstrated within the plan period.</u></p>	<p>effectiveness and consistency.</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>	
Justification to Policy HW2	<p>Paragraph 11.28</p> <p>Delete paragraph, renumber subsequent paragraphs within chapter</p>	<p>Land within the existing crematorium site is considered sufficient to provide for the plan period, therefore there is no need for specific mention.</p>	MM52
Policy HW3	<p>Protection and Provision of Indoor and Outdoor Sports Facilities</p> <p>In order to provide appropriate indoor and outdoor sports facilities for the communities of Fylde, the Council will:</p> <ol style="list-style-type: none"> 1. Protect existing indoor and outdoor sports facilities, unless: <p>Either:</p>		MM53

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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></p> <p>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></p> <p>c) The development is for an alternative indoor or outdoor sports facility the benefits of which clearly outweigh the loss of the existing sports facility, (see additional footnote below);</p> <p>And in all cases:</p> <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> <p>a) They are readily accessible by public transport, walking and cycling; and</p> <p>b) The proposed facilities are of a type and scale appropriate to the size of the settlement; and</p> <p>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</p> <p>3. Make sure that major residential developments contribute, through land assembly and commuted sums, to new or improved sports facilities where development will increase demand and / or there is already a recognised shortage. Commuted sums should be obtained in accordance with an up-to-date adopted Needs Assessment Action Plan 3.</p> <p>NOTE:</p> <p>1. In terms of sports provision, the relevant Needs Assessment will be the Playing Pitch</p>	<p>To be clear that the policy would allow the development if more than one criterion applied</p> <p>Footnotes deleted as likely to become out-of-date (1 and 3), or is superfluous (2)</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Strategy and Built Sports Facility Strategy</p> <p>2. — Mitigation for the loss of a sports facility/playing field under paragraph 74 of the NPPF does not fall within CIL Regulations.</p> <p>3. — The relevant sports Needs Assessments and Action Plans are the Playing Pitch Strategy and Built Facilities Strategy</p>		
Introduction to Chapter 12	<p>Paragraph 12.6</p> <p>There is a shortage of both primary and secondary school places in Fylde. The priority at present is delivering primary school places. Secondary school provision is almost at capacity. LCC has identified a <u>likely</u> need for a new secondary school in the Borough within the Plan period, which runs up to 31 March 2032. LCC is working with Fylde Council to ensure that an appropriate site for a new secondary school is identified and provided.</p>	Consistency with Policy HW2	MM54
Justification to Policy INF1	<p>Paragraph 12.9</p> <p>To ensure Fylde’s infrastructure capacity is maximised, development <u>of Strategic Sites within the Strategic Locations for Development</u> should be masterplanned in accordance with policy M1, and <u>Developments should</u> be located where there is existing infrastructure capacity, wherever possible.</p>	Consistency with requirements of Policy M1	MM55
Policy INF2	<p>f) The provision of a new Local Service Centre at <u>The development of Whitehills, Whyndyke and at Warton to become Local Service Centres</u>, including land and buildings to accommodate new local retail centres <u>Local Centres</u> to provide services and meet the daily <u>retail</u> needs of the local residents;</p>	To ensure provision of a Local Centre at Whyndyke, in order to ensure that it develops as a sustainable community.	MM56

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Justification to Policy T1	<p>Paragraph 12.37</p> <p>Proposals for new roads and for strategic highways improvements will need to comply with the requirements of policy GD7: Achieving Good Design in Development, policy ENV1 on landscape, and policy ENV2 on biodiversity <u>and policy ENV5 on Historic Environment.</u></p>	Cross reference to other policy	MM57
Policy T2	<p>Policy T2</p> <p>Warton Aerodrome</p> <p><u>The Aerodrome at Warton is a key piece of strategic infrastructure. The Council places great importance on the retention and development of its aviation capabilities, particularly in relation to military aerospace and information.</u></p> <p>Further d<u>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.	MM58
Justification	Paragraph 12.38		MM59

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
to Policy T2	<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><u>Warton Aerodrome forms a key piece of strategic infrastructure; the site is designated as an Enterprise Zone and is a major existing employment site, itself of national strategic importance. The aerodrome provides a secure military testing facility for aircraft assembled in the adjoining manufacturing plant. Obviating impacts on the operation of the aerodrome is therefore of great strategic importance. Policy T2 therefore places great importance on the avoidance of impacts on aviation and communications.</u></p> <p><u>Safeguarded areas for Warton Aerodrome are determined in accordance with The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Storage Areas) Direction 2002 (As Updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified (in the case of Warton) by the Ministry of Defence. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety for both aircraft crew and people on the ground. It also reflects the need to prevent interference to communication systems.</u></p>	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.	MM60

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Justification to Policy T3	<p>Paragraph 12.41</p> <p>The majority of the residual airport lands are designated as Green Belt in order to retain the separation between Blackpool and St Annes. The Council will safeguard the residual airport lands in the interests of the Airport and the Green Belt. Sufficient land within the Airport complex has been omitted from <u>falls outside</u> the Green Belt to facilitate further airport operational development. <u>Development proposals within the Green Belt, whether to provide for airport operational development, or other development associated with the Enterprise Zone, would have to demonstrate very special circumstances to justify the need to use Green Belt land.</u></p> <p>Paragraph 12.42 (final sentence):</p> <p>The maps showing the safeguarded areas that are certified by the Civil Aviation Authority.</p> <p>Paragraph 12.46</p> <p><u>Safeguarded areas for Blackpool Airport are determined in accordance with The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Storage Areas) Direction 2002 (As Updated). Safeguarded areas are identified on safeguarding maps which are provided by the operator and certified (in the case of Blackpool) by the Civil Aviation Authority. The safeguarded area reflects the need to restrict built development within the zone immediately surrounding the site, but also the need to restrict the height of built development in wider zones, in order to ensure safety both for aircraft crew and passengers, and for people on the ground. It also reflects the need to prevent interference to communication systems and the creation of bird hazard. All planning applications within the Airport-Safeguarding Zone Area will be the subject of consultation with the operator of the airport. The Airport Safeguarding Zone around Blackpool Airport, incorporates Centrica's</u></p>	<p>To justify the position the policy takes on the relationship between the Enterprise Zone, the Airport and the Green Belt.</p>	MM61

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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>l) Improve and upgrade the North Fylde Railway Line and the South Fylde Railway Line, <u>including improved service frequency on the latter;</u> and</p> <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>For clarification</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>	MM62
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: <u>Opportunities for renewable and low carbon development, including microgeneration, should be maximised, while ensuring that adverse impacts are addressed satisfactorily; including cumulative landscape and visual impacts. Proposed developments will be assessed in relation to the following criteria:</u></p>	<p>To accord with the approach of the Framework</p>	MM63
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), <u>unless it is demonstrated that poorer quality land could not be used instead, and that the benefits of the development outweigh the economic and other benefits of the best and most versatile agricultural land and any other adverse impacts of the proposal. In the case of solar farms, the most compelling evidence must be provided to demonstrate the above. Impacts should also be</u></p>	<p>To accord with the Framework and with the Written Ministerial Statement on this matter, which refers particularly to solar energy development</p>	MM64

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>considered on and areas of deep peat which function as a carbon store.</p> <p>f. That the proposal for renewable and low carbon energy would not harm the significance of heritage assets and their settings <u>unless the proposal meets the requirements of Policy ENV5</u></p> <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 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.</p>	<p>To accord with the Framework</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>	
Paragraph 13.54	<p>In March 2015 a ministerial statement <u>The Written Ministerial Statement on Solar Energy: Protecting the Local and Global Environment made on 25 March 2015</u> raised concerns that insufficient weight had been given to policies protecting the best and most versatile agricultural land in relation to solar energy development. The statement clarified that “any proposal for a solar farm involving the best and most versatile agricultural land would need to be justified by the most compelling evidence”. Any applicant for solar energy development on land outside the settlements will therefore need to provide their own detailed assessment of the land quality, in order to demonstrate that it is not grade 1, 2 or 3a land. Otherwise, an applicant will be required to provide the “most compelling” evidence to justify that the development is necessary.</p>	<p>Clarification of the source document for the policy text, to provide improved justification</p>	MM65
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</p>	<p>The Council stated that it intends to prepare a Valued Landscapes SPD in</p>	MM66

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	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 also need to have regard to any impact on Valued Landscapes identified by the Council.</u> In addition:	paragraph 14.6 of the plan, but inclusion within Policy ENV1 is considered necessary to make this effective	
Justification to Policy ENV1	Paragraph 14.6 The Council intends to prepare a Valued Landscapes SPD in 2017, to accompany policy ENV1 . <u>Valued Landscapes are identified by the Council through Policy ENV1 in accordance with paragraph 109 of the Framework.</u>	To ensure that it is understood that Valued Landscapes under Policy ENV1 are in accordance with the Framework	MM67
Policy ENV2	Development that would directly or indirectly affect any sites of local importance <u>including ancient woodland or ancient and veteran trees</u> will be permitted only where it is necessary to meet an overriding local public need or where it is in relation to the purposes of the nature conservation site.	To clarify that these matters are included	MM68
Policy ENV3	<p>Policy ENV3 Protecting Existing Open Space (Part of the Green Infrastructure network)</p> <p><u>Existing Open Space is identified on the Policies Map denoted by the following descriptions:</u></p> <ul style="list-style-type: none"> • <u>Parks and Gardens</u> • <u>Semi-Natural Greenspaces</u> • <u>Amenity Greenspace</u> • <u>Children’s Play Areas</u> • <u>Local Areas and Local Equipped Areas for Play</u> • <u>Youth Provision</u> • <u>Allotments</u> 		MM69

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

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>e. Development that results in the loss of public open space (the Green Infrastructure network) or sports and recreation facilities (including playing fields) will only be permitted if one of the following criteria are met:</p> <ul style="list-style-type: none"> • The open space has been identified by the council as being unsuitable for retention because it is poorly located; • the proposed development would be ancillary to the use of the site as open space and the benefits to recreation would outweigh any loss of the open area; or • Successful mitigation takes place and alternative, enhanced provision is provided in the same locality. <p><u>f. Development that results in the loss of land currently used for allotments as shown on the Policies Map will only be permitted when:</u></p> <ul style="list-style-type: none"> • Suitable, alternative provision is made that is at least equivalent in size and quality to that which will be lost; or • It can be demonstrated that there is no longer a community need for the allotments. <p><u>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.</u></p>		
Policy ENV5	<p>Policy ENV5</p> <p>Historic Environment</p> <p>Proposals for development should conserve, protect and, where appropriate, enhance the</p>		MM70

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

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>Areas and within the setting of heritage assets to enhance or better reveal their significance.</u></p> <p>Listed Buildings</p> <p>Fylde’s Listed Buildings and their settings will be conserved and, where appropriate, enhanced. A proposed development which results in any harm to or loss of the significance of a listed building and / or its setting will be refused and only be permitted where any harm is justified by the public benefits of the proposal. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets.</p> <p>In addition to the requirements of national policy, applications for works to listed buildings including alterations, extensions, change of use or new development within its curtilage or setting must have regard to the significance of the heritage asset including its archaeological and historic interest.</p> <p>Proposals involving the total or substantial loss of a heritage asset, or the loss of the elements that contribute to its significance will be refused. Proposals will only be granted in exceptional circumstances where they can be clearly justified in accordance with national planning guidance on heritage assets and all of the following will be required as part of the justification to provide evidence that:</p> <ol style="list-style-type: none"> a. Other potential owners or users of the site have been sought through appropriate marketing where the marketing includes the offer of the unrestricted freehold of the asset at a price that reflects the buildings condition and; b. Reasonable endeavours have been made to seek funding for the heritage assets conversion and; c. Efforts have been made to find charitable or public authorities willing to take on the heritage asset. <p><u>Where the loss of the whole or part of a heritage asset is approved this will be subject to</u></p>		

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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.</p> <p><u>Where development proposals lead to less than substantial harm to the significance of a designated heritage asset, this harm shall be weighed against the public benefits of the proposal, including securing its optimum viable use, having special regard to the desirability of preserving the building, its setting and any features of special architectural or historic interest it possesses.</u></p> <p>Conservation Areas</p> <p>Proposals within or affecting the setting of any of the ten designated conservation areas in Fylde, listed below, or within any additional conservation areas designated during the lifetime of the Local Plan, should conserve or enhance those elements that make a positive contribution to their special character and appearance and setting. Proposals that better reveal the significance of these areas will also be supported.</p> <ul style="list-style-type: none"> • Lytham (Town Centre) • Lytham Avenues • Kirkham • St. Anne’s on Sea (Town Centre) • Ashton Gardens / Porritt Houses (St Annes) • St. Anne’s Road East • Singleton • Thistleton • Larbreck • Wrea Green 	<p>To reflect paragraph 137 of the Framework within the policy</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<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"> a. Be appropriate to their context including setting, scale, density and physical characteristics; b. Preserve or enhance features, making a positive contribution, in particular, design, massing and height of any building should closely relate to adjacent buildings and should not have an unacceptable impact on townscape and landscape; c. Not have an unacceptable impact on historic street patterns or roofscape d. Not result in the loss of open space (the Green Infrastructure network); e. Retain individual features of interest, e.g. doorways, cobbles, trees, hedges, railings and garden walls; f. Reinforce distinctiveness of the area, reflecting the local pallet of materials and local building styles. <p>Public Realm and the Historic Environment</p> <p>The public realm needs to be designed appropriately, to reflect the special quality of the historic environment including landscaping, street furniture and materials. The public realm needs to be appropriately managed and maintained, in accordance with the Built Heritage Strategy for Fylde, so that it adds to the character, quality and distinctiveness of the heritage</p>	<p>Grammar: add “or”, remove dash, add commas</p> <p>Omit comma, split sentence, to make paragraph flow correctly</p> <p>Spelling</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>asset. Registered Historic Parks and Gardens</p> <p><u>Registered Historic Parks and Gardens</u></p> <p>Proposals that result in harm to the significance of a Registered Historic Park and Garden or its setting will not be permitted.</p> <p>Proposals affecting any of the following three Registered Historic Parks and Gardens or newly designated Historic Parks and Gardens:</p> <ul style="list-style-type: none"> • Ashton Gardens, St Annes • Promenade Gardens, St Annes • Lytham Hall Park, Lytham. <p>should ensure that development does not cause significant harm to the enjoyment, layout, design, quality, character, appearance or setting of that landscape, cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration.</p> <p>Locally important heritage assets</p> <p>Fylde has a number of assets of historic interest, which whilst not statutorily protected, make an important contribution to the distinctive character of the area. These include Fairhaven Lake, Clifton Hall, Singleton Hall, Memorial Park in Kirkham, Lowther Gardens, Lytham Green, Lytham Park cemetery gardens and the Lancaster Canal. The Council recognises the importance of these assets and will therefore designate such assets through a Local List to strengthen the presumption in favour of their retention <u>conservation</u>.</p> <p>Development which would remove, harm or undermine the significance of a locally important heritage asset, or its contribution to the character of the area, will only be permitted in exceptional circumstances, where robust evidence can demonstrate that the</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> <p>Removed those listed which are protected through Conservation Areas</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>public benefits of the development would clearly 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> <ol style="list-style-type: none"> a. Survey and recording of the asset which may include archaeological investigation, which should be deposited with the local Historic Environment Record. b. The replacement building must be of a suitable quality and design and contribute to enhancing local character and identity. c. The salvage and reuse of materials and special features on site or nearby. <p>Scheduled monuments and other archaeological remains</p> <p>Development which would result in harm to the significance of a scheduled monument and or other nationally important archaeological site sites will not be permitted, unless it can be demonstrated that the public benefits <u>which cannot be met in any other way</u> of the development would clearly outweigh the harm.</p> <p>Where there is the known or potential for non-designated archaeology, developers will be expected to investigate the significance of the any archaeology prior to the determination of an application for the site. Where this demonstrates that the significance is equivalent to that of designated archaeology, proposals which cause harm to or loss will not be supported.</p> <p>Where proposals affect non-designated archaeology of local significance, this will be a material consideration when determining any planning applications for development.</p> <p>Developers need to undertake research at an appropriate early stage to find out where archaeological remains are <u>establish whether or not archaeology exists or whether there is the potential for it to exist in order to inform decisions in respect of the site</u>.</p> <p>Where it can be demonstrated that the substantial public benefits of any proposals</p>	<p>Amended on Historic England advice</p> <p>To accord with the Framework</p> <p>On Historic England advice, to accord with the Framework</p> <p>On Historic England advice, to accord with the Framework</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>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>Design Briefs</p> <p>Design Briefs will be prepared by the Council, to guide landowners, developers and civic amenity groups, where proposed new developments may have an impact on heritage assets, including listed buildings, conservation areas and registered historic parks and gardens.</p>	Improved expression	
Glossary	<p>Areas of Separation</p> <p>Areas of countryside separating existing settlements and associated built-up areas that contribute to preserving the openness of the area and gaps that protect the distinctive identity of the individual settlements. Development within an Area of Separation is restricted <u>to prevent harm to the effectiveness of the gap between the settlements that would compromise the function of the Area of Separation, to that appropriate within an area of Green Belt in order</u> to prevent the merging of settlements and the loss of the individual identity and distinctiveness of each settlement.</p> <p>Employment Uses</p> <p>Any undertaking or use of land that <u>principally provides paid employment (usually relates to the 'B' use class). This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses.</u></p>	<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</p> <p>Consistency with Policy EC2</p>	MM71

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Public Open Space (part of the Green Infrastructure network)</p> <p>Urban space, designated by a council, where public access may or may not be formally established, but which fulfils a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).</p>	<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.</p>	
Appendix 2 Housing Trajectory	<p>Replace the information in the main table of the Housing Trajectory with a graph. The proposed graph is attached as an Appendix to this schedule.</p>	<p>To provide a plan-level indication of housing delivery, as distinguished from the detailed site trajectory for the plan period now to be included within the annual Housing Land Supply Statement.</p>	MM72
Appendix 8 Monitoring Framework	<p>Monitoring</p> <p>Sixth paragraph:</p> <p>The Performance Monitoring Framework of key policies in the Local Plan, set out below, identifies indicators relevant to the objectives of the Local Plan. Monitoring will help to identify how well the policies are working and also identify any adverse effects <u>deficiencies in the performance of policies</u>. If any adverse effects arise <u>Trigger for Action points are reached</u>, this will trigger a review <u>invoke the Contingency/Action required: these are set out in the table</u>. The policies will be reviewed or mitigation measures developed to overcome and prevent further adverse effects.</p> <p>Table: add columns: <u>Trigger for Action</u>; and <u>Contingency/Action</u> (between fourth and fifth columns)</p>	<p>To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring</p> <p>To improve the effectiveness of the plan as a whole by providing clarity on the outcomes of monitoring</p>	MM73

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Indicator 1:</p> <p>Indicator: Net additional homes completed <u>Annual net homes completions against the residual number required for 2018-2032 of 479 homes per annum</u></p> <p>Target: Annual net homes completions against to be at least the target requirement <u>residual number required for 2018-2032 of 370-479 homes per annum.</u></p> <p>Triggers: <u>(1) Failure to deliver 95% of the residual number over a 3-year rolling period, i.e. 1,365 net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. 1,221 net homes over 3 years (3) Failure to deliver 65% of the requirement over a 3-year rolling period, i.e. 934 net homes over 3 years</u></p> <p>Contingency: <u>(1) Prepare and publish an action plan setting out key reasons for the situation and actions the Council and other parties need to take; (2) Plan for a 20% buffer on the Council's five year housing land supply, if necessary by bringing additional sites forward into the supply; (3) the presumption in favour of sustainable development as set out in the Framework would apply. A review of housing allocation policies will be conducted, to consider the need to allocate sites in order to prevent the continuation of the operation of the presumption in favour of sustainable development.</u></p> <p>Indicator 2</p> <p>Indicator: 5 Year supply <u>Number of years' supply of housing deliverable within 5 years (plus the required buffer) calculated using the Liverpool approach</u></p> <p>Target: <u>To have a minimum of 5 years' supply (plus the required buffer) of housing land calculated using the Liverpool approach</u></p> <p>Trigger: <u>Having fewer than 5 years' supply (plus the required buffer) calculated using the Liverpool approach</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 reflect modification to annual housing requirement</p> <p>To accord with national guidance</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</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>Indicator 3</p> <p>Indicator: Housing Trajectory. Total number of homes (net) delivered within the plan period measured against the Housing Trajectory</p> <p>Target: To deliver a minimum of 7,768 8,715 homes (net) over the plan period from 1 April 2011 to 31 March 2032.</p> <p>Trigger: 20% shortfall on the cumulative requirement of the Housing Trajectory</p> <p>Contingency: Consider reviewing site allocation policies</p> <p>Indicator 4</p> <p>Indicator: Location of homes completed in relation to the Strategic Locations for Development Policies. Proportion of net homes completed in the Strategic Locations for Development (taken together). Proportion of net homes completed in the Non-strategic Locations</p> <p>Target: Cumulative homes completed (net) from the start of the Plan period on 1 April 2011 located within -</p> <p>Lytham and St Annes Strategic Location: 23.3%.</p> <p>Fylde Blackpool Periphery Strategic Location: 29.2%.</p> <p>Warton Strategic Location: 10.6%.</p> <p>Kirkham and Wesham Strategic Location: 14.4%.</p> <p>Non-Strategic Locations: 9.6%</p> <p>Allowances: 12.8%.</p> <p><u>Strategic Locations for Development: 90%</u></p> <p><u>Non-strategic Locations: 10%</u></p> <p>Trigger: <u>Cumulative homes completed from the start of the Plan period on 1 April 2011</u></p>	<p>Correction to show measurable indicator</p> <p>Correction of plan total</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver</p> <p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>located within -</u></p> <p><u>Strategic Locations for Development: fewer than 80%</u></p> <p><u>Non-strategic Locations more than 15%</u></p> <p><u>Contingency: Consider the reasons for the imbalance in delivery compared to the target and whether there are any obstacles to delivery affecting sites in particular locations.</u></p> <p>Indicator 5: delete indicator</p> <p>Indicator 6 5 (renumber)</p> <p>Indicator: <u>Employment land take-up-: cumulative take-up of allocated employment land for employment development from the start of the plan period on 1 April 2011, compared to the requirement of 60.6 Ha (gross requirement) during the plan period divided pro-rata.</u></p> <p>Target: <u>Cumulative take-up of allocated employment 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.</u></p> <p>Trigger: <u>Cumulative take up of allocated employment land for employment development less than 50% of the expected pro-rata amount, or more than 150% of the expected pro-rata amount.</u></p> <p>Contingency: <u>Where take up of allocated employment land for employment development is higher than expected, consider review of allocation policies. Where take-up is lower, consider whether there are obstacles to take-up on particular sites that could be overcome.</u></p> <p>Between indicators 6 and 7: add additional indicator: to be new Indicator 6</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 in Fylde over the plan period to date as a</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Not necessary for soundness</p> <p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>To ensure monitoring of the impact of</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u></p> <p>Key Delivery Partners: <u>Fylde Council, Businesses, Developers and Investors.</u></p> <p>Between indicators 6 and 7: add additional indicator after new indicator 6 above: to be Indicator 7; renumber all subsequent indicators</p> <p>Policy: <u>EC4 Blackpool Airport Enterprise Zone</u></p> <p>Indicator: <u>Cumulative additional jobs created in Fylde over the plan period to date as a direct consequence of the incentives provided by the Enterprise Zone</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p> <p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u></p> <p>Key Delivery Partners: <u>Fylde Council, Businesses, Developers and Investors.</u></p> <p>Indicator 7: delete indicator</p> <p>Indicator 8: delete indicator</p>	<p>the Enterprise Zone</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>To ensure monitoring of the impact of the Enterprise Zone</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>The indicator can be affected by permitted development rights and is therefore not measurable</p> <p>The site is owned by the Council, and therefore there is no purpose in an indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Indicator 9: delete indicator</p> <p>Indicator 10: renumber: now indicator 8</p> <p>Indicator: <u>Sustainable and efficient use of land-Density of completed housing development sites. To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p> <p>Target: <u>A density target of 30 homes per hectare or more achieved on completed new-build sites representing at least 90% of the dwellings within those sites in any given year in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements. To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p> <p>Trigger: <u>30 homes per hectare or more achieved on completed sites representing 75% or fewer of the dwellings within those sites in any given year in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements. . To be calculated using a net developable site area of 60% of the site area for strategic sites.</u></p> <p>Contingency: <u>Review how the policy is being applied, the age and circumstances of the planning permissions to which the completions relate where the target was not met; if the policy has been applied accurately to the permissions which led to the trigger being applied, consider whether the policy needs to be reviewed.</u></p> <p>Between Indicators 10 and 11: additional indicator: to be Indicator 9</p> <p>Local Plan Policies: <u>H2 Density and Mix of New Residential Development</u></p> <p>Additional indicator: <u>Proportion of dwellings with full planning permission and on sites which are not yet completed that will have: 1 bedroom; 2 bedrooms; 3 bedrooms; 4 bedrooms; 5 or more bedrooms. Information will be derived from the approved planning applications.</u></p> <p>Target: <u>At least 50% of dwellings to have 1, 2 or 3 bedrooms. At least 33% of dwellings at</u></p>	<p>Not measurable</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> <p>Additional indicator to measure the effectiveness of the specific element of the policy.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p><u>non-strategic locations to have 1 or 2 bedrooms. These targets will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.</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. These triggers will be adjusted in response to the findings of future Housing Needs Assessments conducted on behalf of the Council.</u></p> <p>Contingency: <u>Review how the policy is being applied, the age and circumstances of the planning permissions where the target was not met; if the policy has been applied accurately, consider whether the policy needs to be reviewed.</u></p> <p>Key Delivery Partners: <u>Fylde Council, Housing Associations, Registered Providers, HCA, private landlords and Developers.</u></p> <p>Indicator 11: renumber: now Indicator 10</p> <p>Indicator: Number of affordable homes built <u>Percentage of market housing schemes of 10 or more homes granted planning permission that provide 30% affordable homes.</u></p> <p>Target: Number of All market housing schemes of 10 or more than 10 homes that to provide 30% affordable homes.</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>Indicator 12: renumber: now Indicator 11</p> <p>Indicator: Improving community health <u>Number of Health Impact Assessments (HIA) submitted alongside major planning applications on Strategic Sites.</u></p> <p>Target: Number of Health Impact Assessments (HIA) submitted alongside all major planning</p>	<p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>applications <u>on Strategic Sites</u>.</p> <p>Trigger: <u>Planning Application for a Strategic Site validated without a Health Impact Assessment having been submitted</u></p> <p>Contingency: <u>Review how the requirement for HIAs is being implemented</u>.</p> <p>Indicator 13 renumber: now Indicator 12</p> <p>Indicator: <u>Number, Type and Location of Infrastructure Projects delivered. Value of developer contributions collected.</u></p> <p>Target: <u>Amount collected each year (as well as the actual implementation of infrastructure projects). 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>Indicator 14: delete indicator</p> <p>Indicator 15: delete indicator</p> <p>Indicator 16: renumber: now Indicator 13</p> <p>Indicator: <u>Minimise the amount of inappropriate development in Flood Zones 2 and 3. Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Not measurable</p> <p>Does not relate directly to the policies of the plan</p> <p>Correction to show measurable indicator</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Target: Number of No planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.</p> <p>Trigger: <u>Planning application for inappropriate development in Flood Risk Zones 2 and/or 3 granted planning permission contrary to Environment Agency advice</u></p> <p>Contingency: <u>Consider how the policy is being applied</u></p> <p>Indicator 17 renumber: now Indicator 14</p> <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 areas of land specifically dedicated to and protected for biodiversity.</u></p> <p>Contingency: <u>Consider whether the fall in the areas of dedicated land has been offset by more effective use of the area of land that remains for biodiversity. If not, consider a review of how the policies have been applied.</u></p> <p>Indicator 18: renumber: now Indicator 15</p> <p>Indicator: <u>Amount of indoor and outdoor sport, 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 (without like for like replacement).</u></p> <p>Contingency: <u>consider how the policy is being applied, whether any means exist of preventing or mitigating any loss.</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Correction to show measurable indicator</p> <p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</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>Indicator 19a: renumber: now Indicator 16</p> <p>Indicator: <u>Number of Heritage Assets on Historic England’s ‘At Risk’ register. Number of heritage assets at risk on Fylde’s Local List of Heritage Assets (once established).</u></p> <p>Target: No Heritage Assets in Fylde on Historic England’s ‘At Risk’ register by the end of the plan period in 2032. <u>Reduction in the number of heritage assets on the Historic England’s ‘At Risk’ register. Reduction in the number of heritage assets considered to be “at risk” on the local list of heritage assets once established.</u></p> <p>Trigger: <u>Identification of a heritage asset newly listed on “at risk” register. Periodic increase in the number of heritage assets on the “at risk” register in the borough. Identification of a locally listed heritage asset that could be at risk through periodic review.</u></p> <p>Contingency: <u>Consider how the Council can contribute to measures to improve the condition of the “at risk” heritage assets. Consider whether the policy is contributing to the neglect of heritage assets, and if so, consider whether the policy should be reviewed.</u></p> <p>Indicator 19b: delete indicator</p> <p>Indicator 19c: delete indicator</p> <p>Indicator 19d: delete indicator</p> <p>Additional indicator after 19d add new Indicator 17</p> <p>Policy: <u>Policy EC1: Overall Provision of Employment Land and Existing Employment Sites</u></p> <p>Indicator: <u>Cumulative additional jobs created in Fylde from the start of the plan period</u></p> <p>Target: <u>Cumulative additional jobs created in Fylde in line with projection</u></p>	<p>Improve effectiveness of policies by identifying actions where the policy fails to deliver.</p> <p>Not required for the soundness of the plan</p> <p>Not essential and significant resource implications</p> <p>Not required for the soundness of the plan</p> <p>To ensure monitoring of jobs growth across all sectors of the economy, including emerging sectors.</p>	

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
	<p>Trigger: <u>Cumulative additional jobs created in Fylde varies from projection by more than 50%</u></p> <p>Contingency: <u>Review whether the annual housing requirement for Fylde remains aligned with jobs growth within the borough as a whole.</u></p> <p>Key Delivery Partners: <u>Fylde Council, Businesses, Developers and Investors.</u></p>		



