

Self-Help against Over-Development in Wrea Green (Sel-Hel)

This document has been produced to assist residents/groups of residents to work using a self help approach to take action against unwanted/unwarranted development.

The information in this document is produced as self-help information for you to use as a template.

As many residents may not have come into much contact with the Planning System, I have included as much information below as possible and apologies to those who do have a knowledge of the processes.

Sections in this document are –

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The Processes

1 How do I know there is going to be application for development?

1.1 All residents thought to be affected by a proposed development should receive a letter advising them of the development together with an Application number from Fylde Borough Council (FBC) Planning. Additionally notices are placed on telegraph poles or lamp posts in the area of the site.

1.2 The detailed papers supporting the application (and these can be extensive, running to hundreds of pages) can be viewed by entering the plan number on the FBC website (<http://www3.fylde.gov.uk/online-applications/>) Just type in “Fylde Borough Planning Applications” into Google (or your own search engine) then enter the planning number in the “simple search” and click on

“associated documents” and then on the blue “view documents” lower down the page. Each document entry has to be selected (and will turn red), then click on the “view” button in the top right to view the document.

It is probably easiest to download all the documents to view them. Copies can then be provided to those who may not have internet access (see 1.3 below).

1.3 For those without internet access, the letter explains how documents can be viewed.

2 What can I do to help stop this development?

2.1 It will be far more effective to form a group of local residents to object to a planning application as each person can take a shared load of the documentation to be reviewed and commented on.

2.2 It makes sense to appoint one person to coordinate the efforts of the Group, using any particular “forte” each member might have, by allocating documents to be reviewed and the time each person has available. Local Resident meetings on findings and progress are likely to be required.

2.3 It will be essential to identify the key reasons for objection and these MUST be valid planning reasons.

2.4 The more residents who object to a planning application and the more valid reasons given the better, so ask those who might also be affected to object as well.

2.5 Whilst a Group will end up with a list of valid reasons for objection, it is ESSENTIAL that all objection letters are NOT all the same. All adult residents are entitled to object, so objections are not limited to one per household.

2.6 A date is set in the letter of advice by which all objections must be submitted. DO NOT delay, there is usually only 3 weeks in which to submit objections. Miss the deadline and your objection may be ignored.

2.7 You do not need to be an expert in planning to object to a Planning Application. However, it does help formulate a valid objection if you can use/quote planning policy references. To aid you, the reasons quoted for refusal of completed planning applications will provide you with sufficient information to enable you to put together a coherent and valid objection. An example of this can be found on application 13/0097 and/or 13/0137 on the FBC Planning website This should not stop you using any material factor which you may wish to add.

3 What are the Planning System processes?

3.1 An applicant, who either owns the land or has purchased an option to buy the land, seeks general advice from FBC Planning Officers.

3.2 The applicant decides how he will develop the site and should seek to engage with local residents and the Parish Council. After which the applicant SHOULD take account of the issues raised during the local consultations and submit his finalised application in detail to FBC Planning. At this stage it may be that an applicant is seeking permission in outline and is looking to confirm access only at the first stage. In this case, whilst the applicant will provide many details of the development, these will be “reserved matters” and will be subject to a later application, which may be at variance to the original detail provided.

3.3 FBC Planning vet the application for validity, allocate an Application Number, place copy documentation on the FBC website, under the allocated application number and contact statutory consultees (eg United Utilities, Lancashire County Council (LCC) Highways) to obtain their evaluation of the application. FBC Planning also provide brief details of the application to local residents. Public notices are displayed on lamp posts around the site and a full copy of the plans in paper format is sent to the Parish Council (one of the statutory consultees). Dates for responses and objections are provided to all those advised of the application.

3.4 As responses are received, it is possible that an applicant may vary the application and such variances are added to the FBC Planning website under the application number. If there is a major change, it is possible that a new application number is allocated by FBC Planning and, if so, the process restarts from 3.2 above.

3.5 Personal objection letters are not normally shown on the FBC website but can be viewed by the applicant. The Consultee responses do appear and, where considered appropriate you may choose to challenge immediately the detail and/or conclusion. Where significant problems with the application data is deemed to exist, you may also choose write to the Consultee(s) in advance of their evaluation to point out problems. There have been applications where challenges of both types have been made and copies have been provided to FBC Planning. However once a conclusion has been reached by a Consultee it is more difficult to obtain a change to that conclusion. You might wish to request to meet Consultees on site to discuss problems.

3.6 FBC Planning may have to issue reminders to obtain responses to Consultations, within their own timetable. The Group will need to monitor for “missing” material responses and also note areas where the response indicates

that more information is required from the applicant so as to enable the consultee to make a judgement.

3.7 In respect of the Parish Council (PC) deliberations, these are advertised on the PC Agendas and any resident who wishes to raise objections may attend the relevant PC Meeting and speak. However, strictly sticking to the PC rules, that speaker must register with the Parish Clerk prior to the meeting and speak for a maximum of 3 minutes. The absence of such attendance and speakers does give an indication of a lack of resident concern regarding the application. It is possible that an applicant may also wish to address the PC at this meeting too.

This section of the PC Meeting is formally opened to allow the public to speak then closed again for the Councillor deliberations. The Parish Clerk provides a summary of the PC's views, supported with valid planning reasons, to FBC Planning.

3.8 FBC Planning Officers weigh up all responses and objections and come to a conclusion as to whether to recommend approval or refusal of an application. For an approval they may include Conditions to be met by the applicant. Reasons will be provided for these Conditions. For smaller and non-contentious applications, the Planning Officers may approve or reject an application under delegated authority.

3.9 For a large and/or contentious applications, the FBC Planning Officers will prepare a report and place that report and their recommendations, together with reasons and proposed conditions into an Agenda for the Development Management Committee (DMC). This Agenda is available for public view about 5 days before the DMC meeting is scheduled (usually monthly).

3.10 It is once the Agenda is issued and read, residents decide whether to speak at the DMC Meeting. A maximum of 3 minutes is allowed for any speaker so it is important that speeches are co-ordinated in order that all key points are covered and issues are not duplicated. The Chairman of the DMC can both limit the number of speakers, at his discretion, and cut off a speaker at the 3 minutes limit. All speakers are required to register with the DMC administrator.

Whilst any particular application might be recommended for refusal or approval, the final decision is taken by vote of DMC Councillors. Hence it is better to continue to speak against an application recommended for refusal by the Planning Officers to re-inforce the reasons for refusal.

The order in which items appear on the DMC Agenda is NOT necessarily the order in which they are considered. An application may be withdrawn by the applicant at this stage, particularly if it is recommended for refusal. The DMC administrator, together with the DMC Chairman assess the number of speakers

and observers for an application and change the order on the day of the meeting to hear those applications with the most attendees first.

The order of a particular agenda item is –

- a) The Planning Officer gives a brief summary of the application
- b) Speakers against the application speak next and must remain silent throughout the rest of that application.
- c) Speakers for the application speak next.
- d) The Borough Councillor is invited to speak next (there is no 3 minute limit on his/her speech), hence it is important that your Borough Councillor is aware of resident concerns.
- e) The Planning Officer provides full details of the application and the reasons for his/her recommendation.
- f) The meeting then progresses with members of the DMC asking questions and/or raising issues/making observations on the application. This may include a request for an amendment, on which the DMC Councillors will vote.

Once the discussion is concluded a vote will be taken on the support for the Planning Officers Recommendation. This vote may be recorded by individual vote or just as totals of votes. For residents, this decision is final. For the applicant he may take the application forward to the Planning Inspectorate, particularly if he feels that there is evidence that the application was fully valid and supported by Planning Policies. (See Section 11)

In view of a contentious decision (actually one affected Wrea Green – 12/0408) all DMC Meetings are now recorded on camera.

“Minutes” of the meeting are issued on line but do not record much other than decisions made.

4 [Where can I find the relevant planning policies?](#)

4.1 The highest level of Planning Policy is the National Planning Policy Framework (NPPF) introduced at the end of March 2012.
(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

4.2 Fylde Borough Council (FBC) has a series of its own Planning Policies, which are still relevant provided there is no material conflict with the NPPF.

<http://www2.fylde.gov.uk/media/LocalPlan/contents.html> (then navigate to the appropriate chapter/s by clicking on the title in the left hand margin)

plus

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/interim-housing-policy/>

(see also Section 12 of this document for FBC Planning Policies in the Emerging Local Plan to 2030).

4.3 The Regional Spatial Strategy (RSS) has been rescinded (May 2013). The SHLAA (Strategic Housing Land Availability Assessment) forms part of the processes. This document is likely to be used as a blueprint for what is to follow.

4.4 There are many other planning policies and Planning Inspector Judgements which exist. There was a Government move to simplify, update and prepare a simple database of these and the above for the layman to use. The intention was to have this well underway by the first anniversary of the introduction of the NPPF in March 2013. Needless to say this did not happen but from 28 August 2013 a draft New Planning Practice Guide under the below search details (control and click on this to access) -

<https://www.gov.uk/government/news/new-streamlined-planning-guide-launched-online>

The best approach is to stick to the main two sets of Planning Policies in 4.1 & 4.2 above but the link in 4.4 may provide further information.

4.5 A Neighbourhood Plan (NP), once accepted, lays down the agreed processes for Development within the Plan area. There is a draft plan in existence for the Parish of Ribby with Wrea. However there are a number of stages yet to be completed which await other external actions before the NP can be implemented. The most key of which is the existence of a current Local Plan for Fylde, with which the NP must integrate. Nevertheless, the draft NP contains the residents wishes (and was subject to a democratic process) under the Localism Act and therefore can be and is used in Objections to Planning Applications. A copy of the latest draft Neighbourhood Plan can be obtained from the Chairman of the Neighbourhood Plan Committee.

4.6 Ribby with Wrea was the second Parish within the Fylde Area to agree to a Housing Needs Survey. The finalised results of that survey are yet to be published but the Parish Council has agreed to the content, subject to some clarification commentary. It is pleasing to see that this survey matches the draft NP on matters of housing. This survey can be and is used to support valid objections to Planning Applications. However, as said above, it is yet to be placed in the Public domain. In the meantime, you can obtain a copy of this document from the Parish Clerk or via any Parish Councillor.

4.7 The FBC Local Plan to 2030 is still in draft for consultation, although there was a consultation on 5 options in July 2012. This further consultation is being undertaken in July 2013, followed by the confirmation/implementation of the Plan by the end of 2014. The content of this plan can be used to raise objections to Planning Applications,

Note – The FBC Planning Policies are due to be revised once the Draft Local Plan to 2030 comes into force, probably late 2014. To provide interim assistance the new policies and links to the current policies are shown at the end of this document.

4.8 The Planning Policies are still in a state of flux, nevertheless, wherever possible a quoted planning policy reference is better than none, so if you can use a policy from prior documentation, please do.

4.9 The NPPF requires all councils to hold a 5 year (minimum) of land for development of housing, to meet pre-determined requirements. For FBC, under the RSS this was 306 deliverable properties per annum. Under the Local Plan to 2030, this may be reduced to 278.

The Local Plan to 2030 will determine the percentage of the properties to be built in the ALL of the Rural Fylde, which Wrea Green is part of.

5 Which planning regulations apply?

Any or all of the policies in 4 above govern the rules which apply to all planning applications on the Fylde. It will be down to each Group to identify those which are relevant to the application on which objections are to be made. Where ever possible quote directly from those planning policies and give the reference.

6 What next?

6.1 Compile a full list of all the reasons for objection, with relevant Planning Policy references. Put these reasons into logical/linked order and compile a master objection letter. From which all members of the Group and wider, if feasible, can write their own individual objection letters. All must be submitted to FBC Planning in accordance with the original notification letter.

6.2 Monitor consultee responses on the FBC Planning website. The access to these is the same as for all supporting documents. Raise queries with what has been said or not said with the consultee directly and copy in FBC Planning. Monitor and follow up for replies.

6.3 Using the same approach as in 6.2 but using the Comments tab instead of the Associated Documents tab, a list of those consulted on the application will appear. Comparing that with the replies posted will show where replies are outstanding. Remind FBC Planning about any response which YOU think it KEY but has not been received.

6.4 It is better if the routines in 6.2 and 6.3 are undertaken by one resident who is nominated by the Group but perhaps seeking advice from the main members of the Group when decided how to action each issue as it arises.

7 Who should be involved?

As said above, it is best to work as a Group, of those affected, but also consider involving those who might be affected but are not necessarily aware of the application. For example, just about the whole Village united against the Football Stadium. People power is important.

By working this way it reduces the manpower requirements and prevents duplication of effort whilst maximising output – the complete and well laid out master objection letter.

8 What are likely to be the key issues for us?

There are a number of General problems within Wrea Green which you should consider when formulating objections. These are –

There are a number of areas for potentially valid objections that can be raised and have found to be successful against in previous planning applications. Whilst this not an exhaustive list, the following matters are relevant issues, and the FBC Planning Officer should give due regard to them.

Sustainability (under the National Planning Policy Framework this is a KEY reason for not approving an application) and clearly applies to Wrea Green in general.

Dilapidated, antiquated, inadequate and strained sewerage systems. This includes the overflow of raw sewage into Wrea Brook at times when the Pumping Station in the Brooklands cannot cope. This in turn can lead to pollution of beaches and bathing water along the coast. Use of additional pumping stations to move sewage to the Brooklands will exacerbate this problem and cause conflict with gravity fed sewage disposal.

Flood risk - inadequate systems even for current volumes.

Not in accordance with the Draft Neighbourhood Plan and the FBC Housing Survey for Wrea Green.

Highway matters – LCC Highways Assessments are based on 20mph speed limit which is not appropriate or accurate in most instances. Volumes of traffic.

Biodiversity and nature considerations

Loss of agricultural land

Impact on Wrea Green & the Local Community

Detrimental to the character of the area

Design

Impact on nature

Employment considerations

Education and impact on the amenities

Residential numbers

Pollution control including noise

Health

Considerations that won't be considered include: loss of view; loss of value; land ownership; 'NIMBY' i.e. Not in my backyard.

Some concerns are listed below.

KEY ISSUE – SUSTAINABILITY (see separate document - in blue - on sustainability in Wrea Green).

If a development is not sustainable (ie does not have the infrastructure or services to hand) then any application should not be approved. Without a 5 year supply of housing land, which Fylde does not currently have, this is one of the MAJOR reasons for not approving an application.

KEY ISSUE: PLANNING AND HOUSING

If the site is good agricultural land it shouldn't be used for housing and all previously developed land ('brownfield sites') should be developed first. If the land is not designated for housing in the local plan then it should not be approved for development. If the land is classed as 'countryside' and is green fields, then objections can be raised that countryside should not be developed. More houses means more pressure on local facilities and services.

KEY ISSUE: FLOODING/SEWAGE

Will the plans, if approved increase the risk of flooding threat to existing residents - for those in neighbouring streets but also will run off increase the risk of existing flooding problems elsewhere and downstream of the proposed development. If your area floods now, or you have sewage or drainage problems in heavy rain, make sure you explain these problems. If there is a probability of higher flooding risk over time, then this can only make matters worse.

United Utilities do not appear to have records of problems with sewage, which is known to appear in roads and gardens. If you have a problem please always advise the relevant authority. A list of contact numbers has been created as part of this section of the Village website.

KEY ISSUE: BIODIVERSITY / ENVIRONMENT

If the plan threatens habitat for wildlife species, removing the territorial and feeding habitat available to current wildlife then an objection can be made in this respect. A wide variety of native wildlife can be found in the fields around Wrea Green including: Hare; Owl; grey partridge; Peregrine Falcons; Bats, Greater Crested Newts, Badgers, Water Voles, Newts, Frogs etc.

KEY ISSUE: ROAD & TRANSPORT

Objections can be made based on the ability of existing infrastructure to support additional traffic and increased risks that any increased traffic may cause. Does the plan depend on a single exit and entrance. Are the existing roads suitable for the increased volume of traffic. Will the extra traffic cause increased risk for motorists and pedestrians when joining or exiting from any other roads? Is there a lack of a sufficient clear line of sight i.e. Ingress/Egress?

What is the speed and weight of traffic?

These are all matters that may enable suitable objections to be raised.

KEY ISSUE: NOISE

FBC Planning policy EP27 prohibits noise pollution to residents.

General Note

If you have any relevant pictures for example, with respect to any environmental aspects such as flood risk or wildlife, these can be used to help illustrate points of objection in relation to the applicant's planning submission.

Local Sustainability in Wrea Green

The NPPF has a section on Achieving Sustainable Development.

Paragraph 7 states –

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Therefore looking at each dimension

An Economic Role

To spoil Wrea Green by over-development will affect –

1 The number of “influential” residents, who contribute positively to the Fylde economy, wishing to live/remain in Wrea Green will reduce. This then has an effect on the Borough’s Economy as a whole, maybe not immediately but over a relatively short time period.

2 Fylde’s major tourist trade will be affected as the “Jewel of the Fylde” is despoiled. Wrea Green is frequently used in advertising literature for the Fylde. This would have to cease.

3 Property values will decline causing rateable values to decline losing income to the Borough Council.

4 The FBC Housing Survey for Ribby with Wrea Parish, together with the pre-existing draft Neighbourhood Plan, has not identified **any need** for additional housing, other than very specific types.

5 The congested roads, mainly caused by through-traffic, the poor level of bus services reduce the ability of residents to move quickly and efficiently to employment. There is little employment in Wrea Green, and almost none to support the level of income required to meet cost of proposed market housing, at the prices charged by Developers for such housing. It therefore follows that Wrea Green is being used for developer profit rather than providing housing to meet a local need.

A Social Role

In recent times, many developers have highlighted that Wrea Green is already a vibrant community. Should it be allowed to expand, this is likely to cause **division** and **exclusion** with local enclaves forming and a fragmented community rather than a cohesive Village society.

Additionally the few facilities which do exist will be overloaded.

The draft Neighbourhood plan identifies the need for limited housing which would make better use of the existing housing stock, whilst also providing better for the changing needs of the existing population. This will provide better for the existing population and for future populations, allowing for both increasing and decreasing family sizes.

An Environmental Role

It is important to note that only limited facilities exist in Wrea Green to support the population. There is one small convenience shop, stocking mainly dry goods and a limited supply of frozen foods. Within this shop is a small sub-postoffice. The nearest, but relatively small, supermarket is in Kirkham two miles away, but bigger supermarkets are some 4-6 miles away in Lytham, St Annes or Blackpool. It is inconceivable that shoppers will use a limited bus service to struggle back with a weekly shop. Hence either a delivery service has to be used, or as currently seen, the private car is used.

There is a private dentist only and the nearest NHS Dentist is in Lytham. There is no doctor's surgery in the Village, the nearest being in Kirkham but most of those have full registers.

The Village Primary School is almost at capacity and has a limited intake for individual children in one or more age groups, due to size. Therefore a major influx of children of primary school age will require children to attend schools within a two mile radius, either by bus or, more likely, by private car.

The nearest state Secondary School is Carr Hill on the other side of Kirkham, some 3 miles away. A bus service is provided to this school, although again private cars are often used to take secondary children to school.

There is no bank in Wrea Green.

Wrea Green is a very old village, with some buildings dating back centuries and the historic centre of the Village (although no longer central), around the Green is a conservation Centre. This area includes the local pub.

Given the relative remoteness of Wrea Green and the dearth of local facilities any additional housing requires the use of private cars for shopping, doctors, dentists and school. This, therefore, unnecessarily increases carbon emissions.

Wrea Green contains and is surrounded by open countryside and ponds, home to much wildlife, including protected species of Greater Crested Newts, Owls, Bats, Badgers and possibly Water Voles (observed at 11 Willow Drive by a previous resident). There are woodpeckers, fieldfares, thrushes, mistle thrushes and birds of prey together with many more common birds.

Overall, in order to comply with NPPF para 10 it is essential that Plans and decisions take "local circumstances into account". "Proposed development that conflicts should be refused" (para 12).

Para 17 talks of genuinely plan-led, empowering LOCAL people and that planning applications should have a high level of predictability and efficiency. It

also mentions not just scrutiny but planned for and to actively managed patterns of growth to make fullest possible use of public transport, walking and cycling and to focus significant development in locations which are or can be made sustainable.

Para 25 requires that the sequential approach to be applied other than for small scale rural development.

Para 42 requires that development should be supported by advanced and high quality communication but mobile phone/internet reception is both poor and sporadic in much of the Village.

Paras 99-104 and the first part of the Technical Guidance require stringent testing for areas prone to flooding and areas with a rising water table. This would cover most of, if not all areas of Wrea Green. We have seen, as predicted by SWAG, overloaded sewers causing contamination of water courses, roads and gardens. United Utilities on-site operatives have confirmed an existing unsatisfactory state, where larger bore pipes from new developments have been connected to existing both smaller bore pipes and combined foul and surface water pipes. LCC Drainage operatives on-site have confirmed that Wrea Green suffers from the worst water problems of any Village on the Fylde. Many properties are still on septic tank systems

All this adds to the requirement to overhaul and re-lay the existing systems in the whole village completely before adding any additional housing.

9 What are the pitfalls and what is the best approach?

9.1 From experience, it has been evident that the DMC rarely overturn the Planning Officers' recommendation, although conditions may be added. It is therefore important that the Group does its utmost to provide convincing, valid and insurmountable difficulties with the application to the Planning Officer **BEFORE** the decision to recommend approval or refusal to the DMC is made.

9.2 Too much emphasis is placed by Statutory Consultees on individual planning applications, instead of considering the cumulative effects of multiple developments on existing residents and services and facilities. Often Statutory Consultees are at variance with local knowledge. This variance is needs to be challenged.

9.3 The DMC want to know the opinions of your local representatives. A small team should attend the relevant Parish Council Meeting when the application is discussed and register to speak. The final say is with the Parish Council at this stage but residents' views will be taken into account, so you **MUST** make your views known. The Parish Council are standard consultees for each application

within the Parish and the views of the Parish Council are placed on the FBC website and appear in the Summary for the DMC.

9.4 As said above your Borough Councillor will be given the opportunity to give his opinion at the DMC, so make sure he is very aware of the feelings of the Group and why.

10 How do I know whether an Application is recommended for refusal or approval and what should I do?

10.1 The DMC Agenda is available about 5 days before the meeting date and can be found on <http://www.fylde.gov.uk/meetings/ou/2/>. Click on the relevant date and download the pdf from the right hand column. It is essential that your application, possibly one of many is read and fully understood. It will contain the Planning Officers recommendation and reasons.

10.2 Even for recommended refusals, it is always better to be safe than sorry. Always send members of the objection group to the DMC. Identify those who should speak and on what subject. Three minutes is not long and speeches need coordination to prevent unnecessary and unwelcome duplication.

10.3 If the recommendation is for approval, the Group needs to decide what issues to be raise, who should cover which topic and how best to try and convince the DMC that an approval or an approval without further protection would be a mistake. However at this stage it is unlikely that the recommendation will be reversed – but if you don't ask you don't get!

10.4 There are standard instructions for speaking at a DMC. These are contained on the following webpage
https://www.fylde.gov.uk/forms/ShowForm.asp?fm_fid=473

11 If a refused Application is the subject of an Appeal how will I know and what should I do?

11.1 A Planning Appeal can take three forms –

- a) A written procedure
- b) A less formal Planning Enquiry
- c) A full blown Planning Enquiry, which usually involves Barristers from both sides.

The type of procedure selected is down to the appellants but other than c) is confirmed or amended by FBC Planning Officers in conjunction with the Planning Inspectorate.

Any resident who has objected to a planning application will be advised by FBC by letter regarding the processes and what has to be done and in what timescale. This is likely to include instructions and timescales from the Planning Inspectorate.

Full compliance with these procedures is important or you may lose some the valuable input already undertaken.

Now that there is some local expertise for Planning Appeals, the following are important to consider –

a) Involve the Parish Council and Borough Councillor at an early stage to ensure that they also write to the Planning Inspector to re-state their objections. A group of local residents should attend the Parish Council Meeting where the appeal is being considered to confirm such support.

b) FBC Planning will provide the Planning Inspector with a copy of their own file which will contain all objections submitted, together with their own re-evaluation. At the May 2013 DMC, the Manager of FBC Planning confirmed that FBC Planning are able to put up a robust case for any application where FBC Planning have recommended refusal. However YOUR input is still required.

c) The Planning Inspector ONLY requires either an elaboration of objections made already or NEW/additional information which has come to light since the refusal. However, you may want to add emphasis to a particular issue contained in your original objection letter.

d) FBC Planning confirm that objections to a planning appeal made be made by any person and are not restricted to those who objected originally and who have therefore received appeal advisory letters. Any Group set up to object to an appeal needs to be aware of this to add additional impetus to the appeal objection.

Revisions to Planning Policy as set out in the draft FBC Local Plan to 2030

FBC Planning Policies from Local Plan to 2030

The below policies are set out in alpha/numeric order and NOT as they appear in the Draft Local Plan. This is done for ease of reference. The Planning Policies quoted here are those extracted from a full list and are those relevant to housing development in Wrea Green. These Policies are reproduced in full merely because, in the interim period before adoption of the Local Plan to 2030, it will be difficult to provide a link to access these.

CL1**Flood Alleviation and Water Efficiency**

Planning decisions should follow the sequential, risk-based approach to the location of development, as required under paragraph 100 of the NPPF.

All new development is required to minimise flood risk impacts on the environment and mitigate against the likely effects of Climate Change on present and future generations.

This will be achieved by:

- a) Ensuring that new development incorporates Sustainable Drainage Systems (SuDS), where such development will generate surface water run-off.
- b) Supporting the retrofitting of SuDS in locations that generate surface water runoff.
- c) Improving water efficiency standards by minimising the use of potable mains water in new development and incorporating measures to recycle and conserve water resources.
- d) Ensuring that new development is directed away from areas at high risk of flooding and incorporating appropriate mitigation against flooding in areas of lower risk.
- e) Ensuring that watercourses, which are important habitats for water voles and other species, are protected from encroachment and adverse impacts and that water quality is maintained and improved.
- f) Seeking to maximise the potential of Green Infrastructure within developments to contribute to flood relief.
- g) Ensuring that new development does not adversely affect the quality of groundwater.
Developer contributions will be required for the provision and maintenance of SuDS, where this is not provided as part of the development. Contributions will be made through Section 106 agreements or the Community Infrastructure Levy, as set out in Policy INF2.
Developer contributions will be required for the repair or replacement of the coastal flood defences and the maintenance of the dunes system. Contributions will be made through the Community Infrastructure Levy.

Policy CL2

Renewable and Low Carbon Energy Generation

Renewable and low carbon energy development potential is significant within 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 local authority, in support of their proposals by considering the following:

- a) Singular or cumulative impacts on landscape and townscape character and value;
- b) Impact on local residents (including noise, odour and visual amenity, such as flicker noise and shadow flicker);
- c) Ecological impact, including migration routes of protected bird species;
- d) Impacts on land resources, including agricultural land and areas of deep peat;
- e) Impacts on the historic environment and assets;
- f) Community, economic and environmental benefits of the proposal;
- g) Impacts on aviation and defence navigation systems and communications, particularly Blackpool International Airport, Warton Aerodrome and MOD Radio Inskip; and h) Impacts on highway safety and capacity from movements associated with the development.

The evidence will be required to demonstrate that any impacts can be satisfactorily addressed but need only be proportional to the scale and type of development.

Renewable and low carbon energy proposals within the Green Belt and Area 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 NPPF as a whole, specific policies in that Framework, or other policies in the Local Plan.

Applicants will not be required to justify the overall need for renewable and low carbon energy development, either in a national, regional or local context.

Policy CL4

Sustainability Statements

Measures to improve the energy performance of buildings will be encouraged in accordance with the following hierarchy:

- a) Reduce energy consumption through energy efficiency measures.
- b) Install renewable and low-carbon energy generation technology.

A Sustainability Statement will be required as part of a design and access statement accompanying applications for major development for new build and conversions to set out how the proposed development will contribute to key planning objectives set out in the NPPF (or subsequent document) and the Local Plan. It will set out how the development will:

- a) Reduce energy consumption through energy efficiency measures
- b) Reduce water consumption through water efficiency measures and installation of 'grey' water and rainwater harvesting
- c) Adapt the design and orientation of buildings in order to maximise solar gain and/or provide shelter from the elements and take advantage of natural light and ventilation
- d) Provide adequate provision for separation and storage of waste for recycling
- e) Provide bicycle storage
- f) Use materials from a sustainable local source
- g) Be monitored to ensure the objectives set out in the Sustainability Statement are implemented.

Policy EC3 The Rural Economy

The sustainable growth and expansion of all types of business in the rural areas is supported where this is in accordance with other policies in the Local Plan. Employment opportunities in the rural areas of the Borough are limited, therefore the Council seeks to retain continued employment use of existing employment sites. This could include any type of employment use, including agriculture, and may not be restricted to B1, B2 and B8 land uses.

Where it can be demonstrated to the satisfaction of the local planning authority that there is no reasonable prospect of a site being used for employment purposes, the Council will consider alternative uses where this is in accordance with other policies in the Local Plan.

The irreversible loss of the best and most versatile agricultural land outside settlement boundaries will be resisted unless it is necessary to deliver development allocated in the Local Plan, or for strategic infrastructure. In order to support economic growth and expansion, the Council will support the roll out of high speed broadband in line with the Lancashire Broadband Plan. The promotion and enhancement of rural tourism will be encouraged through rural diversification to create small-scale, sensitively designed visitor attractions and accommodation which:

- a) Take advantage of some of the Borough's natural and heritage assets, such as the canal network;
- b) Encourage the conversion of agricultural buildings in rural areas to support the visitor economy;
- c) Promote walking, cycling and bridle routes, including long distance routes and linkages to national networks;
- d) Contribute to the Ribble Coast and Wetlands Regional Park and the Coastal Parkway and its enjoyment by visitors; and
- e) Provide opportunities to access and learn about the natural and historic environment.

Policy ENV1

Landscape and Biodiversity

Development will have regard to its landscape and biodiversity context and the landscape type in which it is situated, as set out in the Lancashire Landscape Character Assessment (Dec 2000). In addition:

- a) It will be appropriate to the landscape character type within which it is situated, as identified in the Lancashire Landscape Character Assessment;
- b) An appropriate landscaped buffer will be provided for development that impacts upon land outside settlement boundaries, in order to limit the impact of development;
- c) The loss of landscape and biodiversity features will be minimised or, where loss is unavoidable, their like for like replacements will be provided. Where such features, including trees, woodlands, hedgerows and field ponds, are lost and replaced, measures will be put in place to manage these features;
- d) International, national and local sites of biological and geological conservation importance will be preserved and protected from any adverse effects of development, having regard to the hierarchy of designated sites and the potential for appropriate mitigation;
- e) Opportunities to create features of biodiversity value within and around new developments will be promoted where practicable. Measures should be put in place for the management of such features;

f) Suitable landscape planting should be incorporated within or, where appropriate, close to new development. Measures should be put in place for the management of such landscaping.

Policy ENV2

Protecting Existing Open Space and Green Infrastructure

The existing open space and green infrastructure network in Fylde will be protected, unless development is permitted as part of the Local Plan, the landscape, biodiversity and water management requirements of the Local Plan are met and the requirements set out in this policy are met.

a) Existing public open space, including sports and playing pitches, will be protected unless the requirements of paragraph 74 of the NPPF are met.

b) Development that results in the loss of registered Historic Parks and Gardens of national importance, as set out below, will not be permitted. Development within a registered Historic Park or Garden, or development that affects its setting, will not be permitted where this would prejudice its quality, character or appearance.

1. Ashton Gardens, St Annes
2. Promenade Gardens, St Annes
3. Lytham Hall Park, Lytham.

c) Development will not be permitted on areas of open space which are considered essential to the setting, character or visual amenities of towns and villages. Specific sites will be identified in the Fylde Local Plan Part 2: Site Allocations to 2030.

d) Development that results in the loss of school playing fields will only be permitted adequate area of playing field is retained.

e) Development that results in the loss of land used for allotments will only be permitted when:

1. Suitable, alternative provision is made that is at least equivalent in size and quality to that which will be lost; or
2. It can be demonstrated that there is no longer a community need for the allotments.

f) Fylde's Public Rights of Way network, byways, cycleways and bridleways will be safeguarded and opportunities to extend the networks will be supported where this improves access to key green infrastructure assets, including areas of Green Belt and the Area of Separation.

Policy ENV3

Provision of Open Space and Green Infrastructure

Amenity Open Space

Within new housing developments comprising ten or more dwellings (excluding flats and residential caravan parks) the provision of amenity open space with facilities for children's play, where appropriate, will be required to the following minimum standards:

- 16m² per 1 bedroom dwelling
- 24m² per 2 bedroom dwelling
- 32m² per 3 bedroom dwelling
- 40m² per 4 bedroom dwelling
- 48m² per 5 bedroom dwelling

Such open space should be accessible, of high quality and normally provided as a single central usable facility.

Housing developments of 100 dwellings or more will be required to provide double the above standards. Developers should provide effective long-term future maintenance of areas of open space in accordance with this policy.

Where the standards require the provision of open space of less than 0.2 ha, or where it is agreed with the Council that the open space would be better provided off site, payment of a commuted sum will be sought to help provide additional or improved open space nearby, where the benefits would serve the occupiers of new development.

Other open space and green infrastructure

Financial contributions will be sought through the Community Infrastructure Levy to assist schemes for other open space and green infrastructure where there is an identified need, including the provision of allotments, trees and woodland. Opportunities to link green infrastructure resources to create a multi-functional green infrastructure network will be maximised. Financial contributions will be sought through the Community Infrastructure Levy to assist such schemes.

The provision of a new country park in the grounds of Lytham Hall, or an alternative location that meets Fylde's deficit in park and garden provision, will be supported and contributions will be sought through the Community Infrastructure Levy.

Policy ENV4

Management and Enhancement of Open Space and Green Infrastructure

Financial contributions will be sought through the Community Infrastructure Levy for the management and enhancement of open space and green infrastructure, including the Ribble Coast and Wetlands and the Coastal Parkway. This includes enhancing the functionality, quality, connectivity and accessibility of open space and green infrastructure.

Policy ENV5

Heritage Assets

Heritage Assets within Fylde will be protected and enhanced, in line with the relevant policies in the NPPF.

The Council will protect and seek opportunities to enhance heritage assets, by:

- a) Safeguarding heritage assets from inappropriate development.
- b) Supporting development or other initiatives that protect and enhance the local character, sense of place, setting, management and historic significance of heritage assets, with particular support for initiatives that improve any assets that are recognised as being in poor condition.
- c) Supporting development which provides opportunities for learning and regeneration.
- d) Developing a Built Heritage Strategy and Action Plan for Fylde.
- e) Undertaking Conservation Area Character Appraisals and Management Plans.
- f) Identifying and adopting a local list of heritage assets.
- g) Developing policies in relation to other heritage assets.

Policy ENV6

Good Design in New Development

New development will be expected to be of the highest standard of design, taking account of the character and appearance of the local area, including the following:

- a) Siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.
- b) Safeguarding and enhancing the built and historic environment.
- c) Being sympathetic to surrounding land uses and occupiers, and avoiding demonstrable harm to the amenities of the local area.
- d) Ensuring parking areas are safe, accessible and sympathetic to the character of the surrounding area and that highway safety is not compromised.
- e) Ensuring densities of new residential development reflect the character of the surrounding area.
- f) Ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.
- g) Minimising opportunity for crime and maximising natural surveillance.
- h) Providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, providing open space and enhancing the public realm.

i) Making provision for the needs of specific groups in the community such as the elderly and those with disabilities, in line with the Equalities Act.

j) Conforming to Building for Life 12 standards for well designed homes and neighbourhoods.

Advertisement designs should respect the character and architectural details of the buildings on which they are proposed in terms of scale, details, siting and method of illumination.

The effects of climate change should be mitigated by the incorporation of energy and water efficiency in new and existing buildings, 'grey' water and rainwater harvesting and storage for waste and recyclables.

Adaption to climate change should be achieved through the design and orientation of buildings to maximise solar gain, provide shelter from the elements and take advantage of natural light and ventilation.

Development should not take place in Flood Risk Zone 2 or 3.

Policy GD1

Settlement Boundaries

The boundaries of Fylde's settlements are shown on the FBLP Proposals Map. Development will be directed towards existing settlements and, within settlement boundaries, development on brownfield land will be encouraged, subject to other relevant Local Plan policies being satisfied.

Development proposals on greenfield sites within settlement boundaries will be assessed against all relevant Local Plan policies applying to the site, including, but not limited to, policies on the settlements' development targets, infrastructure, open and recreational space and nature conservation, as well as any land designations or allocations.

Development outside settlement boundaries will be assessed against national policy and any relevant Local Plan policies.

Policy GD2

Area of Separation

The character and local distinctiveness of the narrow strip of open land between Wrea Green and Kirkham (as identified on the inset map) will be maintained by the definition of an Area of Separation.

Appropriate development within the Area of Separation will be permitted provided it does not contribute to the coalescence of the two settlements or diminish the open character of the land between them.

The Area 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 recreation uses will be encouraged. Similarly, opportunities to conserve, enhance and restore its biodiversity and geodiversity value will be a priority.

Policy GD3

Promoting Mixed Use Development

Mixed use will be promoted where the following apply:

- a) An area within which the scale and character of uses is such that no single land use predominates. Residential, retailing, business, recreation, open space and industrial uses may all be represented.
- b) Mixed use areas comprising local service uses alongside residential and other uses, which could include business and open space.
- c) Where residential and commercial uses can be integrated within the same unit, creating flexible working practices and live/work units. The element of mixed use will depend on the particular site and the character of the surrounding area.

Policy GD4

Large Developed Sites in the Countryside

The complete or partial redevelopment of large developed sites in the countryside will be permitted subject to the following criteria:

- a) The proposal would have no greater impact on the character, appearance or nature conservation value of the countryside, Area of Separation or Green Belt than the existing development, in terms of footprint, massing and height of the buildings;
- 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.

Policy H1

Density, Mix and Design of New Residential Development

Density

Densities of new residential development will reflect the character of the surrounding area.

Residential development within Fylde Borough will normally have a minimum density of 25 dwellings per hectare (dph) net, subject to specific issues relating to the site.

Densities of less than 25 dph net will only be permitted where special circumstances are demonstrated. Higher densities (40- 60 dph net or more) will be expected on sites with good access to public transport facilities and services. When considering a proposal for higher density development, the Council will seek to ensure that there is no unacceptable impact on local infrastructure or highway safety, and that adequate open space and car parking can be provided. The achievement of higher density should not be at the expense of good design or the amenity of the occupiers of the proposed or existing neighbouring properties.

Car Parking Standards are set out in Appendix 4.

Mix

A broad mix of dwelling types, sizes and tenures, including private rented and buy-to-let, will be required on all large housing sites of over 100 units to reflect the demographics of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (SHMA). Homes that are affordable to people working within the local community, and those with strong links to the local area, will be encouraged in order to promote the vitality of local businesses and community life.

To reflect the demographics of the Borough, specialist retirement accommodation will be permitted if a need is demonstrated within or adjacent to a town centre or strategic location for development, where a range of services is available. This should conform to other policies within the Local Plan.

On smaller sites of under 100 units the Council will require a mix that makes a positive contribution to the vitality of the local community. In Lytham and St Annes, Kirkham, Wesham, Freckleton and Warton 2-3 bedroom family homes with private amenity space should be included in the mix, as there is a lack of family accommodation within the existing stock.

Conversion of traditional homes to flats and apartments will be resisted in the Lytham and St Annes seafront area.

In rural areas a mix of house sizes should be provided, in particular small family homes with gardens, which will contribute to the vitality and meet the housing needs of the local community.

Design

Design of new residential development will be assessed against paragraphs 56-68 of the NPPF, Policy ENV 6: Good Design in New Development and Building for Life 12.

As a minimum, all new housing developments should meet the Homes and Communities Agency 'Design and Quality Standards' which are currently in force. Development on garden land.

When considering proposals for residential development on garden land, stringent caveats will be applied relating to design, character, access, amenity and other issues deemed appropriate by the local authority. Development on garden land should not result in any of the homes relying on what was previously a front garden for all of their private amenity space.

Provision for All Ages

Within new developments of more than 15 homes, at least 25% of market homes should be built to the Lifetime Homes Standards as set out in the Code for Sustainable Homes, unless it is demonstrated that this would render the development unviable.

Community Self Build schemes will be encouraged and the Council will reserve the right to refrain from requesting developer contributions for these developments, in order to promote viability of the schemes.

Policy H2

Conversions and Change of Use to Residential

Conversions and change of use of redundant buildings to residential use will be permitted where the Council has identified a need for additional housing through the Strategic Housing Market Area Assessment or other later evidence.

When considering proposals for residential conversions, careful attention should be paid to the amenity of nearby residents, the character of the immediate area, access to the nearest services, parking provision and design. Residential conversions should protect existing amenity space and should not result in any of the homes relying on what was previously a front garden for all of their private amenity space.

Policy H3

Affordable Housing

All urban market housing schemes of 15 homes or more and rural market housing schemes of 4 homes or more will be required to provide a minimum of 30% affordable housing, subject to viability testing. Normally this housing should be provided on site.

For residential developments within or adjacent to the urban areas of Lytham and St Annes, Blackpool, Kirkham, Wesham, Warton and Freckleton, the provision of affordable housing will be to meet borough wide requirements.

For residential developments within or adjacent to the rural areas of Clifton, Elswick, Newton, Singleton, Staining, Weeton and Wrea Green, the provision of affordable housing will be to meet the requirements identified for that settlement. Small scale 100% affordable housing schemes (up to 10 dwellings) will be permitted within or adjacent to the minor settlements of Little Eccleston, Treales and Wharles, as an exception to normal planning policies. If a need has been identified in that settlement, and 100% affordable housing has been demonstrated not to be viable, a proportion of market housing will be permitted in order to deliver affordable housing.

The precise requirements for tenure, size and type of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites and local need.

The Council will usually expect the following:

Tenure - the majority of affordable housing provided on a particular scheme should comprise 2 and 3 bedroom social rented or affordable rented homes, with the remainder intermediate.

Lifetime Homes – 25% of all affordable homes will be built to Lifetime Homes standards (these will be in addition to the 25% of market homes as required by policy H1).

The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than that set out above is proposed for a specific scheme, the Council will expect robust information on viability to be provided by the applicant.

The Council may seek to independently verify such information, with any costs associated with the verification met by the applicant, before approving a scheme with lower levels of affordable housing than that specified above.

Policy H5
Isolated New Homes in the Countryside

Isolated new homes in the countryside will only be permitted where:

1. The dwelling is required to meet the essential needs of a rural worker. It should only be permitted where all of the following criteria can be met:

- a) the business requires the permanent attendance of a worker on site;
- b) the need cannot be met by any existing dwelling or other accommodation at the business or in the general locality;
- c) the business is financially sound and has a clear prospect of remaining so;
- d) the size of the dwelling is appropriate to the need and it is located adjacent to any existing buildings and uses the existing access.
If accommodation is needed in relation to a new enterprise, such as a caravan or other temporary accommodation, it should be approved for a maximum of three years.

2. It represents the optimal viable use of a heritage asset. The conversion of a heritage asset to residential use will be permitted where:

- a) it represents the optimal viable use of the heritage asset or the dwelling(s) would be appropriate enabling development to secure the future of the heritage asset;
- or
- b) the development would re-use redundant or disused buildings and lead to enhancement of the immediate setting.

3. The exceptional quality of design of the building helps to raise standards of design in the countryside. The exceptional quality or innovative nature of the design of the dwelling would:

- a) be truly outstanding or innovative, helping to raise standards of design more generally in the countryside;
- b) reflect the highest standards in architecture;
- c) significantly enhance its immediate setting; and
- d) be sensitive to the defining characteristics of the local area.

Policy H6

Replacements of, and Extensions to, Existing Dwellings in the Countryside

Proposals to replace and/or to extend an existing dwelling in the countryside will be permitted where the following criteria are met:

- a) The replacement or extended dwelling is increased in size by a maximum of 25%, calculated in relation to the ground floor area of the original dwelling. (This calculation will exclude any outbuildings and integral garages/workshops); and
- b) the appearance of the replacement or extended dwelling respects the character of the original building and surrounding rural area with regard to scale, design and use of materials.

Policy HW1

Health and Wellbeing

The Council will integrate public health principles and planning and help to reduce health inequalities by:

- a) Working with health care commissioners to support healthcare facilities and particularly to improve primary care and mental health care access and facilities;
- b) Where required by the priorities of Lancashire County Council and health care commissioners, identifying sites for new facilities reflecting the spatial distribution of need and the importance of accessibility and public transport provision;
- c) Seeking contributions, where appropriate and viable, towards new or enhanced facilities from developers where new housing results in a shortfall or worsening of provision;
- d) Safeguarding and encouraging the role of allotments, garden plots within developments and small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options.

In order to help reduce health inequalities, the Council will require health impact screening to be undertaken for all development proposals on strategic sites. A full Health Impact Assessment will be required if the screening demonstrates a need.

Policy INF 1

Service Accessibility and Infrastructure

New development will be required to provide essential site service and communications infrastructure and demonstrate that it will support infrastructure requirements as set out in the Infrastructure Delivery Plan.

In order for Fylde to protect and create sustainable communities, proposals for

development should:

- a) Make the most of existing infrastructure by focusing on sustainable locations with the best infrastructure capacity;
- b) Mitigate any negative impacts on the quality of the existing infrastructure as a result of new development;
- c) Where appropriate, contribute towards improvements to existing infrastructure and provision of new infrastructure, as required to support the needs of the development;
- d) Where appropriate, demonstrate how access to services will be achieved by means other than the car; and where appropriate, demonstrate how the range of local social and community services and facilities available will be suitable and accessible for the intended user(s) of the development; and
- e) Where new development is proposed in the areas of the Blackpool Periphery; Kirkham and Wesham; Lytham and St Annes; and Warton that are affected by limitations on waste water treatment, they should be phased to ensure delivery of the development coincides with the delivery of an appropriate solution which meets the standards of the Council, the Statutory Undertaker and the Regulators.

The Council will support the delivery of a new secondary school on land within the Warton Strategic Location for Development.

The Council will support delivery of broadband in line with the Lancashire Broadband Plan and communications technology to all parts of the Borough and will encourage and facilitate its use in line with national policy. Community Facilities Development proposals for new community facilities should be co-located where possible, providing mixed uses and a range of services in one sustainable and accessible location.

Where new facilities are required independent of new development, they should be located in the most accessible location available.

The loss of any community facilities will be resisted unless it can be demonstrated that the facility is no longer needed, or can be relocated elsewhere that is equally accessible by the community.

Policy INF 2 Developer Contributions

New development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and the environment and contribute towards the requirements of the community. This may be secured as a planning

obligation through a Section 106 agreement, where the development would otherwise be unacceptable, or through the Community Infrastructure Levy (CIL), at such time as the Council has prepared a Standard Charging Schedule. The types of infrastructure that developments may be required to provide contributions towards include, but are not limited to:

- a) Utilities and Waste (where the provision does not fall within the utility providers legislative obligations);
- b) Flood prevention and sustainable drainage measures (see policy CL1);
- c) Transport (highway, rail, bus and cycle / footpath network, canal and any associated facilities);
- d) Community Infrastructure including health, education, libraries, public realm and community facilities (see glossary);
- e) Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity and management of environmentally sensitive areas) (see policies ENV3 and ENV4);
- f) Climate change and energy initiatives through allowable solutions; and
- g) Affordable housing.

Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions.

Policy NP1

Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: Any adverse impacts of granting permission would significantly and demonstrably

outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted.

Policy SD1

The Spatial Development Framework

New development in Fylde will contribute towards the continuation and creation of sustainable communities by its location and accessibility and its use of resources and construction materials. The creation, design and enhancement of networks of green infrastructure that link communities together will be promoted. Mixed uses will be encouraged on larger sites in order to provide access to employment opportunities close to where people live. New development will be promoted in accordance with the Spatial Development Framework. New development will be of a type and use that is appropriate to the scale and character of settlements at each level of the development framework.

Strategic Locations for Development

Lytham and St Annes (including Ansdell)

Blackpool Periphery (including Squires Gate, Normoss and land at junction 4 of the M55)

Kirkham and Wesham

Warton

Rural Villages – Clifton, Elswick, Newton, Singleton, Staining, Weeton and **Wrea Green**

Small Villages - Little Eccleston, Treales and Wharles

The Strategic Locations for Development will take the vast majority of new development over the Local Plan period.

Freckleton will take no further expansion above infill as this would involve a review of the Green Belt boundary around Freckleton.

To avoid coalescence of settlements an Area of Separation is proposed between the settlements of Kirkham and Wrea Green.

Within the rural areas development will be restricted to the Rural Villages, except where development involves a like-for-like redevelopment of an existing property, the appropriate re-use of an existing building or minor infill development.

Development will be permitted within the limits of the settlement boundaries where it is consistent with other policies in this Plan. Development will not be permitted within Flood Zones 2 and 3.

Over the life of the Local Plan provision will be made for 6826 new homes.

Similarly, there will be a need for 49 ha of land to be developed for employment uses over the life of the Plan.

Small development sites will be set out in the Local Plan Part 2: Site Allocations to 2030, which will follow adoption of this Local Plan Part 1. For this reason, planning applications for residential development within the Rural Villages will only be permitted ahead of adoption of the Local Plan Part 2: Site Allocations to 2030 if other material considerations outweigh this policy.

Policy T3

Enhancing Sustainable Transport Choice

In order to secure the long term viability of the Borough and allow for the increased movement of people and goods, the Council will work with neighbouring authorities and transport providers to improve accessibility, safety and quality of life for residents and reduce the Borough's carbon footprint. Over the Local Plan period the Council will seek to:

- a) Improve community health and wellbeing by providing alternative means of transport such as walking and cycling. This will be achieved through the provision of additional footpaths, cycleways and bridleways, where appropriate, and locating new development where they are currently available ;
- b) Reduce the environmental impact of transport through suitable mitigation and design;
- c) Reduce transport emissions, such as carbon dioxide and other greenhouse gases, by encouraging greater usage of public transport facilities;
- d) Reduce congestion in the Borough's key service centres to promote competitiveness and enhance the tourism economy;
- e) Actively promote travel plans for all new developments, in accordance with Department for Transport guidance on transport assessments;
- f) Improve public transport to rural parts of the Borough and, where appropriate, support and implement innovative rural transport initiatives;
- g) Provide a Park and Ride scheme at Kirkham and Wesham station, along with improved access to station platforms; and
- h) Improve and upgrade the South Fylde railway line.

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