

## **Blackpool Local Plan Part 2: Site Allocations and Development Management Policies (SADMP)**

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### **EXAMINATION HEARINGS DAY 3 (AM & PM)**

#### **MATTER 5**

All hearing sessions will take place digitally using MS Teams. This Agenda should be read alongside the Matters, Issues and Questions and responses to them and the Inspector Guidance Notes. The discussion on each agenda item will also consider the main modifications proposed by the Council in EL1.002b where necessary.

Please note issues relating to Policies DM7: Provision of Employment Land and Existing Employment Sites and DM8: Blackpool Airport Enterprise Zone are considered under Matters 3 & 4.

#### **10:30am Wednesday 8 December 2021 (AM Session)**

#### **AGENDA**

#### **MATTER 5 - Are the SADMP's development management policies justified, effective, consistent with national policies and clearly and unambiguously written so it is evident how a decision maker should react to development proposals?**

Issue (xi): Are the SADMP's housing development management policies soundly based?

1. Is the requirement in Policy DM1 for 20% of all new build dwellings to meet the Nationally Described Space Standard justified by local evidence?
  - a. Would it address an identified need? Is the evidence on need robust?

- b. Have the viability implications of this requirement been adequately considered?
  - c. If there is a need, is there a need for a transitional period?
2. Is the requirement in Policy DM1 for sites of 10 dwellings or more to provide at least 10% of dwellings which meet technical standard M4(2) or M4(3) of the Building Regulations justified?
  - a. Would it address an identified need? Is the evidence on need robust?
  - b. Should Policy DM1 distinguish between M4(3)a and M4(3)b housing?
  - c. Have the viability implications of this requirement been adequately considered?
  - d. If there is a need, is there a need for a transitional period?
3. Is Policy DM1 effective generally? Point 2 (a)?
4. Is Policy DM3 justified and effective?
  - a. How will 10% of any one block be assessed?
  - b. Is it clear what is meant by a good level of accessibility (c)?
5. Is Policy DM4 justified and effective?
  - a. Is the requirement to demonstrate a need for student accommodation justified? Should the approach to demonstrating need be specified on the Plan?
  - b. Is it clear what is required for the sequential approach? Is close to a public transport route clear?
  - c. Is it 800 metre walking distance?
  - d. Are the separate floor space standards justified?
6. Is Policy DM5 justified and effective?
  - a. Does Point 2 (a) apply to any development or just proposals for extensions involving residential conversions and subdivisions? Is it justified?

Issue (xv): Are the SADMP's transport development management policies soundly based?

1. Is Policy DM41 justified, effective and consistent with national policy?

- a. Are the parking standards and electric vehicle charging point requirements in Appendix D1 justified?
- b. Are the thresholds for transport assessments and travel plans in Appendix D2 justified?
- c. Have the requirements in Policy DM41 and Appendix D1 and D2 been adequately considered in the Council's viability assessment?

2. Is Policy DM42 effective?

- a. Should the policy or its explanation make specific reference to Warton Aerodrome? Should the role of the MOD be recognised?
- b. Does the Policy just require consultation to take place?

Issue (xiv): Are the SADMP's environment development management policies soundly based?

1. Is Policy DM31 effective and consistent with national policy?

- a. Should the maximum surface water run-off rates specified in paragraph 3.286 of the SADMP be specified in the Policy?

2. Is Policy DM32 effective?

- a. Criteria (d) and (g) - is it only necessary to assess impacts?

3. Is Policy DM33 effective and consistent with national policy?

- a. Should the policy require proposals to also take account of marine plans where necessary? Paragraph 3.311?

4. Is Policy DM34 justified and effective?

- a. Point 2 (c) 33% limit on extensions and replacement dwellings in the countryside justification?

5. Is Policy DM35 consistent with national policy and legislation?

- a. Does it take appropriate account of best and most versatile agricultural land, trees and woodland?
- b. Does it deal appropriately with biodiversity net gain? Should it reference on or off-site mitigation?
- c. Does it deal appropriately with SSSIs?
- d. Have the requirements of Policy DM35 been adequately considered in the Council's viability assessment?

6. Is Policy DM36 effective and consistent with national policy?
  - a. Should the Blackpool Air Quality Management Area be identified in the SADMP?
  - b. Is it clear when air quality impact assessment will be required?
  - c. Should the Policy take account of impacts on biodiversity?
  - d. Is point 1 (e) effective?
  
7. Is Policy 37 effective?
  - a. Should community facilities be more clearly defined?
  - b. Is it clear how need would be assessed?
  
8. Is Policy DM38 effective?
  - a. Should the Policy Reference the allotment sites identified on the Policies Map?

**2:00pm Wednesday 8 December 2021 (PM Session)**

**AGENDA**

**MATTER 5 continued - Are the SADMP's development management policies justified, effective, consistent with national policies and clearly and unambiguously written so it is evident how a decision maker should react to development proposals?**

Issue (xii): Are the SADMP's economy development management policies soundly based?

1. Is Policy DM9 effective and consistent with national policy?
  - a. Stanley Park grade II\* Registered Park and Garden?
2. Is Policy DM10 justified, effective and consistent with national policy?
  - a. Does it adequately reflect the NPPF and legislation particularly with regard to heritage assets? Point 4?
  - b. Does it adequately deal with the impact of new development on the promenade and seafront and on specific heritage assets?
  - c. Is it clear what is meant by landmark buildings?
3. Are Policies DM11 and DM12 justified and consistent with national policy, particularly paragraphs 86 to 91 of the NPPF? Are the uses specified justified?
4. Is Policy DM13 effective?
  - a. Is it clear how 400 metres would be measured?
  - b. Should paragraph 3.122 refer to Policies DM11 and DM12?
5. Is Policy DM14 justified, effective and consistent with national policy, particularly paragraphs 86 to 91 of the NPPF?
6. Are the thresholds for Impact Assessment in Policy DM15 justified?
7. Is Policy DM16 justified, effective and consistent with national policy?
  - a. Is it underpinned by robust local evidence?
  - b. Is there a clear local link between obesity and takeaways?

- c. Is it clear how 400 metres would be measured?
- d. It is clear how 15% will be assessed?

Issue (xiii): Are the SADMP's design development management policies soundly based?

1. Is Policy DM17 effective? Point 2 (b)?
2. Is Policy DM18 effective?
3. Is Policy DM19 positively prepared, justified, effective and consistent with national policy?
  - a. Is it supported by robust evidence?
  - b. Is it clear what is meant by strategic views and where these views are from?
  - c. Are all elements necessary and consistent with national policy, with regard to reference to views of listed and locally listed buildings or conservation areas?
  - d. Is it clear what is meant by landmark?
  - e. MM14 of EL1.002b
4. Is Policy DM21 justified?
  - a. Should the reference to compliance with an SPD in criterion (e) form part of the Policy or its reasoned justification?
5. Is Policy DM22 unnecessarily overly restrictive of signage? Does it take appropriate account of the Advertisement Regulations?
  - a. Criterion (d)?
6. Is Policy DM24 justified, effective and consistent with national policy and legislation?
  - a. Purpose of the policy?
  - b. Amenity and public Safety?
  - c. Paragraph 3.235
7. Is Policy DM25 justified? Have its requirements been appropriately taken into account in the Council's viability assessment?
8. Is Policy DM27 justified, effective and consistent with national policy and legislation?

- a. Conserve v preserve?
  - b. Point 2
9. Is Policy DM30 effective and consistent with national policy and legislation?
- a. Paragraph 3.278

**END**