



Fylde Local Plan

SCHEDULE OF PROPOSED ADDITIONAL MODIFICATIONS

January 2018

Schedule of Proposed Additional Modifications: January 2018

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 consolidates modifications proposed alongside the submission plan in document no. SD014 (the Schedule of Proposed Minor Modifications), which fall under the category of Additional Modifications, together with further Additional Modifications arising during the course of the Examination process. Main Modifications are listed in a separate schedule. A separate Schedule of Proposed Modifications to the Policies Map details changes that are made to the Policies Map, some of which reflect modifications made in the other two schedules.

This Schedule remains subject to subsequent change until the adoption of the Local Plan. An updated version of the Local Plan incorporating all accepted amendments will be produced at the end of the Examination.

This version of the document has been produced to accompany the consultation on the Schedule of Proposed Main Modifications for Consultation. However, this document has been produced for information only in support of the consultation.

This Schedule of Proposed Additional Modifications is not subject to consultation. Please do not offer comments on the contents of this schedule.

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Throughout document	Standardise use of term “Strategic Locations for Development”	Consistency	AM1
Contents	Chapter 5: National Policy Policy NP1: Presumption in favour of sustainable development Renummer all subsequent chapters	To reflect changes made in Main Modifications to those parts of the plan	AM2
Contents	Policy SL3: Warton Strategic Location for Development <u>Development</u>	Spelling	AM3
List of Figures/ Tables/ Maps	Remove Table 2, renumber remaining tables on this page and throughout document	To reflect changes made in Main Modifications to those parts of the plan	AM4
Paragraph 1.5	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	AM5

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 1.9	<p>Remove reference to the paragraph number in the Framework</p> <p>Several NDPs are being prepared in advance of this Local Plan. The St Annes on the Sea Neighbourhood Development Plan has been subject to a Public Hearing, following the recommendation of their NDP Independent Examiner, and the Bryning with Warton NDP will be subject to a Referendum, following the accepted recommended modifications of their NDP Independent Examiner were both made on 24th May 2017, following public hearings and referenda. Neighbourhood Development Plans for Wrea Green and Staining are in progress. Elswick Parish Council has agreed to prepare a NDP, following the decision of the Development Management Committee on 9 March 2016 to reduce the number of homes from 140 to 50 and to change its status to a Tier 2 Smaller Rural Settlement. It is the Parish Council's intention to allocate suitable sites in and around Elswick to provide 50 homes over the plan period, in addition to the existing commitments. Improvements may be required to the existing A585 Thistleton junction to improve safety and accessibility.</p>	<p>To prevent the plan from becoming out-of-date</p> <p>To provide an updated position for the plan as it completes Examination</p>	AM6
Paragraph 1.10	<p>Once adopted a NDP will sit alongside the Local Plan and form part of the Development Plan for the area. Any NDP adopted prior to this Local Plan, may need to be reassessed, to ensure it is compliant with the policies contained in this Local Plan and if not it will need to be amended. Fylde Council will take account of any adopted NDP during the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the Local Plan. <u>The St Annes on the Sea NDP and the Bryning with Warton NDP are compliant with the policies contained in this Local Plan.</u> All Neighbourhood Development Plan area boundaries are shown on the Policies Map, which accompanies this Publication version of the Local Plan. Neighbourhood Development Orders may also be produced to grant planning permission for development that complies with the order. Community groups may also produce Community Right to Build orders to give planning permission for small-scale, site-specific developments.</p>	<p>To provide an updated position for the plan as it completes Examination</p>	AM7
Paragraph 1.14	<p>The new Duty</p>	<p>The Duty to Co-Operate is no longer new</p>	AM8

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraphs 1.15 and 1.16	Remove reference to the paragraph numbers in the Framework	To prevent the plan from becoming out-of-date	AM9
Paragraph 1.29	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	AM10
P17 - Map	North Yorkshire instead of West Yorkshire and West Yorkshire instead of South Yorkshire	Correction to map labelling	AM11
Paragraph 3.4	Remove reference to the paragraph number in the Framework	To prevent the plan from becoming out-of-date	AM12
Vision (4 th paragraph)	Fylde will have an energy hub, generating a cluster of energy based companies and amenities; together with an energy logistics park (<i>remove semi colon before together with an energy logistics park</i>)	Inspector comment following Gordon Smith rep re lack of connection between vision and policy EC4	AM13
Vision (4 th para.)	... together with an energy logistics park, close to <u>within</u> Blackpool Airport Enterprise Zone, to support energy businesses on the Fylde Coast.	Minor factual correction	AM14
Vision (9 th para.)	To overcome existing traffic congestion and to accommodate all of the development proposed in Fylde to the year 2032, the M55 (Junction 4) to Heyhouses Link Road between Whitehills and St Annes will have been completed; <u>as would improvements on M55 Junction 4;</u>	Updated information	AM15
P39 - Map	Map needs updating – Fylde-Blackpool Periphery not Blackpool Periphery as stated	For consistency with policy wording	AM16

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy M1	Criterion d correct spelling of “included” and ”designed”	Spelling	AM17
Policy GD5	... Westinghouse r Springfields in Salwick...	Spelling	AM18
Paragraph 8.14	The Council encourages such proposals, subject to the provisions of policy GD4 <u>GD5</u> and other relevant policies in the Local Plan.	Correction	AM19
Paragraph 8.29	The need for development to respect local character is a key principle of policy GD7, which applies to all developments. Where the local environment is poor, good building design helps to enhance its identity and sense of place, as well as increasing local pride in an area. The Council is preparing a Design Guide SPD, which sets out best practice for new developments and works within conservation areas. The St. Annes Town Council prepared a comprehensive Design Guide to accompany the St. Annes on the Sea NDP. It is the Council’s intention to adapt and adopt this Design Guide as a Design Guide SPD, which will set out best practice for new developments and works within Conservation Areas.	Update to add reference to additional document	AM20
Paragraph 8.25	Where a Design and Access statement fails to adequately explain and justify the proposal against local and national policy this may be used by the Council as grounds to justify refusal of the scheme.	Deletion of out-of-date practice	AM21

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy GD8	<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 marketing of the land / property indicates that there is no demand for the land / property in its existing use;</p> <p>c) marketing of the land / property indicates that there is no demand for the land / property in its existing use.</p>	Deletion of text that is duplicated from bullet c)	AM22
Paragraph 9.7	<p>Blackpool, Fylde and Wyre Economic Development Company, is owned by the four<u>three</u> Fylde Coast Authorities (Blackpool, Fylde and Wyre), together with LCC, with a board of directors from the public and private sectors. The development of a diverse Fylde Coast Energy Sector has been identified by the EDC as one of its six key priority areas. The application for EZ status at Blackpool Airport was co-ordinated by the EDC. The EZ will became operational from 1st April 2016 and will continue until 2037<u>2040</u>. The Blackpool Airport Enterprise Zone will become a centre of excellence for the energy sector. There are plans for<u>Central to this is</u> a new Energy HQ, a dedicated new training facility to be developed by Blackpool and Fylde College. It is <u>has been</u> backed by a £6.2 million Growth Deal funding, and aims to provide job-ready students in engineering and advanced technology. Planning permission has been granted for the erection of a <u>two storey college building has been completed and occupied</u> at the site of the former airport terminal building. <u>Courses commence in September 2017.</u> This development will support energy businesses on the Fylde Coast.</p>	Factual updates	AM23
Policy EC1	ES6 ITSA <u>DWP</u> , Brunel Way, Whitehills	Correction	AM24
Policy EC1	ES5 - Blackpool Airport Enterprise Zone (Zone A), Squires Gate	Removal of meaningless reference	AM25

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy EC1	Under Existing Employment Sites within the table, alongside: Blackpool Airport, Squires Gate, Blackpool Airport Corridor, under 'Appropriate Uses' make the following deletion " and A1, A2, A3, A4 and A5 ".	Wrongly included	AM26
Paragraph 9.17	The boundaries of the existing business and industrial areas have been updated, along with sites that have become employment related uses since the start of the Plan period on 1 April 2011 and they are referenced in Appendix 6 and are shown on the Policies Map. A flexible approach will be taken with regard to existing employment sites such that appropriate enabling development will be supported, in order to retain employment uses on these sites. <u>The Westinghouse Springfield, Salwick site will be subject to activities associated with the processing of materials and wastes from nuclear fuel fabrication and decommissioning of redundant facilities. These activities could fall outside the Use Classes specified in EC1</u>	To note continuation of existing position	AM27
Paragraph 9.28	Building on the resurgence of advanced manufacturing and Government's re-commitment to positioning the UK as a leading force in global advanced engineering and manufacturing arena, the Lancashire Enterprise Zone will be become a national focal point for the sector, help mitigate the impact of the potential job losses at the Warton Base and the wider impact this will have on the Lancashire economy.	Correction: further job losses not expected.	AM28
Policy EC4 (b)	Alternative uses, such as retail, employment and leisure may be appropriate where it can be demonstrated that they help deliver aviation uses on this site.	Correction. (Employment use is already provided for as the principal use promoted in the policy)	AM29
Policy EC4 (c)	c. Local Development Order <u>& Masterplan</u>	For clarification	AM30

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy EC5	Paragraph below c. Local Centres, also in Retail Hierarchy of Centres, Primary Shopping Frontages and Secondary Shopping Frontages: ...as defined on the back of the Policies Map <u>including Inset Plans</u>	To ensure plan accurately refers to contents of maps, for ease of reference	AM31
Policy EC5	Mis-spelling of Whyndyke (paragraph below d.)	Correction	AM32
Policy H2	M4(3A) (wheelchair-accessible <u>adaptable</u> dwellings)	Correction	AM33
Policy H3	Conversions and change of use of redundant buildings to residential use that are not covered by Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 will be looked on favourably, where the Council has identified a need for additional housing through the Fylde Coast Strategic Housing Market Assessment (SHMA) or other later evidence.	Out-of-date wording	AM34
Paragraph 10.64	The current government proposal is that starter homes will fall within the definition of affordable housing. The Planning and Housing Act, 2016 has introduced a general duty for councils to promote the supply of starter homes. Regulations will impose a starter homes requirement, whereby a planning authority can only grant planning permission for residential development if the requirement is met. Starter homes are defined as a new dwelling, available for qualifying (generally under age 40) first-time buyers only, to be sold at a discount of 20% to the market price.	To reflect up-to-date legislative position	AM35

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 11.27	There is a lack of reliable, high speed electronic communication in parts of the Borough. LCC is leading on the Lancashire Superfast Broadband Project which aims to bring improved broadband speeds to businesses and communities in Lancashire, including Fylde, by the end of 2015 . This will help to stimulate and increase business productivity, aid home working opportunities and attract investment into Lancashire. Again, further information is set out in the IDP.	Update and consistency	AM36
Paragraph 11.33	Any proposal affecting an outdoor sports facility will be judged in relation to the new <u>most up-to-date</u> Playing Pitch Strategy, issued in 2016 <u>produced by the Council</u> .	To avoid text becoming out-of-date	AM37
Paragraph 11.35	In terms of the development of appropriate facilities, this will be determined through evidence from the Playing Pitch Strategy process, and other work with the community and sports bodies, to determine a particular club or community's needs. The Council is expected to introduce a CIL and the balance between what monies are collected from Section 106 Agreements and CIL will be part of this process. The level of contributions will be determined through the S106 and CIL setting agenda. The Council will publish <u>has published</u> a list of investments in existing facilities in the IDP <u>Infrastructure Delivery Schedule</u> , which comprises Appendix 2 to the IDP.	Clarify and update text	AM38
Paragraph 12.3	The Council is preparing <u>has prepared</u> an Infrastructure Delivery Plan (IDP) , which will identify <u>identifies</u> the infrastructure required to deliver the Local Plan and how it will be delivered. In doing this, it will identify <u>identifies</u> obstacles to the delivery of the Local Plan and how these will be overcome. The IDP will also identify <u>identifies</u> gaps in funding, and will therefore inform <u>informs</u> the CIL, which is a levy the Council will use to charge on new developments. More information on CIL is set out in policy INF2 .	To give text an up-to-date sense	AM39

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.6	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.	Consistency	AM40
Policy INF1	The Council will support the delivery of <u>high-speed fibre</u> broadband in line with the Lancashire Broadband Plan through the Lancashire Superfast Broadband project and communications technology to all parts of the Borough and will encourage and facilitate its use in line with national policy.	Update and consistency	AM41
Paragraph 12.34	Fylde Council supports these proposals and will work with LCC to ensure these major schemes facilitate improvements to the road network. The proposed timetable suggests that the East-West Link Road through the new housing development in north-west Preston, will open by Spring 2017. Work will begin in 2017 on the Preston Western Distributor Road and the Cottam Link Road and both roads will open in 2019 <u>2022</u> . The Preston, South Ribble and Lancashire City Deal is key to the delivery of the Preston Western Distributor Road.	Factual updates	AM42
Paragraph 12.35	The Fylde Coast Highways and Transport Masterplan, July 2015 and the North Fylde Connectivity Study includes the M55 to Fleetwood Corridor improvements, the route of which traverses land in both Fylde and Wyre.	Correction	AM43

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Paragraph 12.42	Certain civil aerodromes including Blackpool Airport are officially safeguarded through Circular 1/2003 – ‘Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas’. This is necessary to ensure that their operation and development are not inhibited by buildings, structures, erections or works which would infringe on protected surfaces, obscure runway approach lights or have the potential to impair the performance of aerodrome navigation aids, radio aids or telecommunication systems; by lighting which has the potential to distract pilots; or by developments which have the potential to increase the number of birds or the bird hazard risk. The maps showing the safeguarded areas that are certified by the Civil Aviation Authority.	To ensure the sentence reads correctly	AM44
Paragraph 12.54	The adopted Fylde Coast Highways and Transport Masterplan, July 2015 also refers to a North Fylde Line Stations Viability Study <u>North Fylde Coast Connectivity Study</u> .	Correction	AM45
Paragraph 14.6	The Council intends to prepare a Valued Landscapes SPD in 2017 , to accompany policy ENV1 .	To correct out-of-date timing	AM46
Paragraph 14.18	The Fylde landscape contains features of local <u>and heritage</u> importance, for example hedgerows which are under threat from farming practices and new development.	For completeness	AM47
Paragraph 14.35	Open space (the Green Infrastructure network) should be taken to mean all open space of public value, including, but not limited to:	To clarify the distinction from open space as referred to within Policy ENV3	AM48

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV4	<p>Provision of New Open Space (<u>Part of</u> the Green Infrastructure network)</p> <p>Financial contributions will be sought through the Community Infrastructure Levy to assist schemes for other safe green open space (the Green Infrastructure network) where there is an identified need, including the provision of allotments, trees and woodland.</p>	Consistency	AM49
Policy ENV5	<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 feature₂ - including trees, landscapes, spaces (public or private open space) and artefacts —that make a positive contribution to the Conservation Area₂ 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>	Grammar	AM50
Policy ENV5	<p>(b) Preserve or enhance features (omit comma) making a positive contribution. (full stop) In in particular design, massing, and height of any building should closely relate.....’</p>	Grammar	AM51
Policy ENV5	<p>The heading Registered Historic Parks and Gardens will be dropped down as a proper heading.</p>	Layout	AM52
Policy ENV5	<p>Where there is the <u>known or</u> potential for non-designated archaeology, developers will be expected to investigate the significance of the <u>any</u> 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>	Correction	AM53

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Policy ENV5	<p>Amend fourth paragraph under <u>Scheduled Monuments</u> to read:</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>	Improved wording	AM54
Glossary	<p>LAP</p> <p>Local Area for Play (and informal recreation), aimed at very young children. Minimum size 0.01ha, minimum dimensions 10 x 10 metres, minimum activity zone of 100 square metres, minimum separation distance between activity zone and boundary of dwellings 5 metres.</p> <p>LEAP</p> <p>Local Equipped Area for Play (and informal recreation), aimed at children who can go out to play independently. Minimum size 0.04ha, minimum dimensions 20 x 20 metres, minimum activity zone of 400 square metres, minimum separation distance between activity zone and the habitable room facade of dwellings 20 metres.</p>	To clarify the meanings of LAPs and LEAPs, to assist applicants in understanding the policy. The specifications are taken from the Fields in Trust (formerly National Playing Fields Association) Guidance for Outdoor Sport and Play.	AM55
Glossary	Remove Glossary terms starting with “Sustainable Drainage Systems (SuDS)” to “Travelling Showpeople” from the bottom of page 195 and move to page 200 under “Sustainable Development”.	Correction of order	AM56

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 6	<p>Additional site (omission): <u>Queensway Industrial Estate, Snowdon Road, St Annes</u></p> <p><u>Although the estate is generally of low quality, it is a useful source of budget accommodation to local bad neighbour occupiers. This includes waste disposal services. The estate is almost fully occupied and most land and property is well used.</u></p> <p><u>There is a 3.8ha greenfield expansion site to the east which could be connected to the existing industrial estate via Snowdon Road or Scarfell Road, expansion options elsewhere are constrained by adjacent uses (housing and Blackpool Airport). The industrial estate should therefore be retained and protected as an established local employment area. The lack of alternative infill/expansion options suggest that the allocated expansion site should be retained for employment uses.</u></p>	Omitted in error	AM57
Appendix 8 Monitoring Framework	<p>Monitoring (final paragraph):</p> <p>The indicators aim to monitor the performance of the key policies, rather than measure (remove gap) wider outcomes <u>outcomes</u>. The nineteen performance monitoring indicators have reliable...</p>	Spelling and spacing	AM58
Appendix 6	<p>Mythop Lodge, Mythop Road, Weeton with Preese. The farm now operates as a small business park (albeit with premises presently let to a single occupier <u>currently vacant</u>) and is the only employment area north of the M55.</p>	Updated information	AM59

Policy/ paragraph	Proposed Modification	Reasons for Change	Reference
Appendix 8 Monitoring Framework	<p>Monitoring</p> <p>(final paragraph):</p> <p>The indicators aim to monitor the performance of the key policies, rather than measure (remove gap) wider utcomes <u>outcomes</u>. The nineteen performance monitoring indicators have reliable...</p> <p>Table headings:</p> <p>Local Plan Policies:- Publication version</p>	Spelling and spacing	AM60

