



Local Development Scheme

January 2025

Contact Information

Planning Policy Team
Fylde Council
Town Hall
St Annes Road West
Lytham St Annes
Lancashire FY8 1LW

Tel: 01253 658418

Email: planningpolicy@fylde.gov.uk

Website:

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/>

Disclaimer

The factual information contained in this Local Development Scheme is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, Fylde Council does not give any guarantee, warranty or representation in respect of any information contained within.

Contents

1. What is a Local Development Scheme	4
What is a Local Development Scheme?	4
Why is the Council producing a new Local Development Scheme?	4
2. Fylde’s Existing Local Development Documents	5
Development Plan Documents	5
Fylde Local Plan to 2032 (incorporating Partial Review) (The Local Plan)	5
Non-Development Plan Documents	5
3. Local Development Scheme 2025	7
Fylde Local Plan to 2042	7
Supplementary Planning Documents	7
Resources	8
Risks to timetable	9
Evidence Base	9
Authority Monitoring Report (AMR)	10
Statement of Community Involvement (SCI)	10
Neighbourhood Planning	10
Fylde LDS Summary Graph	11
Fylde Local Plan to 2042	11

1. What is a Local Development Scheme?

What is a Local Development Scheme?

1.1 A Local Development Scheme is a document produced by each local planning authority that sets out the authority's programme for the production of the Local Plan, any other development plan documents and any other local development documents (such as supplementary planning documents). Authorities are also encouraged to include other documents which will form part of the development plan for the area, such as Neighbourhood Plans.

1.2 The Local Development Scheme provides information on the documents that the Council intend to produce and sets out a timetable for production. The timetable should show projected key dates in the production of each document including an estimated completion date, and whether the Council is on target to achieve the estimated deadlines.

Why is Fylde Council producing a new Local Development Scheme?

1.3 All local planning authorities are required to produce a Local Development Scheme under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). It must be available publicly and kept up to date. Planning Practice Guidance (Paragraph 003 Reference ID: 61-003-20190315) states "*Local planning authorities should publish their Local Development Scheme on their website*".

1.4 This document supersedes the Local Development Scheme 2020. The 2020 scheme describes the Partial Review of the Fylde Local Plan to 2032 and Supplementary Planning Documents that the Council has been producing since the adoption of the Fylde Local Plan to 2032 (incorporating Partial Review). As such, the principal actions set out within the Local Development Scheme 2020 have all been completed.

1.5 The Local Development Scheme 2025 introduces a timetable for a new plan for adoption on or after December 2026, at which date the existing Local Plan will be five years old. Further background on the need for a new plan is set out in Chapter 3.

1.6 The previous Government made legislative changes to the planning system which have not yet been brought into force, and it remains unclear which, if any, elements of the new system will be implemented by the new Government. Therefore, this Local Development Scheme 2025 sets out the timetable in line with the existing legislative framework.

2. Fylde's Existing Local Development Documents

Development Plan Documents

2.1 The Local Plan (see below) together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD form the statutory Development Plan for Fylde.

Fylde Local Plan to 2032 (incorporating Partial Review) (The Local Plan)

2.2 The Fylde Local Plan to 2032 (incorporating Partial Review) (the Local Plan) was adopted on the 6th December 2021. The original Fylde Local Plan to 2032 was adopted on the 22nd October 2018 and replaced the Fylde Borough Local Plan (As Altered) (Oct 2005).

2.3 In 2020 the Council conducted a Partial Review of the Fylde Local Plan to 2032 in order to bring the Local Plan in line with the National Planning Policy Framework 2019, and to consider unmet housing need in Wyre in accordance with a stipulation in the Fylde Local Plan to 2032.

2.4 The Fylde Local Plan to 2032 (incorporating Partial Review) contains a range of policies and allocations to guide development in the Borough up to 2032. It contains a spatial portrait of how the Borough looks and functions now, together with the Vision for Fylde and a Development Strategy that sets out how the Council envisages the area will develop over the course of the Plan period. It seeks to ensure that new homes, jobs and services required by communities are located in the most sustainable locations and that the framework for delivering the necessary infrastructure, facilities and other development will be provided to make this achievable.

2.5 The Local Plan is accompanied by an Adopted Policies Map and Inset Maps.

2.6 To view the adopted Fylde Local Plan to 2032 (incorporating Partial Review) please see the following webpage: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-fylde-local-plan-to-2032-incorporating-partial-review/>

Non Development Plan Documents

2.7 In addition to the adopted Local Plan, Fylde Council has produced the following documents to provide additional guidance in support of the Local Plan:

Adopted documents for decision making

- Provision of Parking on New Developments SPD (October 2023)
- Flooding, Water Management and Sustainable Drainage Systems (SuDS) SPD (November 2023)
- Affordable Housing SPD (April 2024)
- Biodiversity Supplementary Planning Document SPD (September 2019)
- Healthy Living SPD (September 2019)
- Canopies and Glazed Extensions on Commercial Forecourts: A Design Note – (August 2018)
- St. Anne's on the Sea Design Guide
- St. Anne's on the Sea Design Guide Companion Part 1

- St. Anne's on the Sea Design Guide Companion Part 2
- St. Anne's on the Sea Design Guide Companion Part 3

Earlier Adopted Supplementary Planning Guidance (SPGs)

- Extending Your Home (November 2007)
- The Conversion of Fylde's Traditional Farm Buildings (September 2004)
- St. Anne's Renaissance Design Guide (September 2004)
- Policy for Shop Front Design Guide (September 2004)
- Windows, Doors and Architectural Joinery (February 2003)
- Policy for New Flat Development (June 1989)

The above documents can be found through the link: <https://new.fylde.gov.uk/supplementary-planning-guidance/>

3. Local Development Scheme 2025

Fylde Local Plan to 2042

3.1 This Local Development Scheme 2025 sets out the timetable of a new Local Plan for the Fylde Council area, intended to supersede the existing Fylde Local Plan to 2032 (incorporating Partial Review) after it is five years old.

3.2 The Fylde Local Plan to 2032 (incorporating Partial Review) was adopted on 6th December 2021. The current version of the Local Plan is based on housing needs calculated using the standard method set out in national guidance as applied in 2020 and continued as such, with minor changes, until December 2024. The updated National Planning Policy Framework (December 2024) (the Framework), together with updated Planning Practice Guidance, fundamentally altered the way in which the calculation of housing need is undertaken. As such the adopted Local Plan does not follow the method for calculating housing need currently in place, and provides for a level of housing need significantly below the new calculation.

3.3 The Framework makes clear in paragraph 232 that adopted Local Plans should not be rendered out-of-date because their housing need figure through the new method is higher. It makes clear that, for five years from the date of adoption, existing local plans remain up-to-date and the basis for decision making, providing that housing supply and delivery are appropriately maintained. The policies of the adopted Fylde Local Plan to 2032 (incorporating Partial Review) therefore remain the principal basis for decision-taking up to 6th December 2026.

3.4 After 6th December 2026, Fylde Council will require a new plan if it is to retain effective control of development to ensure it follows the Council's development strategy. In the absence of a new plan, the presumption in favour of sustainable development in the Framework (often referred to as the "tilted balance") will apply when assessing proposals for new development on sites not identified in the Local Plan.

3.5 In order to retain effective control over the development of the Borough after 6th December 2026, the Council proposes to bring forward a new Local Plan. Therefore, the Council, within this document, sets out a timetable for the production of a new plan to come into force on or as soon as reasonably practicable after 6th December 2026. National policy requires that strategic policies should look ahead over a minimum 15 year period from adoption. Therefore, it is provisionally intended that the plan period should run to 2042, subject to the plan-making process.

3.6 Although the Local Development Scheme describes the Local Plan to 2042 as a new plan, it may be appropriate for the plan to take the form of a full review of existing policies with an extended time frame, rather than a new plan developed from scratch. This will be determined in the early stages of the plan-making process.

3.7 The current timetable for the Fylde Local Plan to 2042 is presented in Chapter 4.

Supplementary Planning Documents

3.8 Supplementary Planning Documents add further detail to the policies in the Development Plan. They can be used to provide further guidance for development on specific sites, or on particular issues,

such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

3.9 To support the Local Plan the Council intends to produce the following Supplementary Planning Documents:

- Tree and Woodland Strategy
- Open Space
- Shop Front Design Guide (update: to include matters relating to forecourt development and canopies)
- Good Design
- Viability
- Advertisements
- Renewable Energy

3.10 With the exception of the Tree and Woodland Strategy and Shop Front Design Guide, for which the aim is to adopt in 2025, work to bring forward the remaining Supplementary Planning Documents will follow on from the Local Plan adoption. Therefore, timetables for these will be published in a future update of the Local Development Scheme.

Resources

3.11 The following resources will be made available for the Local Plan to 2042:

- Planning Policy Manager
- 1 x Principal Planning Officer
- 2 x Planning Officer
- GIS support from corporate IT function

3.12 Wider resources within the Council will be drawn upon including the skills and expertise of colleagues in respect of:

- Biodiversity
- Built Heritage/Conservation
- Development Management
- Economic Development and Projects
- Environmental Health
- Housing
- Parks and Horticulture Services
- Tourism

3.13 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through Officer Working Groups, as part of the Duty to Co-operate. There is also a Joint Advisory Officer and Member Steering Group from each of the Fylde Coast Authorities and Lancashire County Council.

3.14 Lancashire County Council has a critical role to play in planning and implementing infrastructure to support Local Plan proposals, particularly in relation to transport and education.

3.15 Consultants have been, and may be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence based studies and documents, needed to support the Local Plan. In line with national guidance, this will be limited to proportionate evidence.

Risks to timetable

3.16 There will always be a degree of uncertainty associated with production of a Local Plan. The following issues contained in the table below present risks to project management.

Possible risk	Potential Impact?
Changes to National Policy and Guidance	Although the Government have recently published a new Framework with significant changes, there remains the potential for further changes and areas of policy are known to still be under review. As a result, emerging requirements could result in a need for additional evidence and/or changes to documents during production and examination resulting in delays and expense.
Changes to the Legislative Framework	The Levelling Up and Regeneration Act 2023 contained provisions to fundamentally change the way that plans are made, but these have yet to be implemented, and there is uncertainty as to whether they will. A new Planning and Infrastructure Bill is scheduled to be introduced in March 2025 but its possible effects are unknown.
Change in Local Government	A new Local Government could decide to take a different course with regard to the plan-making process
High demand for the Planning Inspectorate's services	A high demand for the Planning Inspectorates services could lead to delays. This is likely, due to the requirement by the Government for authorities to have plans in place
Requests from the Planning Inspector for additional evidence and consultations during Examination	The Examining Inspector could request further evidence from the Council, followed by consultation on it, causing delay to the Examination, as occurred with the Fylde Local Plan to 2032 Examination in 2017.
Unforeseen pressures on staff time & staff turnover	Staff diverted to other work and reduced staff numbers may cause delays in the production of the plan.
Responses by External Bodies	Other bodies, including statutory consultees, could delay the plan making process by not making responses on time or by requesting significant changes late in the plan preparation process.
Legal Challenge	There is a possibility that the documents are quashed completely or there is a requirement to repeat the work.

Evidence Base

3.16 Local planning authorities should prepare and maintain an up-to-date evidence base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.

3.17 The evidence base needs to be a true and accurate reflection of the Borough. A sound evidence base is crucial to support the Local Plan.

3.18 The Council has produced up-to-date evidence to support the new plan, in advance of the plan-making process. This evidence is set out on the Council's website at <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/evidence-documents-2022-present/>. Further evidence will be produced where there is a proportionate need for it to support the new plan.

3.19 Information on housing and employment land supply is updated annually. This, with a large quantity of additional information, is used to inform the Council's Authority Monitoring Report.

Authority Monitoring Report

3.20 In addition to the Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the Borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/authority-monitoring-reports-amr/>

Statement of Community Involvement

3.21 Fylde Council's planning policy team has produced a Statement of Community Involvement 2020. It sets out how the Council will engage with stakeholders in preparing Development Plan Documents and planning applications. The current statement has been published on the following webpage: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/statement-of-community-involvement/>.

Neighbourhood Planning

3.22 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates: <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/>

4. Fylde LDS Summary Graph

Key:



Local Plan to 2042	2025												2026												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Preparation and call for sites																									
Issues document preparation																									
Issues (Regulation 18) Consultation																									
Preparation of Local Plan																									
Publication for consultation																									
Submission to SoS																									
Examination																									
Adoption																									

Local Plan to 2042	2027												2028											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Preparation and call for sites																								
Issues document preparation																								
Issues (Regulation 18) Consultation																								
Preparation of Local Plan																								
Publication for consultation																								
Submission to SoS																								
Examination																								
Adoption																								

Planning Policy Team
Fylde Borough Council
Town Hall
Lytham St Annes
Lancashire FY8 1LW



© Fylde Borough Council copyright 2025

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context. The material must be acknowledged as Fylde Borough Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at www.fylde.gov.uk.

Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

Date: January 2025
Our Ref: LDS 2025

Review Date: January 2026
Authorised by: Mark Evans, Head of Planning