

# **Report to Fylde Council**

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an Inspector appointed by the Secretary of State

Date: 21 October 2021

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Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

## **Report on the Examination of the Partial Review of the Fylde Local Plan to 2032**

The Plan was submitted for examination on 21 October 2020

The examination hearing sessions were held between 17 and 18 March 2021

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## **Abbreviations used in this report**

dpa	dwellings per annum
Framework	National Planning Policy Framework
FLP32	Fylde Local Plan to 2032 (adopted 2018)
MM	Main Modification

## **Non-Technical Summary**

This report concludes that the Partial Review of the Fylde Local Plan to 2032 provides an appropriate basis for the planning of the Borough, provided that a number of main modifications [MMs] are made to it. Fylde Council has specifically requested that I recommend any MMs necessary to enable the Plan to be adopted.

Following the hearing sessions, the Council prepared schedules of the proposed modifications and carried out sustainability appraisal of them. The MMs were subject to public consultation over a six-week period. In one case I have amended the detailed wording of the MM. I have recommended their inclusion in the Plan after considering the sustainability appraisal and all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:

- Amending the housing requirement to include unmet housing need in neighbouring Wyre Borough and to remove the use of a range;
- Making consequential changes to other parts of the Plan to be consistent with the revised housing requirement, including the monitoring framework;
- Updating housing completions and commitments;
- Identifying and setting out the policies which are superseded by the Plan to ensure legal compliance; and
- Making a number of other modifications to ensure that the plan is positively prepared, justified, effective and consistent with national policy.

## Introduction

1. This report contains my assessment of the Partial Review of the Fylde Local Plan to 2032 (the Plan) in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is compliant with the legal requirements and whether it is sound. The National Planning Policy Framework 2021 (paragraph 35) (the Framework) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local planning authority has submitted what it considers to be a sound and legally compliant Plan. The Plan submitted in October 2020 is the basis for my examination. It is the same document as was published for consultation in July 2020.

## Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any MMs necessary to rectify matters that make the Plan unsound and not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2** etc, and are set out in full in the Appendix.
4. Following the examination hearing sessions, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made one amendment to the detailed wording of a main modification where this is necessary for consistency. The amendment does not significantly alter the content of the relevant modification as published for consultation. Nor does it undermine the participatory processes and sustainability appraisal that have been undertaken. Where necessary I have highlighted this amendment in the report.

## **Policies Map**

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the Plan does not result in any changes to the adopted policies map and therefore no submission policies map has been submitted.

## **Context of the Plan**

6. The Fylde Local Plan to 2032 (FLP32) was adopted in 2018 and covers the plan period 2011 to 2032. It makes clear that Fylde Council will undertake an early review, to examine the issue of any unmet housing need in the neighbouring Borough of Wyre, following the adoption of Wyre's Local Plan. The objective is to continue working with other neighbouring authorities as part of the duty to cooperate to ensure that any unmet need is provided for.
7. The Wyre Local Plan was adopted in 2019 and identified an unmet housing need of 380 dwellings. As such the need for Fylde to carry out a review has been triggered. The Plan under examination here is therefore a partial review of the FLP32 to address this matter.
8. In addition the Plan proposes the revision of nine policies and relevant supporting text to reflect national planning policy changes brought in through the 2019 revisions to the Framework. This includes policies on housing, the countryside, design, town centres, landscape, biodiversity and open space.
9. However since submission of the Plan for examination, a further revision to the Framework was published on 20 July 2021. I therefore sought the Council's comments on this and whether there were any implications for the content of the Plan. In response the Council produced a document setting these out and concluded that a further revision was necessary for Policy H6 to ensure consistency with the revised Framework wording. The document has been consulted on alongside the schedule of potential MMs. I have taken account of all responses in reaching my conclusions in this report.
10. As the Plan is a partial review, there is no requirement for me to examine all other aspects of the FLP32. The Plan, once adopted, and

in combination with the remaining unchanged policies and supporting text of the FLP32, will constitute the development plan for Fylde.

## **Public Sector Equality Duty**

11. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. As the Plan has a limited remit, my consideration of relevant matters during the examination has focussed mainly on housing need including older persons housing.

## **Assessment of Duty to Co-operate**

12. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
13. The Plan has a limited remit and the strategic matters identified by the Council are also focussed on those which are considered to have direct relevance to the proposed revisions. These mainly relate to housing need and the housing requirement. The evidence details the Council's engagement with relevant bodies prescribed in Regulation 4 of the Town and Country Planning (Local Plans) (England) Regulations 2012, including Historic England, Environment Agency, Natural England and neighbouring authorities.
14. As regards the latter, there is a Memorandum of Understanding between the three Fylde Coast authorities of Fylde, Blackpool and Wyre and Lancashire County Council. This formalises how these authorities work together on strategic issues and details the governance arrangements. In addition Statements of Common Ground between the Council and the other authorities have been formally agreed. These provide records of the engagement that has occurred on relevant strategic matters.
15. I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

## **Assessment of Other Aspects of Legal Compliance**

16. The Plan has been prepared in accordance with the Council's Local Development Scheme.

17. Consultation on the Plan and the MMs was carried out in compliance with the Council's Statement of Community Involvement and the regulations.
18. The Council carried out a sustainability appraisal of the Plan, prepared a report of the findings of the appraisal, and published the report along with the plan and other submission documents under regulation 19. The appraisal was updated to assess the main modifications. This concludes that no changes to the sustainability appraisal effects have been identified and the overall score remains positive.
19. The Habitat Regulations Assessment Screening Report (March 2020) sets out why an Appropriate Assessment is not necessary. This follows a two-stage screening process of the Plan's proposals. Initial screening highlighted two policies proposed for revision that required further consideration through a more detailed screening process. The Screening Report rules out any likely significant effects on a European site (now part of the UK's national site network) as a result of the Plan and therefore Appropriate Assessment is not required.
20. As set in paragraph 10 above, the Plan, in combination with the remaining unchanged policies and supporting text of the FLP32, will constitute the development plan for Fylde. The adopted FLP32 contains policies on strategic matters including housing, employment, infrastructure and the natural and historic environment. The Plan, as a partial review, revises nine of the FLP32 policies, including matters relating to housing need and requirement. Therefore the development plan, taken as a whole, includes policies to address the identified strategic priorities for the development and use of land in the local planning authority's area.
21. The FLP32 includes policies on renewable and low carbon energy generation, flood risk management, drainage and sustainable modes of travel. The Plan makes no changes to these policies. The development plan, taken as a whole, therefore includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.
22. To comply with Regulation 8 (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Plan must set out a schedule of policies which are to be superseded. **MM10** addresses this by listing the nine FLP32 policies that are to be replaced, to ensure the Plan is legally compliant in this regard. I have amended



relevant MMs to include the policies in full so that it is clear that entire policies are being replaced.

23. The Plan complies with all other relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations.

## **Assessment of Soundness**

### **Main Issues**

24. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearing sessions, I have identified two main issues upon which the soundness of this Plan depends. This report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy or policy criterion in the Plan.

### **Issue 1 – Have the revisions in relation to housing need and the housing requirement been positively prepared and are they justified, effective and consistent with national planning policy?**

#### **Housing need**

25. The FLP32 identifies the objectively assessed housing need to be a range between 410 and 430 dwellings per annum (dpa). Through the partial review process, the Council has established a revised local housing need figure using the standard method. This results in the minimum local housing need being 275 dpa. In determining this figure the Council has followed the formula set out in the Planning Practice Guidance (PPG), which addresses projected household growth and historic under-supply. The Council's approach in using the standard method is justified and consistent with national policy.
26. The PPG identifies circumstances when it may be appropriate to plan for a higher housing need figure than the standard method indicates. Whilst I acknowledge that the FLP32 objectively assessed housing need is higher than the standard method figure, this is based on assessments which were produced prior to the introduction of the new approach, and subsequent revisions to national planning policy and guidance. Furthermore, the affordability adjustment within the standard method calculation takes account of people moving into an area for economic reasons. There is also significant economic uncertainty at present, and there are no specific growth strategies or

strategic infrastructure improvements that would justify an uplift to the standard method figure. Accordingly, the housing need figure of 275 dpa for the period 2019-2032 is justified.

27. Paragraph 61 of the Framework clearly states that 'In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for'. It is undisputed that neighbouring Wyre Council has a total unmet housing need of 380 dwellings, following the adoption of the Wyre Local Plan on 28 February 2019. Notwithstanding that the Wyre Local Plan includes Policy LPR1 which states that the 'Local Planning Authority will bring forward a partial review of the plan with the objective of meeting the Full Objectively Assessed Housing Needs' to be submitted by early 2022, an identified unmet need exists now.
28. As identified in paragraphs 6 and 7 above, one of the reasons for the partial review process is to address Wyre's unmet housing need. However, the Plan only specifies that the amount of any unmet need should be determined through Wyre Council's partial review of its local plan, in accordance with its Policy LPR1. Indeed, the Plan goes further by calculating a lower housing need figure for Wyre using the standard method and concludes that Wyre Council will be able to fully meet its own needs. This approach is neither positively prepared nor consistent with national policy.
29. The partial review of Wyre Council's Local Plan is still in preparation and it is yet unknown what the revised local housing need may be. Nor is it clear whether Wyre Council will be able to meet housing needs in full within the Borough through its own partial review process. Whilst I note that Wyre Council has not formally requested that Fylde Council meets its unmet need, this does not detract from the fact that an unmet housing need exists now and needs to be addressed.
30. Fylde's housing need of 415 dpa for the period 2011-2019 and 275 dpa for the period 2019-2032 would result in an overall housing need of 6,895 dwellings for the plan period. Adding Wyre's unmet housing need of 380 dwellings would increase this figure to 7,275 dwellings. The Plan does not make any revisions to the existing housing land supply set out in the FLP32. This provides for 8,819 net new homes over the plan period and is fully justified, having been found sound in 2018. The housing land supply therefore significantly exceeds the 7,275 dwellings required to meet identified needs.

31. Accordingly, given the Council's ability, through its existing housing land supply, to more than meet Wyre's identified unmet housing need of 380 dwellings over the plan period, I conclude that the Plan is modified to ensure the needs are met. I now consider the implications of this for determining the housing requirement in the Plan and set out required modifications.

### **Housing requirement (Policies DLF1 and H1)**

32. Policy H1 in the FLP32 sets the minimum annual housing requirement as 415 dwellings. Policy DLF1 sets the overall requirement as 8,715 new homes over the 21 year plan period. The Plan revises both policies to include the lower housing requirement figure of 275 dpa and 6,895 dwellings overall, as assessed through the standard method. However, it also keeps the existing figures and identifies the housing requirement as a range. As proposed, Policy H1 therefore identifies 275-415 dpa as the housing requirement for the period 2019-2032, with the earlier years 2011-2019 remaining at 415 dpa. Policy DLF1 provides for a minimum of 6,895-8,715 new homes over the whole plan period.

33. Identifying the housing requirement as a range lacks clarity, is not effective and implies there is a maximum figure. Whilst I note that the Plan does not specifically state that the top of the range is a ceiling, it can be implied, and it is critical that the housing requirement is set out unambiguously. Accordingly, it is necessary for the housing requirement to be identified as a single minimum figure within the Plan for the period 2019/20 to 2031/32 and as a single figure for the total plan period requirement.

34. Therefore, in order to meet the housing needs identified in paragraph 30 above, it is necessary to modify Policy DLF1 so that the minimum total housing requirement for the plan period is 7,275 dwellings. Similarly, Policy H1 requires modifying so that the minimum annual housing requirement is 305 dwellings for the period 2019-2032. These modifications are addressed through **MM2** and **MM6** respectively and are required to ensure the policies are positively prepared, justified, effective and consistent with national planning policy.

35. In conjunction with these two policy changes, additional consequential modifications are necessary to ensure that introductory paragraphs 1.26-1.27 of the Plan and supporting text in the housing chapter are consistent. This is to clarify the revised housing need and requirement positions and to identify that the Plan is meeting Wyre's

unmet housing need. **MM1**, **MM5**, **MM7** and **MM8** make these necessary modifications to ensure the Plan is positively prepared, justified, effective and consistent with national planning policy.

36. As part of revising the housing position in paragraph 9.17 of the Plan the housing completions for 2017-2019 also need adding and existing commitments updating, for clarity. This is rectified as part of **MM5** and ensures the Plan is justified and effective. I have amended this MM so that paragraph 9.13 of the Plan refers to the revised 2021 Framework rather than previous versions.
37. A further consequential change to the Plan's monitoring framework on housing delivery is also required so that it is consistent with the revised housing position. This is achieved through **MM11** for reasons of effectiveness and to ensure the Plan is justified.

## **Conclusion**

38. Subject to the MMs identified above, the revisions in relation to housing need and the housing requirement, have been positively prepared and are justified, effective and consistent with national planning policy.

## **Issue 2 – Are the revisions to Policies GD4, GD7, EC5, H6 and ENV1-ENV3 effective and consistent with national planning policy? Is Policy H2 consistent with national planning policy?**

### **Policy GD4**

39. Policy GD4 sets out a criteria-based policy for development in the countryside. The revisions in the Plan accord with paragraph 85 of the Framework in relation to meeting local business and community needs, subject to the specified criteria. Nevertheless some of the wording within the policy and supporting text is ambiguous and requires clarification so that the policy is effective. **MM3** and **MM4** address this.
40. In addition, whilst the Plan as submitted also adds a new criterion to the policy regarding entry-level exception sites, it confusingly refers to 'development needed to support' such sites and only requires criteria in Policy GD7 (design policy) to be met. **MM3** rectifies this by clarifying that entry-level exception sites will be permitted in rural

areas subject to local policy and the specific criteria set out in the Framework. This is necessary for reasons of effectiveness and consistency with national planning policy, particularly paragraph 72 of the Framework.

### **Policy GD7**

41. The FLP32 Policy GD7 requires all development to achieve good design and sets out a series of criteria for different design aspects. The revisions to the policy set out in the Plan ensure the policy is consistent with national planning policy.

### **Policy EC5**

42. In accordance with paragraph 90 of the Framework, the Plan's revisions to Policy EC5 and the supporting text, in relation to development outside of town centres, removes reference to office development. This approach is consistent with national policy.

### **Policy H6**

43. Policy H6 is a criteria based policy for isolated new homes in the countryside. The Plan revises the FLP32 policy to incorporate an additional criterion permitting isolated new homes where it would involve the subdivision of an existing residential dwelling. However, to ensure the policy is consistent with paragraph 80 of the revised July 2021 version of the Framework, as referenced in paragraph 9 above, this criterion needs to be modified to refer to a residential 'building' rather than a dwelling and the term 'innovative' in relation to design needs to be deleted. **MM9** addresses this so that the Plan is consistent with national planning policy.

### **Environment Policies ENV1-ENV3**

44. Policy ENV1 includes development criteria relating to landscape and coastal change management areas. The revisions in the Plan, including the removal of reference to valued landscapes from the policy and supporting text (as none have been defined), ensure there is consistency with the Framework, including paragraph 174.
45. Policy ENV2 relates to biodiversity protection and enhancement. The revisions in the Plan, including securing measurable net gains for biodiversity, ensure consistency with national planning policy.

46. The revisions relating to Policy ENV3 and the supporting text are factual updates to ensure reference is made to the correct paragraphs in the Framework.

### **Other Plan revisions**

47. The Plan's other revisions to policies, supporting text and appendices are required to ensure consistency with national planning policy and are justified and effective.

### **Policy H2**

48. Policy H2 in the FLP32 sets out a range of criteria relating to residential development, including specific requirements for specialist accommodation for the elderly. Whilst the Plan does not propose any changes to the policy, revisions to national policy on specialist housing for older people were brought to my attention during the examination. As one of the purposes of the Plan is to ensure consistency with revised national policy, I have carefully considered whether the 'Specialist Accommodation for the Elderly' section of Policy H2 is sound in this regard.
49. The Framework refers to both 'older people' and the 'elderly'. Whilst only the former term is defined in the glossary, the continued use of the term 'the elderly' in Policy H2 remains consistent with national policy. The revisions to the definition of 'older people' in the Framework to also include people approaching retirement age, does not affect this.
50. Paragraph 65 of the Framework requires at least 10% of homes on major development sites to be made available for affordable home ownership (as part of the overall affordable housing contribution from the site) unless it meets the listed exemptions. One exemption is where the development provides specialist accommodation for a group of people with specific needs such as purpose-built accommodation for the elderly. However, this exemption only relates to the provision of 10% of homes being for affordable home ownership. National policy does not state that specialist accommodation for a group of people should be exempt from providing affordable housing overall. Therefore, it follows that such development must accord with local policy requirements for the provision of affordable housing unless local exemptions apply.
51. The PPG provides an indicative list of types of specialist housing for older people, and clearly states that this is not definitive. It includes

age-restricted general market housing generally for people aged 55 or over and the active elderly, which do not include support or care services, as well as other types of accommodation which provide for such needs. The PPG advises that authorities should set clear policies to address local housing needs as evidenced by appropriate needs assessments.

52. Policy H2 defines what purpose-built 100% specialist accommodation for the elderly is and sets out specific criteria to be met when providing such accommodation within the Plan area. It also incentivises such provision by stating that affordable housing contributions will not be sought. This was determined to be a sound approach in 2018, due to the significant needs identified for the 65 and over population. This approach remains consistent with revised national policy.
53. Furthermore, to ensure an element of flexibility, the policy already includes a lower age restriction of over 55 as one of its defining criteria. Also, the Plan does not restrict the provision of other forms of specialist accommodation for the elderly from coming forward.
54. Policy H2 is therefore consistent with national policy.

## **Conclusion**

55. Subject to the MMs identified above, the revisions to Policies GD4, GD7, EC6, H6 and ENV1-ENV3 are effective and consistent with national policy. Furthermore, existing Policy H2 is consistent with national planning policy.

## **Overall Conclusion and Recommendation**

56. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explained in the main issues set out above.
57. The Council has requested that I recommend MMs to make the Plan sound and legally compliant and capable of adoption. I conclude that the duty to cooperate has been met and that with the recommended main modifications set out in the Appendix the Partial Review of the Fylde Local Plan to 2032 satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

*Y Wright*

Inspector

This report is accompanied by an Appendix containing the Main Modifications.



## Appendix – Main Modifications

The modifications below refer to the Partial Review of the Fylde Local Plan to 2032 - Schedule of Revisions to the FLP32 dated March 2020.

They are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to those set out in the submission Partial Review, and do not take account of the deletion or addition of text.

Ref	Policy/ Paragraph	Main Modification
MM1	Paragraphs 1.26 -1.27	<p><i>Delete paragraphs 1.26 and 1.27 of the Partial Review and replace as follows:</i></p> <p><u>1.26 The shortfall in Wyre, established through the Wyre Local Plan (2011-2031) (30 dwellings per annum), is provided for through the new housing requirement of 305 dwellings per annum for the period 2019-2032 in the Partial Review of the Fylde Local Plan to 2032.</u></p> <p><u>1.27 The Partial Review of the Fylde Local Plan therefore has incorporated alterations to its strategic policies DLF1 and H1 and to supporting text, to the housing needs and requirement figures, and to the performance monitoring framework, following consideration of the issue of housing needs in Wyre. Explanatory paragraphs above are revised to clarify the updated position following the Partial Review.</u></p>
MM2	Policy DLF1	<p><b>Policy DLF1</b></p> <p><b>Development Locations for Fylde</b></p> <p>The Local Plan will provide sites for a minimum of <del>6,895-8,715</del> <u>7,275</u> new homes and a minimum of 60.6 Ha (gross requirement) of additional employment land over the plan period to 31 March 2032.</p> <p><b>Locations for Development</b></p> <p><b>Strategic Locations for Development</b></p> <p>The Local Plan Development Strategy is to direct the majority of future growth to the most sustainable locations, specifically to the four Strategic Locations for Development.</p> <p>The four Strategic Locations are:</p> <ul style="list-style-type: none"> <li>• Lytham and St Annes;</li> <li>• Fylde-Blackpool Periphery;</li> <li>• Warton; and</li> <li>• Kirkham and Wesham.</li> </ul>

Ref	Policy/ Paragraph	Main Modification
		<p>Development of the Strategic Sites at these Strategic Locations is key to ensuring that the Development Strategy is achieved.</p> <p><b>Non-strategic Locations for Development</b> Other development will mainly be located in the Non-strategic Locations for Development, which comprise the Local Service Centre of Freckleton, the Tier 1 Larger Rural Settlements and the Tier 2 Smaller Rural Settlements.</p> <p><b>Broad Distribution of Development</b></p> <p><b>Strategic Locations</b> Around 90% of homes to be developed in the plan period (including small sites) and 59.6 Ha of employment land will be located in the four Strategic Locations for development.</p> <p><b>Non-strategic Locations</b> Around 10% of homes to be developed in the plan period (including small sites) and 2.4 Ha of employment land will be located in the Non-strategic Locations.</p> <p><b>Windfalls (including small committed sites)</b> Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 10 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2): this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide around 11% of the housing requirement. There may also be some larger windfall sites that will also contribute to this figure.</p> <p><b>Existing Land uses</b> Development will not be permitted which would prevent or undermine the operation of existing land uses, including hazardous installations and the ethylene pipeline and Mineral Safeguarding Areas, or prejudice airport safety at Blackpool Airport or at Warton Aerodrome. Development will contribute towards sustainable growth, the continuation and creation of sustainable communities, by their locations and accessibility and through the sustainable use of resources and construction materials.</p>
MM3	Policy GD4	<p><b>Policy GD4 Development in the Countryside</b></p> <p>Development in the Countryside, shown on the <b>Policies Map including Inset Plans</b>, will be <del>limited to</del> <u>permitted in the following circumstances:</u></p> <p>a) <del>that</del> <u>where it is needed for the purposes of meeting local business and community needs;</u> for the purposes of agriculture, horticulture or forestry; or other uses</p>

Ref	Policy/ Paragraph	Main Modification
		<p>appropriate to a rural area, including uses which would help to diversify the rural economy, including small-scale tourist accommodation, holiday caravan sites and very exceptionally, larger scale tourism development. The development must be sensitive to its surroundings, must not have an unacceptable impact on local roads and <del>exploit any opportunity</del> <u>should offer opportunities</u> to make the location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport).</p> <ul style="list-style-type: none"> <li>b) the re-use or rehabilitation of existing permanent and substantial buildings;</li> <li>c) extensions to existing dwellings and other buildings in accordance with Policy <b>H7</b>;</li> <li>d) development essentially needed for the continuation of an existing enterprise, facility or operation, of a type and scale which would not harm the character of the surrounding countryside;</li> <li>e) isolated new homes in the countryside which meet the criteria set out in Policy <b>H6</b>;</li> <li>f) minor infill development;</li> <li>g) <del>development needed to support</del> entry-level exception sites for first-time buyers (or those looking to rent their own home) on land not already allocated for housing which meets the criteria set out in <u>the Framework and</u> Policy GD7.</li> </ul>
MM4	Paragraph 7.14	<p><b>7.14</b> The most appropriate development permissible in the countryside will be for the purposes of meeting local business and community needs and for agricultural, horticultural or forestry purposes, where this is necessary for the efficient and effective running of the enterprise. <u>Development for community needs will relate to facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</u> Some forms of tourism development are appropriate within the rural areas, all of which are covered in Chapter 8.</p>
MM5	Paragraphs 9.13- 9.14, 9.16-9.17 and 9.19	<p><b>9.13</b> A revised Framework was published in July <del>2018</del> <u>2021</u> and <del>was subsequently updated in February 2019.</del> The Framework states that strategic policies should be informed by a local housing need assessment, calculated using the standard method in national planning guidance, unless justified by exceptional circumstances. This national policy therefore means that the approach used by the SHMA and its Addenda is superseded. The Partial Review of the Fylde Local Plan to 2032 is accompanied by the Housing Needs and Requirement Background Paper 2020 which contains the Council's local housing need assessment, produced in response to this change in national policy. The local housing needs assessment concludes that the minimum local housing need figure is 275 dwellings per annum. The Framework states that any needs that cannot be met in neighbouring areas should be added to this figure. <del>However, as explained in Chapter 1 and set out in the draft statement of common ground and the</del></p>

Ref	Policy/ Paragraph	Main Modification
		<p>Housing Needs and Requirement Background Paper, the unmet need in Wyre identified in the Wyre Local Plan (2011-2031) will be addressed through the review process of the Wyre Local Plan. Therefore, the shortfall in Wyre identified in the Wyre Local Plan (2011-2031) of 380 dwellings, equivalent to 30 dwellings per annum for the period 2019-2032, is added to give a total of 305 dwellings per annum for the period 2019-2032.</p> <p><b>9.14</b> The Framework requires that strategic policy-making authorities establish a housing requirement figure for the whole area (the Borough of Fylde), showing the extent to which the identified needs (and any that cannot be met in neighbouring areas) can be met. For the Local Plan, the Council had considered the findings of Addendum 3 to the SHMA and determined the housing requirement for the 2011-2032 plan period to be 415 net dwellings per annum. For the Partial Review of the Fylde Local Plan to 2032, having considered <del>the existence of this adopted figure and</del> the evidence provided by the Housing Needs and Requirement Background Paper 2020 using the government's standard method for housing need <u>and the obligation to include the shortfall in Wyre</u>, the Council has determined the housing requirement figure for the plan period to be <del>6,895-8,715</del> <u>7,275</u> net dwellings. This is derived from an annual requirement of 415 net dwellings for the period 2011-2019 and <del>275-415</del> <u>305</u> net dwellings per annum from 2019-20 onwards. This revised housing requirement <u>takes account to be taken of any need from neighbouring authorities that cannot be met, up to the amount of unmet need from the adopted Wyre Local Plan (2011-2031)</u>, <del>should any need that cannot be met exist following Wyre's Partial Review.</del> The <u>total figure of 6,895-8,715 net dwellings has been used to determine how much deliverable land is allocated in the Fylde Local Plan to 2032 which covers the period from 1 April 2011-31 March 2032, this is known as the planned provision.</u> Fylde Council's role is to address the imperative of housing provision as positively as possible.</p> <p><b>9.16</b> The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is <del>275-415-305</del> net dwellings per annum for the remainder of the plan period. The overall <u>minimum housing requirement figure is identified in the Housing Needs and Requirement Background Paper 2020 established through the Partial Review of the Fylde Local Plan to 2032 is to be 6,895-8,715-7,275</u> net dwellings for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of <b>8,819</b> homes over the Plan period.</p> <p><b>9.17</b> 1,538 dwellings <del>have been</del> <u>were</u> completed in Fylde from 2011-2017, an average of 256 dwellings per annum. <u>In the adopted Fylde Local Plan to 2032, when this figure is was subtracted from the overall original plan period requirement of 6,895-8,715, it gives to give a residual requirement of 5,357-</u></p>

Ref	Policy/ Paragraph	Main Modification
		<p><del>7,177</del> <del>479</del> dwellings per annum <del>to be completed</del> from 2017 <del>to</del> <del>2032</del> onwards. <del>953</del> homes were completed in the years 2017-2019. The Partial Review of the Fylde Local Plan to 2032 has a <u>minimum housing requirement for the plan period of 7,275 net dwellings, giving a residual requirement from 2019-2032 of 4,784 net dwellings.</u> This figure (<del>5,357</del> <del>7,177</del> <del>4,784</del>) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to <del>357</del> <del>479</del> <u>368</u> net dwellings per annum for the remaining years of the plan period <u>2019-2032</u>. This is the 'Liverpool' method, for the purpose of calculating the 5 year housing land supply and is necessary in order to provide the most effective strategy to facilitate the delivery of housing during the plan period.</p> <p><b>9.19</b> The trajectory at <b>Appendix 2</b> shows the anticipated delivery of homes in relation to the requirement, throughout the plan period to 2032. A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement. The Council's monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 952 homes <del>has had</del> accrued as at 31st March 2017. Planning application commitments amount to <del>6,111</del> <u>6,405</u> homes as at <del>30th September 2017</del> <u>1st April 2019</u>. This means that 88% of the requirement for the plan period already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall <del>of 952 homes</del> will be delivered over the remainder of the plan period to 2032.</p>
MM6	Policy H1	<p><b>Policy H1 – Housing Delivery and the Allocation of Housing Land</b></p> <p>The Council will provide for and manage the delivery of new housing by:</p> <ol style="list-style-type: none"> <li>a) Setting and applying a <u>minimum</u> housing requirement of 415 net homes per annum for the period 2011-2019 and a <u>minimum</u> housing requirement of <del>275</del> <del>415</del> <del>305</del> net homes per annum for the period 2019-2032.</li> <li>b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels as set out in accordance with the Monitoring Framework at Appendix 8.</li> <li>c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply calculated using the "Liverpool" method from the start of each annual monitoring period and in locations that are in line with the Policy <b>DLF1</b> (Development Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.</li> <li>d) The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032</li> </ol>

Ref	Policy/ Paragraph	Main Modification
		and provided for through allowances, to provide for a minimum of <del>6,895-8,715</del> <u>7,275</u> homes.
MM7	Paragraphs 9.22 and 9.24	<p><b>9.22</b> To make sufficient land available to deliver a minimum of <del>6,895-8,715</del> <u>7,275</u> new homes up to the end of the Plan period in 2032 the Council will: .....</p> <p><b>9.24 Performance Monitoring Indicator 1</b>, in <b>Appendix 8</b>, sets out a target/policy outcome to record the net additional homes completed against the residual requirement of <del>357-479</del> <u>368</u> per annum. <b>Performance Monitoring Indicator 2</b> sets out a target/policy outcome to achieve a 5 year supply of housing land. <b>Performance Monitoring Indicator 3</b> sets out a target/ policy outcome to have a housing trajectory that delivers a minimum of <del>6,895-8,715</del> <u>7,275</u> homes over the plan period.</p>
MM8	Paragraph 9.67	<p><b>9.67</b> The figure of 249 per annum would represent a large proportion of the <del>275-415-305</del> per annum requirement of all housing for Fylde, and this would therefore be undeliverable. ....</p>
MM9	Policy H6 Isolated New Homes in the Countryside	<p><b>Policy H6 Isolated New Homes in the Countryside</b></p> <p>Isolated new homes in the countryside will only be permitted where:</p> <ol style="list-style-type: none"> <li>1. The home 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: <ol style="list-style-type: none"> <li>a) there is an essential need for permanent attendance of a worker on site;</li> <li>b) the need cannot be met by any existing home or other accommodation at the business or in the general locality;</li> <li>c) the business is capable of supporting a full time worker and has a clear prospect of remaining so;</li> <li>d) the size of the home is appropriate to the rural worker's family size / economic need and it is located adjacent to any existing buildings.</li> </ol> <p>If accommodation is needed in relation to a new enterprise, then any accommodation should be of a temporary nature, such as a caravan or other temporary accommodation, it will only be approved for a maximum of three years.</p> </li> <li>2. The exceptional quality of design of the building helps to raise standards of design in the countryside. The exceptional quality <del>or innovative nature</del> of the design of the home would:</li> </ol>

Ref	Policy/ Paragraph	Main Modification																				
		<p>a) be truly outstanding <del>or innovative</del>, helping to raise standards of design more generally in the countryside;</p> <p>b) reflect the highest standards in architecture;</p> <p>c) significantly enhance its setting;</p> <p>d) be sensitive to the defining characteristics of the local area; and</p> <p>e) protect the local environment.</p> <p>3. Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; <del>or</del></p> <p>4. Where the development would re-use redundant or disused buildings and lead to enhancement in the immediate setting; or</p> <p>5. Where the development would involve the subdivision of an existing residential <del>dwelling building</del>.</p>																				
MM10	Appendix 1	<p><i>Amend Appendix 1 to also include the following:</i></p> <p>This is a schedule of policies from the Fylde Local Plan to 2032, which are to be superseded by the policies in the Partial Review of the Fylde Local Plan to 2032.</p> <table border="1" data-bbox="528 1200 1390 1944"> <tr> <td data-bbox="528 1200 592 1294"></td> <td data-bbox="592 1200 1390 1294">Policies in the Fylde Local Plan to 2032 to be superseded by the Partial Review.</td> </tr> <tr> <td data-bbox="528 1294 592 1361">1.</td> <td data-bbox="592 1294 1390 1361">Policy <b>DLF1</b>: Development Locations for Fylde</td> </tr> <tr> <td data-bbox="528 1361 592 1429">2.</td> <td data-bbox="592 1361 1390 1429">Policy <b>GD4</b>: Development in the Countryside</td> </tr> <tr> <td data-bbox="528 1429 592 1496">3.</td> <td data-bbox="592 1429 1390 1496">Policy <b>GD7</b>: Achieving Good Design in Development</td> </tr> <tr> <td data-bbox="528 1496 592 1563">4.</td> <td data-bbox="592 1496 1390 1563">Policy <b>EC5</b>: Vibrant Town, District and Local Centres</td> </tr> <tr> <td data-bbox="528 1563 592 1659">5.</td> <td data-bbox="592 1563 1390 1659">Policy <b>H1</b>: Housing Delivery and the Allocation of Housing Land</td> </tr> <tr> <td data-bbox="528 1659 592 1727">6.</td> <td data-bbox="592 1659 1390 1727">Policy <b>H6</b>: Isolated New Homes in the Countryside</td> </tr> <tr> <td data-bbox="528 1727 592 1794">7.</td> <td data-bbox="592 1727 1390 1794">Policy <b>ENV1</b>: Landscape</td> </tr> <tr> <td data-bbox="528 1794 592 1861">8.</td> <td data-bbox="592 1794 1390 1861">Policy <b>ENV2</b>: Biodiversity</td> </tr> <tr> <td data-bbox="528 1861 592 1944">9.</td> <td data-bbox="592 1861 1390 1944">Policy <b>ENV3</b>: Protecting Existing Open Space (Part of the Green Infrastructure network)</td> </tr> </table>		Policies in the Fylde Local Plan to 2032 to be superseded by the Partial Review.	1.	Policy <b>DLF1</b> : Development Locations for Fylde	2.	Policy <b>GD4</b> : Development in the Countryside	3.	Policy <b>GD7</b> : Achieving Good Design in Development	4.	Policy <b>EC5</b> : Vibrant Town, District and Local Centres	5.	Policy <b>H1</b> : Housing Delivery and the Allocation of Housing Land	6.	Policy <b>H6</b> : Isolated New Homes in the Countryside	7.	Policy <b>ENV1</b> : Landscape	8.	Policy <b>ENV2</b> : Biodiversity	9.	Policy <b>ENV3</b> : Protecting Existing Open Space (Part of the Green Infrastructure network)
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MM11	Appendix 8 Performance	<p><i>Amend the monitoring indicators as follows:</i></p> <p><b>Indicator 1</b></p>																				

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	<p>Monitoring Framework</p> <p>Performance Monitoring Indicators 1 and 3</p>	<p>Performance Monitoring Indicator(s) Annual net homes completions against the residual number required for <del>2018-2019</del>-2032 of <del>479-368</del> homes per annum.</p> <p>Target / Policy Outcome Annual net homes completions to be at least the residual number required for <del>2018-2019</del>-2032 of <b>479-368 homes</b> per annum.</p> <p>Trigger for Action (1) Failure to deliver 95% of the residual number over a 3-year rolling period, i.e. <del>4,365-1,049</del> net homes over 3 years; (2) Failure to deliver 85% of the requirement over a 3-year rolling period, i.e. <del>4,224-938</del> net homes over 3 years (3) Failure to deliver 75% of the requirement over a 3-year rolling period, i.e. <del>4,078-828</del> net homes over 3 years</p> <p><b>Indicator 3</b></p> <p>Target / Policy Outcome To deliver a minimum of <del>8,715-7,275</del> <b>homes</b> (net) over the plan period from 1 April 2011 to 31 March 2032.</p>