



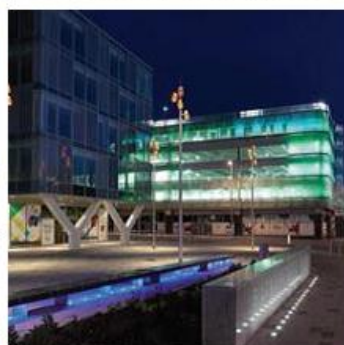
# Blackpool Local Plan 2012-2027

## Part 2: Site Allocations and Development Management Policies

### Regulation 18 Scoping Document

June 2017

**Blackpool Council**



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# Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document

## Regulation 18 Scoping Document

### 1 Introduction

#### What is the Site Allocations and Development Management Policies Development Plan Document?

- 1.1 The Council has started preparing the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document (from now on referred to as 'Local Plan Part 2').
- 1.2 The Local Plan Part 2 will:
- Allocate sites for new development including housing, employment and retail and identify areas for safeguarding and protection e.g. public open space, greenbelt
  - Designate areas where particular policies will apply e.g. local centres
  - Include policies to be applied when considering applications for development e.g. design, amenity and transport

#### How does the Local Plan Part 2 fit within Blackpool's Planning Policy Framework?

- 1.3 Blackpool's Planning Policy Framework is illustrated in the figure below.

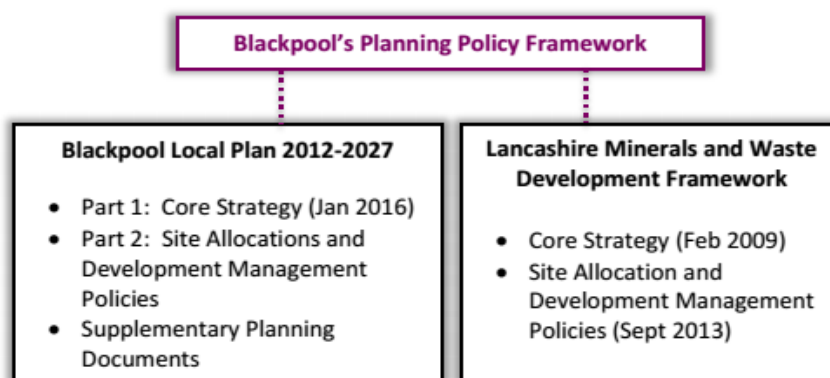
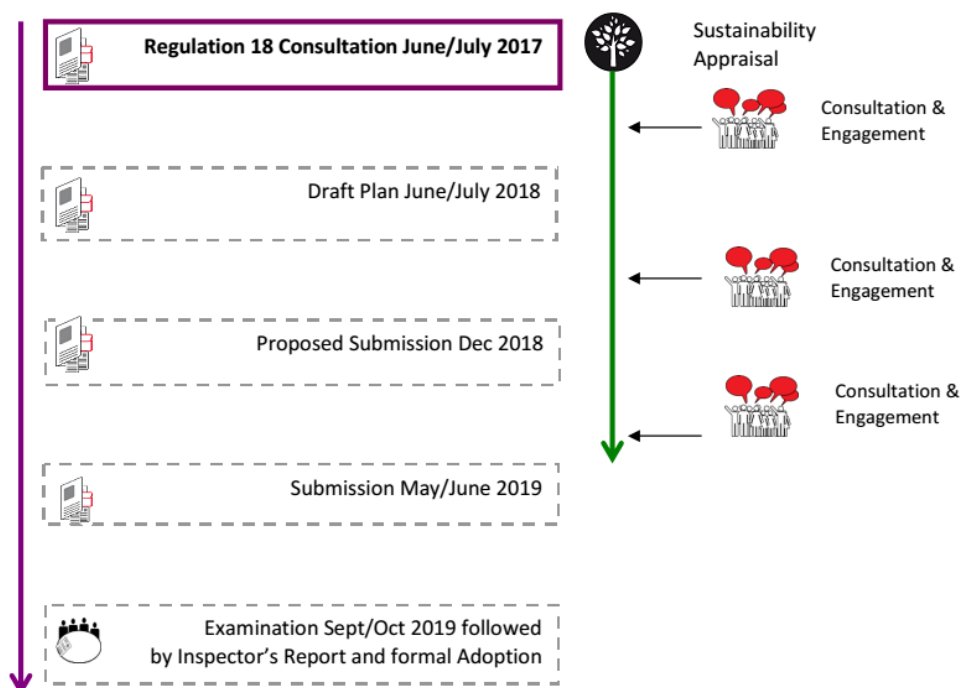


Figure 1: Blackpool's Planning Policy Context

- 1.4 The new Local Plan for 2012 – 2027 comprises two parts: Part 1 is the *Core Strategy* which sets out the strategic policies guiding development which was adopted in January 2016 and Part 2 *Site Allocations and Development Management Policies* as described above.
- 1.5 The policies contained within the Local Plan Part 2 provide further detail to the strategic policies set out in the Council’s Local Plan Part 1: Core Strategy (adopted in January 2016). The Core Strategy can be found at: <https://www.blackpool.gov.uk/corestrategy>
- 1.6 In addition, Supplementary Planning Documents (SPDs) will be produced where necessary to support, or provide more detailed guidance on policies in the Local Plan. Some SPDs have already been adopted; these are detailed on the Council’s website.
- 1.7 Both the Core Strategy and Site Allocations and Development Management Policies will eventually replace the current Blackpool Local Plan (2006). Until the Local Plan Part 2 is adopted, a number of development management policies set out in the Blackpool Local Plan (2006) will continue to be “saved” and considered alongside Core Strategy policies when determining planning applications.
- 1.8 Alongside the Blackpool Local Plan, Lancashire County Council and the two Unitary Authorities of Blackpool and Blackburn with Darwen have prepared a Joint Lancashire Minerals and Waste Local Plan, which consists of a number of minerals and waste documents. This can be viewed at: [www.blackpool.gov.uk/mineralsandwaste](http://www.blackpool.gov.uk/mineralsandwaste)

**Preparing the Local Plan Part 2**

- 1.9 There are a number of stages we must follow in preparing the Local Plan Part 2 (figure 2). Each stage presents an opportunity for the community and other stakeholders to be involved in choosing the right planning policies for Blackpool and identifying sites for development or protection.



**Figure 2: Local Plan Part 2 Anticipated Preparation Stages and Milestones**

## **This Consultation - Regulation 18 Scoping Document**

- 1.10 This is the first consultation stage of the Local Plan Part 2 preparation process. The Council is seeking views on what policies the document ought to contain as we want to ensure we have the right planning policies for Blackpool. We have listed a number of policy titles in Section 5 and we invite your comments on the policies we propose to include in the plan. If you feel that there are any additional policies we should include please let us know.
- 1.11 At the same time as the Regulation 18 Scoping consultation, the Council is also undertaking a **Call for Sites**. Section 3 provides further information on this.

## **2 Sustainability Appraisal (SA) Scoping Report**

- 2.1 The SA Scoping Report is designed to draw together information about Blackpool to establish a sustainability baseline and determine the key challenges for the area.
- 2.2 The information compiled in the SA Scoping Report will form the foundations of the sustainability appraisal, which will be used to test how well the Local Plan Part 2 aligns with sustainability objectives.
- 2.3 The main objectives of the SA will be to address the following:
- Ensure that the Local Plan Part 2 accounts for policies, plans and programmes on an international, national and local scale.
  - Establish an updated baseline assessment of Blackpool, outlining the environmental, social and economic characteristics and raising any issues that the plan will need to account for.
  - Creating a sustainability framework that respects the sustainability of Blackpool.
  - Testing sites and policies as part of the Local Plan Part 2 against the Blackpool sustainability framework to assess the impact of the policy options.
  - Ensuring that realistic and meaningful alternative options are tested as part of the process, reflecting on potential improvements to the Local Plan Part 2.
- 2.4 The SA Scoping Report is available to view here: [www.blackpool.gov.uk/localplanpart2](http://www.blackpool.gov.uk/localplanpart2)

## **3 Call for Sites**

- 3.1 The Local Plan Part 2 will allocate sites for various uses including housing, employment and retail. As part of the development of the Local Plan Part 2 we will also be considering existing allocations including the Green Belt boundary, retail centres and public open space.
- 3.2 In order to identify sites, the Council is undertaking a **'Call for Sites'**. If you are aware of any site either brownfield or greenfield, in the urban area or in the Countryside that may have development potential or has special value that means you think it should be protected from certain types of development, or you would like to bring a site to our attention, please complete a Call for Sites Form which is available at: [www.blackpool.gov.uk/callforsites](http://www.blackpool.gov.uk/callforsites). Please provide enough information to enable us to assess the site. A clear location map showing the precise boundaries of the site must accompany each form.

3.3 If you have previously submitted a site for consideration during previous Call for Sites consultations or your site is in the current Strategic Housing Land Availability Assessment (SHLAA) then there is no need to resubmit your site unless you have or additional information to provide.

#### 4 Development Management Policies that the Council think should be included in the Local Plan Part 2

4.1 The following table sets out a list of policies that we think should be included in the Local Plan Part 2 and provides a brief explanation of what the policy should cover.

Policy Topic	Further information
<b>Housing</b>	
New Housing Development	Identifies requirements for new housing development including floorspace standards.
Conversions and sub-division	Criteria for assessing proposals for conversion or sub-division for residential use including the Council's approach to HMOs.
Gypsy and Traveller and Travelling Showpeople Sites	Identifies the target for new permanent and transit pitches and plots of over the plan period and identifies sites.
Housing for Older People	Criteria for assessing proposals for housing with care for older people.
Open space in new residential development	Details requirements for open space in new residential development.
Housing Development in Residential Gardens	Policy for garden development.
Custom/Self Build	Guides custom/self-build housing development.
Residential Institutions	Criteria for assessing proposals for residential institutions.
Student Accommodation	Criteria for assessing proposals for student accommodation.
<b>Economy</b>	
Hounds Hill	Area based policy guiding development at the Hounds Hill Shopping Centre.
Town Centre – Zonal Policies	Directs appropriate development to different parts of the Town Centre.
Leisure Zone	Directs appropriate development to the designated Leisure Zone within the Town Centre.
Use of Upper Floors	Identifies appropriate uses for upper floors within the Town Centre.
Local/District Centres	Guides development within designated centres to protect the vitality and viability of such centres.
Pay day loan/Betting Shops	Control of such uses within Blackpool's retail centres.
Threshold for impact assessments	Identifies thresholds for the requirement of retail impact assessments .
Industrial and Business Land Provision	Identifies appropriate development within the designated business/industrial areas.



Enterprise Zone	Area based policy guiding development at the Blackpool Airport Enterprise Zone.
Visitor Attractions	Criteria for assessing proposals for visitor attractions.
Blackpool Zoo	Area based policy guiding development at Blackpool Zoo.
Amusement Arcades and Funfairs	Identifies appropriate locations for amusement arcades and funfairs.
Central Promenade and Seafront	Guides development on the defined central promenade and seafront area.
Restaurants /Cafes	Identifies appropriate locations for restaurant and cafés.
Hot Food Takeaways	Criteria for assessing Hot Food Takeaways .
<b>Design and Amenity</b>	
Strategic Views	Protect strategic views of the town such as those of Blackpool Tower.
Shopfronts	Criteria to assess applications for shopfronts.
Security Shutters	Criteria to assess applications for security shutters.
Advertisements and Signs	Criteria to assess applications for advertisements and signs.
Extensions and Alterations	Design requirements for extensions and alterations.
Telecommunications	Criteria to assess telecommunications development .
Residential and Visitor Amenity	To ensure development does not adversely affect residential and visitor amenity.
Public Health and Safety	To ensure development is not detrimental to public health and safety.
Design	Detailed design policies.
Landscape Design	Requirement to incorporate appropriate landscaping and benefits to biodiversity.
<b>Historic and Built Environment</b>	
Listed Buildings	Guides development affecting the character and appearance of Listed Buildings.
Locally Listed Buildings	Guides development affecting the character and appearance of Locally Listed Buildings.
Conservation Areas	Criteria to assess development in Blackpool's Conservation Areas.
Public Realm and Public Art	Support for high quality public realm and public art.
<b>Environment</b>	
Development in the Countryside Area	Criteria to assess development in the Countryside Area including replacement dwellings and extensions to existing dwellings.
SSSIs	Protect SSSIs from inappropriate development .

Other sites of nature conservation value	Ensure development does not destroy or adversely affect other sites of nature conservation value.
Protected species	Ensure development does not adversely affect any protected species.
Open land meeting community and recreational needs	Protect existing open land that meeting community and recreational need and support appropriate development .
Coast and Foreshore	Protect the coast and foreshore from inappropriate development.
Renewable Energy	Direct renewable energy development to appropriate locations within the Borough.
<b>Community</b>	
Community Facilities	Protects existing provision of community facilities and directs new community facilities to appropriate locations.
Allotments	Policy to protect existing allotment provision and guide proposals for new allotments.
Victoria Hospital	Area based policy guiding development at the Victoria Hospital site.
Blackpool and Fylde College	Area based policy guiding development at the Blackpool and the Fylde College Site, Bispham.
<b>Transport</b>	
General development requirements	To ensure development considers the relevant transport requirements including parking standards, transport assessment, accessibility questionnaire, and travel plans.
Aerodrome Safeguarding	Sets out consultation requirements for development in Aerodrome Safeguarding Areas.

**\*Marton Moss**

- 4.2 Policy CS26 of the Blackpool Local Plan Part 1: Core Strategy promotes a neighbourhood planning approach for this area to develop neighbourhood policy which supports the retention and enhancement of the distinctive character, whilst identifying in what circumstances development including residential may be acceptable. We are intending to engage with the Marton Moss community in the coming months to establish whether the community want to produce their own Neighbourhood Plan. If the community do not want to prepare a Neighbourhood Plan, local planning policy for the Marton Moss area will be developed as part of the Local Plan Part 2 with a specific chapter relating to Marton Moss.

**5 Evidence Base**

- 5.1 Planning policies need to be underpinned by robust evidence. Key existing evidence base documents for the Local Plan Part 2 are available to view at: <http://www.blackpool.gov.uk/evidencebase>
- 5.2 We also intend to undertake additional work to underpin the policies in the plan. These include:

- **Updated Retail Study** – to identify future retail floorspace requirements and establish a threshold for impact assessments for proposals that are out of centre and do not accord with an up-to-date plan.
- **Updated Employment Land Study** – to assess employment land take-up and current floorspace requirement
- **Strategic Housing and Economic Land Availability Assessment (SHELAA) -**
- **Open Space Assessment** – to build up on the existing evidence (Open Space, Sport & Recreation Audit and Position Statement 2014) to identify any deficiencies or oversupply that needs to be addressed
- **Viability Assessment** - to consider the economic viability of the identified sites and policies within the plan
- **Updated Infrastructure and Delivery Plan** – to update existing knowledge and evidence on the delivery of infrastructure.