

B L A C K P O O L C O U N C I L



Local Development Scheme

March 2007

CONTENTS

Introduction	Page	3
The Local Development Scheme		3
The Blackpool Local Plan		4
Saved Policies and Guidance		4
Local Development Framework : An Overview		4
Joint Working Arrangements		7
Local Development Framework Programme Priorities		7
Local Development Document Profiles		
Statement of Community Involvement		11
Core Strategy		12
Allocations of Land & Proposals Map		13
Foxhall		14
South Beach		15
Claremont		16
Town Centre and Promenade Design Guide		17
Planning Obligations		18
Extending Your Home		19
Resources		
Risk Management		20
Monitoring		21
Evidence Base		22
Appendix A: Future Policy Transition		22
Appendix B: Supplementary Planning Guidance		23
Glossary		32
		33
Figure 1: LDF Document Relationships		6
Table 1: Schedule of Proposed Development Plan Docs.		9
Table 2: Schedule of Proposed Supplementary Plan Docs.		10

LOCAL DEVELOPMENT SCHEME

INTRODUCTION

In September 2004 the Planning System changed with the introduction of the Planning and Compulsory Purchase Act (2004), placing a greater emphasis on a responsive and pro-active land-use planning, with community engagement and sustainability at the heart of proposals. The changes to the planning system have required Blackpool Borough Council to produce a different style of land use development plan.

The Blackpool Local Development Framework will steadily replace the Blackpool Local Plan. The Local Development Framework (LDF) is a folder of documents that will guide the development and change of use of land within the local authority administrative boundary. The LDF will provide guidance and certainty to developers and individuals about the future use of land in the Borough, which means that planning decisions can be made consistently and for the long-term benefit of the community. The framework will set out the Boroughs development in line with the newly evolving Regional and Sub-Regional Spatial Strategies.

Under the new arrangements the way in which the land use plan is prepared has changed. There is a greater emphasis on the management of the planning process in preparing a land use plan.

THE LOCAL DEVELOPMENT SCHEME

This Local Development Scheme (LDS) establishes the timetable for the production of the Local Development Framework.

The LDS adds certainty to the process of preparing an LDF. It sets out which documents are to be produced, when and how. Central to LDF production is community involvement and so by providing this timetable, involvement by communities and stakeholders can be planned and expected.

This Local Development Scheme aims to:

- Set out the requirements of the LDF to ensure that users can navigate around the folder of documents.
- Provide a clear 3 year timetable indicating which documents will be produced and when.
- Inform LDF users of the various consultation periods required to progress the Plan which will ensure the maximum involvement by all.

- Establish a link between the new LDF process and the 'outgoing' Blackpool Local Plan.

This LDS is publicly available from the Council or via the Council's web-site: www.blackpool.gov.uk. The content of the LDS has been submitted to, and agreed by The Government Office North West.

THE BLACKPOOL LOCAL PLAN

Blackpool is a local authority in transition between the two planning systems. The Blackpool Local Plan: 2001 to 2016 - was adopted by Blackpool Borough Council in June 2006. In accordance with the Planning and Compulsory Purchase Act 2004, The Blackpool Local Plan is classified as "saved"; that is it will continue to be the statutory document used to guide development and for development control purposes until it is superseded by new documents i.e. the Local Development Framework.

SAVED POLICIES AND GUIDANCE

All policies from the Local Plan are saved for a period of three years following its adoption i.e. to June 2009. At some point Blackpool Council may seek Secretary of State approval to save policies beyond the three-year period. **Appendix A indicates the likely future of the policies in the adopted plan as the LDF gets underway.**

Blackpool Council has 11 adopted Supplementary Planning Guidance documents which provide more expansive guidance for the relevant aforementioned saved policies (see Appendix B).

LOCAL DEVELOPMENT FRAMEWORK: AN OVERVIEW

The LDF is a folder of documents. Some of the documents manage the process, some have statutory planning weight and can be used to make decisions, whilst others provide amplification and clarification of policy, see figure 1.

Statutory Documents

Local Development Documents is a general term used to describe the collection of **Development Plan Documents (DPDs)** and **Supplementary Planning Documents (SPDs)**. DPD's are examined by an independent inspector. DPDs therefore have statutory planning weight and are the principal consideration against which planning applications will be determined. DPDs take on a variety of different forms including a Core Strategy, Area Action Plans, Development Control & Allocations DPDs. SPDs are not tested by an independent inspector. SPDs essentially amplify policy and can be prepared in a variety of different forms including planning guidance, planning briefs and development briefs. The Proposals Map, which geographically illustrates the application of the policies in the Development Plan Documents, will be revised at the same time as a DPD is adopted.

Managing the Process

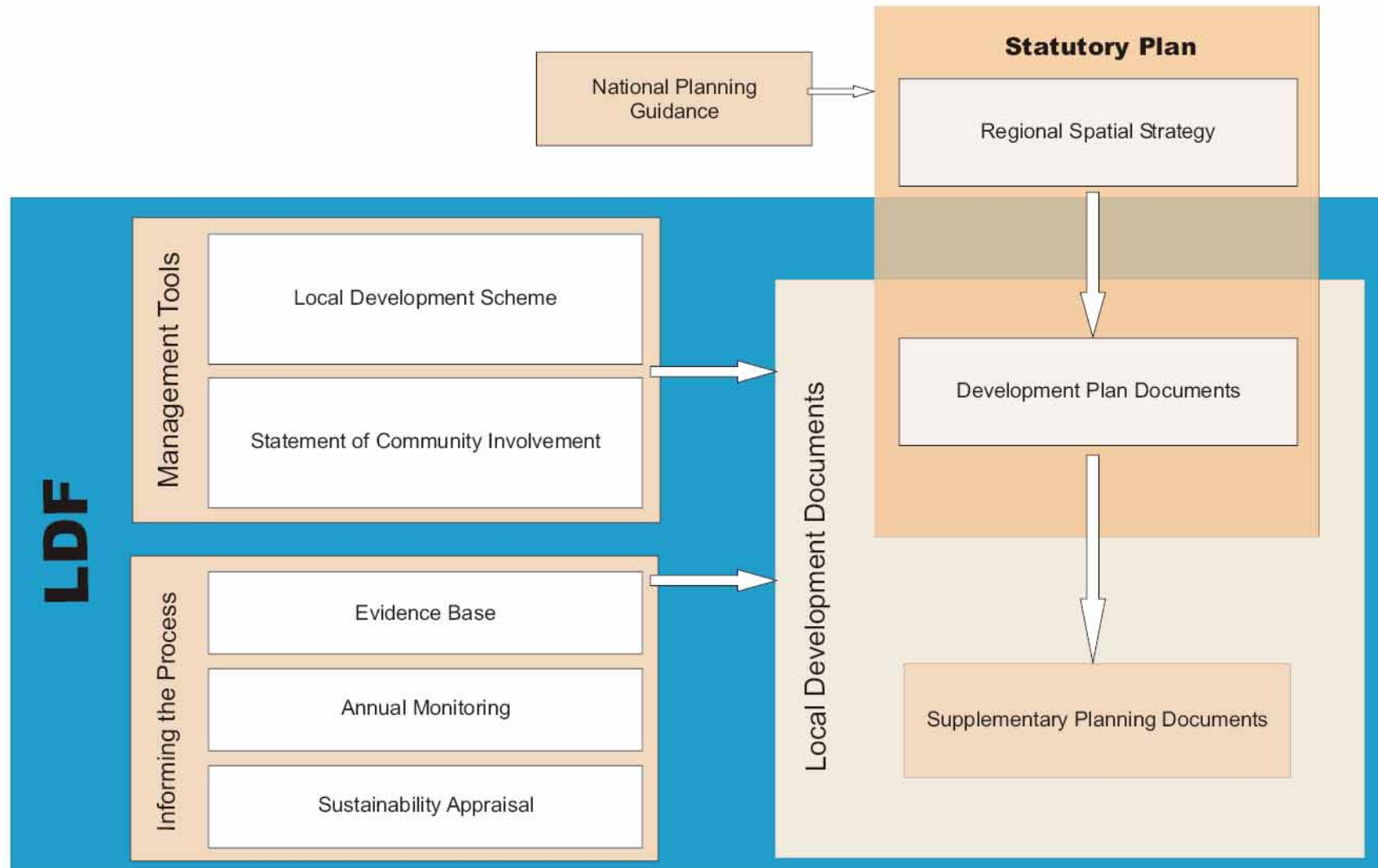
In addition to this **Local Development Scheme** the Council has produced a **Statement of Community Involvement (SCI)**, which sets out the Council's procedures for involving the public in the planning process.

Informing the Process

The Council produces an **Annual Monitoring Report (AMR)** at the end of each calendar year to review actual progress in terms of **Local Development Document** preparation and to compare this against the targets and milestones in the **Local Development Scheme**. The report also assesses whether and how Local Plan and LDF policies are being implemented.

All Local Development Documents, with the exception of the Statement of Community Involvement, will be subjected to **Sustainability Appraisal**, incorporating Strategic Environmental Assessment, throughout the process of preparing the document.

FIGURE 1: LDF DOCUMENT RELATIONSHIPS



WORKING ARRANGEMENTS

As a Unitary Authority Blackpool Council jointly works with Lancashire County Council and Blackburn-with-Darwen Borough Council to produce the Minerals and Waste Local Development Framework. The Core Strategy Preferred Options document was published for consultation in November 2006.

Blackpool Council does not anticipate the joint production of any Development Plan Documents with neighbouring authorities. However, with Blackpool being the dominant centre in the sub-region and with very tightly drawn urban boundaries, there are many cross border issues and the potential for joint working is under continuous review. For this reason, Blackpool, Fylde and Wyre Councils are time aligning their Core Strategies and will also work together on preparing the evidence base for these.

The Council is currently working on the joint production of a House Extensions SPD with Fylde and Wyre Councils.

Re-Blackpool, Blackpool's Urban Regeneration Company, has recently been established. The Council will work closely with Re-Blackpool on the implementation of the Blackpool Local Plan and non-statutory Master Plan and ensure that the visions and strategic projects encompassed within the Master Plan and Local Plan continue to be driven forward through the LDF. The recent publication of SPD's for the Conference and Leisure Quarter and the Talbot Gateway have followed a close collaborative approach with Re-Blackpool.

LOCAL DEVELOPMENT FRAMEWORK PROGRAMME PRIORITIES

The completion of the Local Plan was the focus of the Development Plans and Projects Team in 2006. The Local Plan sets out a structured approach to the more detailed planning of:

1. The identified neighbourhoods - through the production of Neighbourhood Area Action Plans; and
2. The allocated major development sites - through the production of Planning Briefs.

These documents are being and will be taken forward within the umbrella of the Local Development Framework as Area Action Plan Development Plan Documents and Planning Brief Supplementary Planning Documents respectively.

To this end, the Council has recently adopted Planning Briefs as Supplementary Planning Documents for the Conference and Leisure Quarter and Talbot Gateway developments. It is expected that further planning briefs for key development sites will be rolled into the LDF programme as resources allow in future years.

Blackpool Council's 2005 Local Development Scheme placed an emphasis on the production of Area Action Plans for our residential neighbourhoods in advance of our resort neighbourhoods. However, it is now intended to reverse this emphasis for the following reasons:

- a) Major development changes within Blackpool have become increasingly focused on the Sea Front and the Town Centre. These will impact most heavily on Blackpool's resort neighbourhoods. The Council wishes to focus its Area Action Plans on the areas that are likely to be subject to the greatest development change;
- b) The Council considers that its priority Area Action Plans should focus on the areas that will have the greatest impact in terms of housing renewal, economic regeneration through the critical tourist visitor economy and environmental improvement;
- c) Work towards the development of proposals for physical change within the priority residential neighbourhoods was deferred pending housing market assessment work to ensure that proposals were robustly deliverable rather than "aspirational". This work is continuing;
- d) Blackpool Council has established Re-Assurance + within the residential neighbourhoods. This will place an initial emphasis on community building, which is seen as an essential forerunner to the production of Area Action Plans;
- e) The Foxhall neighbourhood in particular is a relatively small, discrete area with an identifiable community framework that will best enable the Council to pilot its Area Action Plan approach within the strictures of the Local Development Framework;
- f) Area Action Plans will have to be backed up with significant resources. The resort neighbourhoods lie within Re-Blackpool's operational area and stand the best chance of securing those resources in the short to medium term.

The resultant programme is identified in Table 1. Chain of conformity of these plans will be directly through the 2006 Blackpool Local Plan that provides the strategic context for their preparation. However, the early priority Area Action Plans for the Resort Neighbourhoods will also inform the Council's Core Strategy and the documents will be progressed to ultimately align with one another. It is expected that further Area Action Plans for the priority residential neighbourhoods will be rolled into the LDF programme as resources allow in future years.

As previously highlighted, the LDF Core Strategy has been time aligned with Fylde and Wyre Councils to commence in 2007 with a view to submission in 2009 and adoption in 2010. Preparation of the Allocations and Proposals Map commence at submission of the Core Strategy as shown in Table 1.

Blackpool Council also proposes to produce a number of policy based Supplementary Planning Documents. The programme for these is outlined in Table 2.

Table 1: Schedule of Proposed Development Plan Documents

Document Title	Role and Content	Status	Chain of Conformity*	Issues & Options	Preferred options	Submission	Adoption
Statement of Community Involvement	Local Development Document setting out standards and approach to involving the community and stakeholders in planning processes	LDD	N/A	N/A	June 05 (draft)	Oct 06	Sept 2007
Core Strategy	Provides details of how land-use planning in Blackpool Borough relates to the community plan and other plans and strategies, including national and regional planning. Sets out the spatial vision, spatial objectives and strategy for the development of the Borough and provides the strategic framework for development control	DPD	National Guidance, Regional Spatial Strategy	Feb 2008	Sept 2008	May 2009	July 2010
Allocations & Proposal Map	Sets out allocations to meet future development needs, defines land to be safeguarded and identifies specific development opportunities	DPD	Regional Spatial Strategy, Core Strategy, Housing Strategy	Feb 2010	Sept 2010	May 2011	Jul 2012
Foxhall AAP	Sets out detailed development and regeneration proposals for Foxhall	DPD	Blackpool Local Plan	Feb 2008	Oct 2008	Apr 2009	Apr 2010
South Beach AAP	Sets out detailed development and regeneration proposals for South Beach	DPD	Blackpool Local Plan	Oct 2008	May 2009	Nov 2009	Nov 2010
Claremont AAP	Sets out detailed development and regeneration proposals for Claremont	DPD	Blackpool Local Plan	Mar 2009	Oct 2009	April 2010	April 2011

Table 2: Schedule of Proposed Supplementary Planning Documents

Document Title	Role and Content	Status	Chain of Conformity*	Draft SPD	Draft Consultation	Consider Reps	Adoption
Town Centre and Promenade Design Guide	Establishes a design framework for the Town Centre and Promenade and sets out design principles for development proposals and the public realm.	SPD	Blackpool Local Plan*	Sep 2007	Oct – Nov 2007	Dec 2007	Feb 2008
Planning Obligations	Sets out guidance on developer contributions associated with development proposals.	SPD	Blackpool Local Plan*	Sep 2007	Oct - Nov 2007	Dec 2007	Feb 2008
Extending Your Home	Provides guidance on house extensions (Jointly produced document with Fylde and Wyre Councils)	SPD	Blackpool Local Plan*	Jul – Aug 2007	Sept - Oct 2007	Nov – Dec 2007	Jan - Feb 2008

LOCAL DEVELOPMENT DOCUMENT PROFILES

STATEMENT OF COMMUNITY INVOLVEMENT

Status	Non-Development Plan Document.	
Role & Content	Sets out how the community will be engaged and involved in planning processes.	
Coverage	Borough-wide	
Chain of conformity	N/A	
Timetable & Milestones		
Consultations on Draft	June 2005	
Submission	Oct 2006	
Consideration of Representations	Dec 2006	
Examination	Mar 2007	
Binding Report	May 2007	
Adoption	Sept 2007	
Arrangements for Production		
Blackpool Council Development Plans Team to lead with support from the Chief Executives Department		

***Note: All SPD's being undertaken under the aegis of the Blackpool Local Plan will become part of the Local Development Framework and that DPD's that are subsequently produced will take full cognizance of their content.**

CORE STRATEGY	
Status	Development Plan Document
Role & Content	<ul style="list-style-type: none"> • Spatial portrait of Blackpool • Spatial vision for Blackpool and key diagram to show broad development locations • Spatial objectives and sustainability principles • Spatial monitoring and indicators
Geographic coverage	Borough –wide
Chain of conformity	National guidance, Regional Spatial Strategy. Regard to the Community Plan.
Timetable & Milestones	
Commencement	July 2007
Consultation on Issues & Options	Feb - Mar 2008
Preferred Options consultation	Sept - Oct 2008
Submission of DPD	May – Jun 2009
Pre-examination meeting	Oct 2009
Commencement of Examination	Dec 2009
Receipt of Binding report	May 2010
Adoption	July 2010
Arrangements for Production	
Blackpool Council Development Plans Team to lead with support from the Chief Executives Department	

ALLOCATIONS & PROPOSALS MAP	
Status	Development Plan Document
Role & Content	To identify and allocate sufficient land to meet development requirements.
Geographic coverage	Borough-wide
Chain of conformity	National guidance, emerging regional and sub-regional spatial strategies & the Core Strategy DPD.
Timetable & Milestones	
Commencement	July 2009
Consultation on Issues & Options	Feb – Mar 2010
Preferred Options consultation	Sept - Oct 2010
Submission of DPD	May – Jun 2011
Pre-examination meeting	Oct 2011
Commencement of Examination	Dec 2011
Receipt of Binding report	May 2012
Adoption	July 2012
Arrangements for Production	
Blackpool Council Development Plans Team to lead.	

FOXHALL	
Status	Area Action Plan DPD
Role & Content	Sets out detailed development and regeneration proposals
Geographic coverage	Foxhall resort neighbourhood allocation
Chain of conformity	Blackpool Local Plan
Timetable & Milestones	
Commencement	Apr 2007
Consultation on Issues & Options	Feb – Mar 2008
Preferred Options consultation	Oct – Nov 2008
Submission of DPD	Apr - May 2009
Pre-examination meeting	Aug 2009
Commencement of Examination	Oct 2009
Receipt of Binding report	Feb 2010
Adoption	Apr 2010
Arrangements for Production	
Blackpool Council Development Plan Team to lead with support from Blackpool Council Neighbourhoods Team	

SOUTH BEACH	
Status	Area Action Plan DPD
Role & Content	Sets out detailed development and regeneration proposals
Geographic coverage	South Beach resort neighbourhood allocation
Chain of conformity	Blackpool Local Plan
Timetable & Milestones	
Commencement	Nov 2007
Consultation on Issues & Options	Oct – Nov 2008
Preferred Options consultation	May - Jun 2009
Submission of DPD	Nov 2009
Pre-examination meeting	Feb 2010
Commencement of Examination	Apr 2010
Receipt of Binding report	Sept 2009
Adoption	Nov 2010
Arrangements for Production	
Blackpool Council Development Plan Team to lead with support from Blackpool Council Neighbourhoods Team	

CLAREMONT	
Status	Area Action Plan DPD
Role & Content	Sets out detailed development and regeneration proposals
Geographic coverage	Claremont residential neighbourhood allocation
Chain of conformity	Blackpool Local Plan
Timetable & Milestones	
Commencement	Apr 2008
Consultation on Issues & Options	Mar – Apr 2009
Preferred Options consultation	Oct – Nov 2009
Submission of DPD	Apr – May 2010
Pre-examination meeting	Aug 2010
Commencement of Examination	Oct 2010
Receipt of Binding report	Feb 2011
Adoption	Apr 2011
Arrangements for Production	
Blackpool Council Development Plan Team to lead with support from Blackpool Council Neighbourhoods Team	

TOWN CENTRE AND PROMENADE DESIGN GUIDE	
Status	Supplementary Planning Document
Role & Content	Establishes a design framework for the Town Centre and Promenade and sets out design principles for development proposals and the public realm.
Geographic coverage	Blackpool Town Centre and Promenade
Chain of conformity	Blackpool Local Plan
Timetable & Milestones	
Prepare Draft SPD	Sept 2007
Draft Consultation	Oct – Nov 2007
Consider representations	Dec – Jan 2007
Adoption	Feb 2008
Arrangements for Production	
Blackpool Council Urban Design Service to undertake.	

PLANNING OBLIGATIONS	
Status	Supplementary Planning Document
Role & Content	Sets out guidance on expected obligations arising from developments
Geographic coverage	Borough-wide
Chain of conformity	Blackpool Council
Timetable & Milestones	
Prepare Draft SPD	Sep 2007
Draft Consultation	Oct - Nov 2007
Consider representations	Dec – Jan 2007/08
Adoption	Feb 2008
Arrangements for Production	
Development Plans Team to lead with support from Development Control & Urban Design Service	

EXTENDING YOUR HOME	
Status	Supplementary Planning Document
Role & Content	Provides guidance on house extensions (Jointly produced document with Fylde and Wyre Councils)
Geographic coverage	Borough-wide
Chain of conformity	Blackpool Local Plan
Timetable & Milestones	
Prepare Draft SPD	Jul – Aug 2007
Draft Consultation	Sept – Oct 2007
Consider representations	Nov – Dec 2007
Adoption	Jan - Feb 2008
Arrangements for Production	
Joint production with Wyre and Fylde Councils with Wyre to lead.	

RESOURCES

Leading the preparation of the Local Development Framework is the Development Plans section of the Development Plans and Projects Team. This is located within the Planning and Transportation Division of the Council's Tourism and Regeneration Department. Decision making powers remain vested in the Council's Executive and the Council itself. The Council's Executive will be able to approve a DPD for consultation but the Council will be required to formally approve a DPD for submission.

The Development Plans and Projects Team Manager is co-ordinating the overall preparation and production of the Local Development Framework. A Principal Planner will lead the production of the Borough wide Development Plan documents with the support of two Graduate Assistant Planners. A Planner with the support of a Graduate Assistant Planner will be largely responsible for the production of the Area Action Plan Development Plan documents working to and with guidance from the Team Manager. A second Principal Planner is responsible for joint working on Regional Spatial Strategy, the Minerals and Waste LDF and specific Supplementary Planning Documents.

The Development Plans section is primarily responsible for the production of Supplementary Planning Documents, although the Urban Design Section of the Development Plans and Projects Team is also involved in the production of these.

A Graduate Assistant Planner will be primarily responsible for the Annual Monitoring Report working to and with guidance from the Principal Planner

Staff Resources	Estimated Time Spent on Blackpool LDF	Full Time Equivalent
DPP Manager	40%	0.4
Principal Planner	65%	0.65
Principal Planner (Strategic)	30%	0.3
Planner	70%	0.7
Graduate Assistant Planner	60%	0.6
Graduate Assistant Planner	50%	0.5
Urban Design Manager	50%	0.5
Technician	50%	0.5
Technician	40%	0.4
Total		4.55

Additional support will be drawn from development control when expertise in that area is required. Strong links will also be made with the Corporate Policy, Neighbourhoods

and Economic Development Divisions to best support evidence gathering, consultation, preparation and implementation of the LDF.

RISK MANAGEMENT

The Local Development Framework is a series of linked projects and the application of project management plays a key role in identifying, analyzing, treating and monitoring risk. In general, the LDF can be considered to be a high-risk activity due to the presence of a significant number of principle risks with a high likelihood of occurrence and high impact on programme implementation. The principle risks are considered to be as follows:

1. Staff Resources

The output of the Development Plans and Projects Team has been severely constrained in the past 18 months by a high level of turnover and staff recruitment difficulties. This delayed the implementation of the LDF in 2005/06, although the clear emphasis of the Team has been in securing adoption of the Blackpool Local Plan. This has secured up-to-date Development Plan status for the entire Borough. Recent appointments will enable a much more focused and prioritized approach to the multiple elements of the LDF. However, it has not been possible to secure additional senior level LDF dedicated staff and a general lack of experience within the Team is a clear risk. Loss of existing staff would further jeopardise the LDF. A final risk exists in the potential diversion of limited resources away from the production of the DPDs/SPDs to other work areas, for example public enquiries.

2. Alternative Priorities

Blackpool has a major regeneration agenda and although the LDF is a key part of this agenda, there is a major workload outwith the statutory planning process to which the Development Plans and Projects Team is a major contributor.

3. Underestimation of Time

SPDs and DPDs require a new approach to be undertaken which will inevitably require both time to embed and be subject to a learning curve before optimum process is achieved to produce DPDs/SPDs. A risk exists that timescales may be underestimated. This would impact on completion timescales for individual documents.

4. Insufficient Funds to complete the process

The costs of producing SPDs and DPDs can only be estimated at this stage. The costs arising from the latter stages of production include Public examination costs and will depend on unknown factors such as the level of representations received.

Internal revenue budgets to support increased print costs etc may also constrain the programme. The risk of reduced Planning Delivery Grant in 2007/8, 2009/10 and beyond would severely impact on the programme.

5. Level of interest

Public Interest and key stakeholder input in planning documents are difficult to predict with certainty. Increased interest in the latter stages of DPD production and the associated processing of representations may significantly extend timescales and delay achievement of milestone adoption dates.

6. Soundness of DPDs

Recent dialogue with Other Local Authorities has identified the potential risk of DPDs being considered unsound by The Inspectorate. Whilst the risk can be minimised by seeking to work closely with Government Office and PINS at key milestone stages, it remains a notable risk.

7. Legal challenge

A legal challenge on any DPD would present a fundamental risk of non-implementation of the LDF. This can be minimized by ensuring that DPDs are “sound” and well evidenced with well audited stakeholder and community engagement systems

8. Examination date delay

9. Revision of national and regional Planning Policy that could cause delay or restructuring of the LDS.

MONITORING

An Annual Monitoring Report requirement will enable the authority to identify changing circumstances and subsequently the need to revise certain areas of the framework. Annual monitoring reports will be reporting in December each year based on the monitoring period 1st April to 31st March. Results of these surveys will help to inform the annual monitoring report.

EVIDENCE BASE

To underpin the Local Development Documents there requires to be an up to date and robust set of evidence that informs the process. The Council will produce and publish the following in support of the Core Strategy and other Development Plan Documents:

Study/Survey	Frequency
Demographic data	2007
Housing Monitoring Report	Annual
Employment Land Availability	Annual
Employment Data	2007
Housing Needs Assessment	Completed 2005
Strategic Housing Land Assessment	2007, then every 4 years
Strategic Housing Market Assessment	Completed 2006, then every 4 years
Open Space Study	2005, then every 5 years
Playing Pitch Strategy	2004, then every 5 years
Retail Assessment	2004, then every 4 years
Retail Issues	2007
Urban Potential Study	2004. A full survey to be carried out every 3 years
Resort Monitoring Report	Annual
Local Transport Plan Annual Progress Report	Annual
Strategic Flood Risk Assessment	2007
Derelict, Underused and Neglected Land	Due 2006
Town Centre and District Centre Monitoring	Periodic
Tourism Issues	2007
Transport Issues	2007
Environmental Issues	2007
Infrastructure Issues	2007
Area Action Plan Evidence Base	As appropriate

APPENDIX A: FUTURE POLICY TRANSITION

Note: There is extensive reference within this section to a possible Development Control Development Plan Document (DC DPD) to encompass generic development control policies. However, the 2007 Local Development Scheme has not yet committed to how, when and in what fashion the Council will take forward development control policies that it would wish to save and those that it would wish to re-visit. This will be made clear prior to June 2009, the point to which current Local Plan policies are saved.

RE-SHAPING THE RESORT			
Policy		Comments	Comments and Proposals
RR1	Visitor Attractions	Remains relevant	Core Strategy issue
RR2	Visitor Accommodation	Remains relevant	Core Strategy issue
RR3	Conference/Exhibition Facilities	Remains relevant	Core Strategy DPD for strategic approach.
RR4	Amusement Arcades & Funfairs	Remains relevant	General approach covered by RR1. Allocations and Proposals Map DPD for specifics.
RR5	Casinos	Remains relevant	Core Strategy DPD for strategic approach Allocations & Proposals Map DPD for specifics
RR6	Key Tourism Investment Sites within the Resort Core	Remains relevant	Core Strategy DPD for strategic approach. Allocations and Proposals Map DPD for specifics

RR7	Promenade Frontages within the Resort Core	Remains relevant	Core Strategy DPD for strategic approach. Allocations and Proposals Map DPD for specifics
RR8	Resort Neighbourhoods	All policies remain relevant but could be rationalized and amalgamated	Core Strategy DPD for strategic approach. Area Action Plans will set out detailed strategies, policies and allocations
RR9	Resort Neighbourhoods – loss of holiday accommodation		
RR10	Resort Neighbourhoods – change of use to holiday accommodation		
RR11	Central Promenade and Seafront		Core Strategy DPD for strategic approach. Allocations and Proposals Map DPD for specifics. Issues also to be incorporated within Town Centre and Promenade Design Guide
RR12	Other Promenade Areas		
RR13	Central Corridor	Implementation already underway for part of this site. Need to update policy to reflect this.	'Visitor Approaches' incorporated into Core Strategy. Allocations & Proposals Map DPD.
RR14	Lytham Road/Bloomfield Road/Chapel Street/Central and Dickson Road	Delete this policy and incorporate into Neighbourhood proposals.	'Visitor Approaches' incorporated into Core Strategy. Potential for neighbourhood action plans to address.
RR15	Blackpool Zoo	Retain	Incorporate into Allocations & Proposals Map DPD
RR16	Norbreck Castle		Review the need for this policy
ESTABLISHING A THRIVING SUB-REGIONAL CENTRE			
Policy		Comments	Proposals
SR1	Hounds Hill	Will require to be up-dated to reflect development progress	Core Strategy to reflect strategic context
SR2	Winter Gardens	Remains relevant but requires clarification	Core Strategy to reflect strategic context
SR3	Blackpool North Transport Development Area	Will require to be up-dated in light of progress on Talbot Gateway	Core Strategy to reflect strategic context
SR3A	New Car Park	Need to review in light of progress on Talbot Gateway	To be reviewed
SR4	Cookson Street/East Topping Street	Remains relevant	Allocations & Proposals Map DPD

SR5	Principal Retail Core	Remain relevant.	Core Strategy DPD for strategic approach. Potential to incorporate into possible DC DPD
SR6	Retail/Café Zone		
SR7	Mixed Use Zone		
SR8	Leisure Zone		
SR9	Use of Upper Floors		
SR10	Town Centre Traffic Distribution and Access to Car parking	Remains relevant but some of the priority measures are being implemented and so the policy will require updating	Issue primarily for Local Transport Plan and non-statutory Town Centre Strategy
SR11	Pedestrian, Cyclist and Public Transport Priority	Remains relevant but some measures are being implemented and so the policy will require updating	Issue primarily for Local Transport Plan and non-statutory Town Centre Strategy
LIFTING QUALITY IN THE BUILT ENVIRONMENT			
Policy		Comments	Proposals
LQ1	Lifting the Quality of Design	Remain relevant. These design policies are a mixture of concept and detail	Core Strategy for strategic approach to quality. Specific policies to be addressed in possible DC DPD and/or in the Urban Design Guide SPD
LQ2	Site Context		
LQ3	Layout of Streets and Spaces		
LQ4	Building Design		
LQ5	Public Realm Design		
LQ6	Landscape and Biodiversity Design		
LQ7	Strategic Views		
LQ8	Energy and Resource Conservation		
LQ9	Listed Buildings		
LQ10	Conservation Areas		

LQ11	Shopfronts	Remain relevant. These design policies are a mixture of concept and detail	Core Strategy for strategic approach. Specific policies to be addressed in possible DC DPD and/or in the Urban Design Guide SPD
LQ12	Security Shutters		
LQ13	Advertisements and Signs		
LQ14	Extensions and Alterations		
LQ15	Telecommunications Development		
HOMES FOR EVERY NEED			
Policy		Comments	Proposals
HN1	Housing Requirement	Need to reflect North West Regional Spatial Strategy	Core Strategy for strategic approach. Potential to combine with policies HN3 and HN4
HN2	New Housing Allocations	Will be revised in line with RSS	Incorporate into Allocations and Proposals Map DPD.
HN3	Phasing	Remains relevant	Core Strategy for strategic approach. Potential to combine with policies HN1 & HN4
HN4	Windfall Sites	Remains relevant.	Core Strategy for strategic approach. Potential to combine with policies HN1 & HN3
HN5	Conversions and Sub-divisions	Remains relevant.	Incorporate into possible DC DPD
HN6	Housing Mix	Remain relevant as general criteria for housing development.	Incorporate into possible DC DPD
HN7	Density		
HN8	Affordable Housing	Revised guidance required to inform affordable housing allocations	Core Strategy for strategic approach. Possible DC DPD for revised policy. Allocations and Proposals Map DPD
HN9	Gypsies and Travelling Showmen	Reflect Government guidance.	Review need for policy

BALANCED AND HEALTHY COMMUNITIES			
Policy		Comments	Proposals
BH1	Neighbourhoods	Remains relevant	Neighbourhood implementation to be bought forward through Area Action Plans or SPD's
BH2	Talbot and Brunswick Priority Neighbourhood	Delivery of initiatives underway	Review need for policy.
BH3	Residential and Visitor Amenity	Remains relevant.	Incorporate into possible DC DPD and/or Urban Design Guide SPD
BH4	Public Health and Safety	Remains relevant	Incorporate into DC DPD and/or Urban Design Guide SPD
BH5	Protection of Public Open Space	Remains relevant but PPG17 assessment of open space may require future changes	Core strategy for strategic approach. Allocations & Proposals Map DPD and possible DC DPD
BH6	New open Space Provision		
BH7	Playing Field and Sports Grounds		
BH8	Open Land Meeting Community and Recreational Needs		
BH9	Allotments	Remains relevant.	Incorporate into possible DC DPD.
BH10	Open Space in New Housing Developments	Policy Remains relevant. Supplementary Planning Guidance needs updating.	Incorporate into possible DC DPD and/or Urban Design Guide SPD. Incorporate open space commuted sum requirements into Obligations SPD
BH11	Shopping and Supporting Uses	May require updating in line with revised national guidance. Town centre boundary may require revision.	Core strategy for strategic approach to retail hierarchy. Allocations & Proposals Map DPD. Possible DC DPD.
BH12	Retail Development and Supporting Town Centre Uses		
BH13	District Centres		
BH14	Local Centres		

BH15	Change of Use of Premises Outside the Defined Centres.	Remain relevant	Incorporate into possible DC DPD
BH16	Proposed Shopping Development Outside Existing Frontages		
BH17	Restaurants, Cafes, Public Houses and Hot Food Take-Aways		
BH18	Amusement Centres		
BH19	Neighbourhood Community Facilities	There is potential to rationalise these policies	Incorporate into possible DC DPD. The provision of community facilities could be covered by the Obligations SPD
BH20	Provision of Community Facilities		
BH21	Protection of Community Facilities		
BH22	Victoria hospital	Remains relevant.	Incorporate into possible DC DPD. Allocations DPD & Proposals Map.
BH23	Blackpool & Fylde College	Remains relevant.	Incorporate into DC DPD. Allocations & Proposals Map DPD
BH24	Residential Institutions and Community Care Residential Use	Remains relevant but review criteria	Incorporate into possible DC DPD
DIVERSIFYING THE LOCAL ECONOMY			
Policy		Comments	Proposals
DE1	Industrial and Business Land Provision	National planning guidance on employment is due to be revised. Following RSS revision further changes may be required	Core Strategy for strategic approach. Allocations & Proposals Map DPD
DE2	Industrial Improvement Zones		Core strategy for strategic approach. Possible Area Action Plans
DE3	Mixed Use Industrial Zones		Review policy
DE4	Outside the Defined Industrial/Business Estates	Remains relevant.	Incorporate into possible DC DPD

CONSERVING THE NATURAL ENVIRONMENT			
Policy		Comments	Proposals
NE1	Development within Green Belt	Remain relevant	Core Strategy for strategic approach. Possible DC DPD. Allocations & Proposals Map DPD
NE2	Countryside Areas		
NE3	Replacement Dwellings and Extensions in the Countryside	Remains relevant	Incorporate into possible DC DPD.
NE4	SSSIs	Need to reflect up-to-date national, European and international guidance	Core Strategy for strategic approach. Possible DC DPD. Allocations and Proposals Map DPD for NE4, NE5 and NE7
NE5	Other Sites of Nature Conservation Value		
NE6	Protected Species		
NE7	Sites and Features of Landscape, Nature conservation and Environmental Value		
NE8	Urban Greenspace	Remains relevant	Incorporate into Allocations & Proposals Map DPD
NE9	The Coast and Foreshore		Potential to combine with Policies RR11 & RR12.
NE10	Flood Risk	PPS25 will require a review of this policy	Incorporate into possible DC DPD and Allocations & Proposals Map DPD
ACCESSIBILITY AND SAFE JOURNEYS FOR ALL			
Policy		Comments	Proposals
AS1	General Development Requirements/major proposals.	Remain relevant. Simplification required.	Core strategy for strategic approach. Possible DC DPD and Site Allocations and Proposals Map
AS2	New Development with Significant Transport Implications		
AS3	Provision for Walking and Cycling	Require simplification	Possible DC DPD
AS4	Provision for Public Transport		
AS5	Traffic Management		Potential for deletion
AS6	Road Schemes		Core strategy DPD for strategic approach. Allocations and Proposals Map DPD for route identification/safeguarding
AS7	Aeronautical Safeguarding		Possible DC DPD

PLANNING OBLIGATIONS			
Policy		Comments	Proposals
PO1	Planning Obligations		Planning Obligations SPD

APPENDIX B: Supplementary Planning Guidance

	Title
SPG Note 1 (1992)	House Extensions (To be superseded by Extending Your Home
SPG Note 2 (1992)	Alterations and & Extensions to Holiday Accommodation Premises
SPG Note 3 (1992)	A3 Food and Drink Uses
SPG Note 4 (1992)	Private Day Nurseries
SPG Note 5 (1994)	External Shutters
SPG Note 6 (1995)	Shop Fronts and Signs
SPG Note 7 (1999)	Forecourt Trading & Canopies, Lytham Road
SPG Note 8 (1999)	Borough Parking Standards
SPG Note 9 (1999)	Residential Institutions
SPG Note 10 (1999)	Change of Use of Holiday Accommodation and Conversion of Properties to Permanent Residential Use and Holiday Flats
SPG Note 11 (1999)	Open Space: Provision for New Residential Development and the Funding System
SPG Note 12 (2005)	Talbot and Brunswick Integrated Neighbourhood Initiative

GLOSSARY	
AAP	Area Action Plan
AMR	Annual Monitoring Report
CS	Core Strategy
DPDs	Development Plan Documents
FTE	Full Time Equivalent
GONW	Government Office for the North West
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
PINS	Planning Inspectorate
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SCI	Statement of Community involvement
SPD	Supplementary Planning Documents
URC	Urban Regeneration Company