

BLACKPOOL LOCAL PLAN PART 2 PUBLICATION

SCHEDULE OF PROPOSED MINOR MODIFICATIONS

Minor Modification Reference	Section	Policy/ Paragraph No.	Proposed Changes Strikethrough – deleted text <u>Bold Underline</u> – New or amended text	Reason for amendment
Site Allocations				
MM01	New Allotment ASA1	Paragraph 2.18	The proposed site forms part of the Warren Drive/Deerhurst Road Natural and Semi-natural greenspace category in the OSA. The quality assessment carried out as part of the OSA scores the site as poor in terms of various factors such as signage, entrances, access for all abilities, car parking, cycling provision, facilities and activities, clear sightline, shelter and lighting. The allocation will and have little effect on the open character of the wider area. <u>Further detail on the site allocation can be found at Appendix C.</u>	In response to a representation from the Environment Agency.
MM02	Safeguarded Land SLA	Paragraph 2.23	The Local Green Belt Review Topic Paper (2020) <u>Local Green Belt Review Assessment (2019)</u> highlighted several minor anomalies regarding the detailed local Green Belt boundaries. It recommended some amendments that relate to a very small proportion of the overall green belt across the Fylde Coast and does not amount to any strategic change to the Green Belt.	For accuracy.

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Development Management Policies				
MM03	DM1: Design Requirements for New Build Housing Developments	Point 2 a	a. respond to the topography, local character and distinctiveness of a site <u>the area</u> and be well integrated into existing development by respecting the established streetscene, building lines and patterns of development, in order to maintain or establish a strong sense of place. Exceptions may be made for housing proposals of high quality and innovative design, which raises the overall design quality of an area and contributes positively to the distinctiveness of a place;	In response to a representation from Historic England.
MM04	DM8: Blackpool Airport Enterprise Zone	Point 5	5. A Design Framework, including building, landscape, green infrastructure, <u>including opportunities for biodiversity net gain</u> , sustainable urban drainage and incorporating cycle and pedestrian connectivity, will be required setting out the design principles for the site and taking into account the objectives of the Blackpool Green and Blue Infrastructure Strategy and Action Plan.	In response to a representation from the Environment Agency.
MM05	DM9: Blackpool Zoo	Point 1	Development proposals for lands within Blackpool Zoo as identified on the Policies Map will only be permitted if they preserve or enhance the character and appearance of the parkland setting of the Zoo grounds and of the adjoining Stanley Park Conservation area <u>and Registered Park and Garden.</u>	In response to a representation from Historic England.

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MM06	DM10: Promenade and Seafront	Point 4	4. Appropriate improvements and development on the pier decks and platforms which underpin the sustainable future of the piers and which preserve <u>sustain and enhance</u> their character significance <u>significance</u> will be supported in principle.	In response to a representation from Historic England.
MM07	DM10: Promenade and Seafront	New footnote	<u>A landmark is a building or feature that is easily recognised and that can assist wayfinding</u>	In response to a representation from Historic England.
MM08	DM13: Betting Shops, Adult Gaming Centres and Pawnbrokers in the Town Centre	Header	Amusement Centres, Betting Shops and Pawnbrokers in the Town Centre <u>Betting Shops, Adult Gaming Centres and Pawnbrokers in the Town Centre</u>	Typographical Error.
MM09	DM13: Betting Shops, Adult Gaming Centres and Pawnbrokers in the Town Centre	Para 3.122	These specified uses will not be permitted in the Town Centre’s primary and secondary frontages, as set out in policies DM12-11 and DM13 12 .	Typographical Error.
MM10	Policy DM16: Hot Food Takeaways	3.149	In 2018, the Government announced ambitions to reduce obesity in children nationally by 50% by 2030, which would result in approximately 5% of reception aged children and 10% of children in year 6 having obesity nationally in 2030. In order to support the Government in its ambitions to reduce obesity in childhood and to improve the health of children in Blackpool, the Council has adopted the	In response to a representation from McDonalds Restaurants.

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			<p>approach taken by other authorities in restricting new hot food takeaways in or within 400m of wards where there are 10% of reception children and 15% of children in Year 6 with obesity. <u>400m is approximately a 5-10 minute walk and should be measured ‘as the crow flies’.</u></p>	
MM11	DM17: Design Principles	DM17 2 b	<p>b. heritage assets and features features <u>their setting;</u></p>	<p>In response to a representation from Historic England.</p>
MM12	DM17: Design Principles	Paragraph 3.162	<p>3.162 The quality and type of materials used in new development can make a significant difference to the appearance and quality of a building and whether it enhances or detracts from the character of an area. Materials should be carefully selected to ensure they are both fit for purpose in a harsh marine climate, particularly in areas close to the Promenade and that they help the building fit into the surrounding townscape. <u>In order for new development to be as sustainable as possible and to keep as much material out of landfill, wherever possible, materials should be re-claimed or be recycled and should be re-useable or recyclable at the end of the lifetime of the development.</u></p>	<p>In response to a representation from Historic England.</p>

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MM13	DM18: High Speed Broadband for New Developments	Point 1	1. Proposals for new build residential and commercial business development must demonstrate how they will provide future occupiers with potential for full fibre broadband connectivity. Development proposals must therefore:	In response to a representation from Bourne Leisure.
MM14	DM19: Strategic Views	Policy and supporting text	<p>3.168 Local Strategic views of assets of particular importance such as historic or distinctive buildings and landscapes help to shape the identity of a place. New development should safeguard and enhance important views of such landmark buildings and landscapes. , particularly listed and locally listed buildings and buildings and spaces within Conservation Areas.</p> <p>3.169 In and around Blackpool Town Centre, views of historic buildings such as (but not limited to) the Winter Gardens and the Grand Theatre are particularly sensitive to changes in their setting given that the Tower is the focal point of the Promenade and the seafront and coastline serves as a shop window to the resort. as are new landmark buildings like Festival House and public spaces such as the Tower Festival Headland and St John’s Square.</p> <p><u>Views of Blackpool Tower and the seafront and coastline</u> the the Winter Gardens and the Grand Theatre are particularly sensitive to changes in their setting <u>given that the Tower is the focal point of the Promenade and the seafront and coastline serves as a shop window to the resort.</u> as are new landmark buildings like Festival House and public spaces such as the Tower Festival Headland and St John’s Square.</p> <p>3.170 This policy aims to enable appropriate development in locations which will enhance</p>	In response to a representation from Historic England.

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			<p>Blackpool’s offer without detracting from <u>these</u> established strategic views.</p> <p>Policy DM19: Strategic Views</p> <p>1. Development should protect and enhance views of the following buildings and features of strategic importance:</p> <ul style="list-style-type: none"> a. Blackpool Tower – views from the seafront, from the piers and along main transport corridors leading into the Town Centre; b. along the seafront and coastline; c. into and within conservation areas; d. views of listed and locally listed buildings; e. views of buildings which provide a landmark and assist with wayfinding. <p>2. Development that has a detrimental impact on these strategic views will not be permitted.</p> <p>3.171 <u>The seafront and coastline provide the main focal point of Blackpool as a seaside resort and</u> Blackpool Tower is a nationally recognised landmark of significant historical and cultural importance that dominates Blackpool’s skyline. which <u>The Tower</u> can be seen from many locations throughout the town and across the wider Fylde Coast area. Views of the</p>	

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			<p>Tower are particularly prominent from the seafront, from the three piers and on main transport routes leading into the Town Centre. New development should be sensitively designed and located so as not to obscure or interfere with <u>views of Blackpool Tower</u> and take into account the predominant height of surrounding buildings.</p> <p>3.172 Previous, inappropriate development has damaged views of significant historic buildings in the town such as views of St John’s Church in St John’s Square and views of the Winter Gardens on the approach from Victoria Street.</p> <p><u>3.172 New development can make a positive contribution to views of Blackpool Tower and the seafront and coastline but where development is likely to compromise these settings, it will be resisted.</u></p> <p>The scale, mass or height of existing buildings and structures which detract from strategic views an important view will not be accepted as a precedent for their redevelopment where there is an opportunity to improve the view with more sensitively scaled and massed development.</p>	

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			3.17 3 New development which would improve and enhance strategic views will be supported, subject to other planning policy requirements.	
MM15	DM22: Shopfronts	Point 1 d	d. include principal signage only at fascia level and in proportion to the shopfront and fascia;	In response to a representation from the British Signs and Graphics Association
MM16	DM24: Advertisements	3.235	The Council takes a proactive approach to preserving or enhancing the townscape and public realm. Where existing advertisements with deemed consent are considered to harm have substantial injury to the character and amenity of a building or local area the Council will, where appropriate seek removal of these advertisements, which may include serving of discontinuance notices	In response to a representation from the British Signs and Graphics Association
MM17	DM25: Public Art	Para 3.237	NPPG advises Government guidance has advised that ‘Public art and sculpture can play an important role in making interesting and exciting places that people can enjoy using’.	For clarity and accuracy
MM18	DM25: Public Art	Footnotes 20 and 21	20 NPPF Paragraph 8 (February 2019) 21 NPPF paragraph 92 (February 2019)	For accuracy
MM19	DM27: Conservation Areas	Point 2	2. Demolition, or other unacceptable harm to the significance of a building or feature that makes a positive contribution to the significance of the Conservation Area, will only be permitted where this	In response to a representation from Historic England.

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			harm is outweighed by the public benefits of the proposal. Such proposals must be accompanied by clear details of the proposal and justify the harm in line with national policy through a heritage statement. Where a heritage statement fails to adequately explain and justify the proposal and its impact on the significance of the heritage asset <u>and wider conservation area</u> , this may be used by the Council as grounds to justify refusal of the scheme.	
MM20	DM30: Archaeology	Point 1	1. Development which would result in harm to or loss of the significance of archaeological sites including a scheduled monument <u>(or a site of national significance)</u> will not be permitted unless it can be clearly demonstrated that the public benefits which cannot be met in any other way would clearly outweigh the harm.’	In response to a representation from Historic England.
MM21	DM30: Archaeology	Paragraph 3.278	3.278 Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to a non-designated archaeological site <u>scheduled monument (or site of national significance)</u> , consideration will be given to the significance of remains and measures sought to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. Where this is not justified, the developer will be required to: a) make adequate provision for excavation and	In response to a representation from Historic England.

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			<p>recording before and / or during development b) demonstrate how the public understanding c) appreciation of the site can be improved.</p>	
MM22	DM33: Coast and Foreshore	3.311	<p><u>The North West Marine Plan extends from the mean high water springs to the territorial limit</u> At its landward extent, a marine plan will apply up to the mean high water mark. Marine plans are being developed on a rolling programme. The North West Marine Plan, which includes Blackpool, is currently being prepared and will be delivered by 2021, with a 20 year view of activities. Each plan will be monitored with three yearly reviews. Planning applications within the Coast and Foreshore designation will also need to be considered against the North West Inshore Marine Plan. <u>All authorisation and enforcement decisions must be made in accordance with the marine plan, and all decisions which are capable of affecting the marine area must have regard to the marine plan.</u></p>	In response to a representation from the Marine Management Organisation (MMO).
MM23	DM35: Biodiversity	Point 1 a	<p>a. result in no loss or harm to biodiversity through avoidance, adequate mitigation <u>either on site or off site</u> or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;</p>	In response to a representation from Bourne Leisure.

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MM24	DM35: Biodiversity	Point 2	2. Development will not be permitted in or adjacent to a Site of Special Scientific Interest where it would adversely affect, directly or indirectly, its wildlife and nature conservation importance. <u>The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.</u>	To more closely align with NPPF.
MM25	DM35: Biodiversity	Point 4	4. Development will not be permitted if after mitigation or compensation it would have an adverse impact on animal or plant species protected under national or international legislation.	In response to a representation from Bourne Leisure.
MM26	DM36: Controlling Pollution and Contamination	Point 1 a	a. Will be compatible with adjacent existing uses and would not lead to significant adverse effects on health, amenity, safety and the operation of surrounding uses and for occupants, or users of the development itself <u>or designated sites of importance for biodiversity</u> , with reference to noise, vibration, odour, light, dust, other pollution or nuisance. Applications will be required to be accompanied, where appropriate by relevant impact assessments and mitigation proposals;	In response to a representation from Natural England.

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MM27	DM36: Controlling Pollution and Contamination	Point 1 a	a. Will be compatible with adjacent existing uses and would not lead to significant <u>unacceptable</u> adverse effects on health, amenity,	In response to a representation from Bourne Leisure.
MM28	DM36: Controlling Pollution and Contamination	Point 1 e	e. Will not cause <u>pose a</u> any risk of pollution <u>to controlled waters (surface or ground water) and will, where required, include mitigation and/or remediation to prevent any unacceptable levels of water pollution.</u> to surface or ground water and mitigation will be required to prevent any harm where necessary.	In response to a representation from the Environment Agency.
MM29	DM36: Controlling Pollution and Contamination		3.336 In considering planning applications for developments and uses that would have a potentially adverse impact on their surroundings, the Council will seek to control the location of such activities and land uses and restrict their development in close proximity to residential, educational, institutional, recreational and other environmentally sensitive areas <u>such as designated sites of importance for biodiversity.</u> Where necessary the Council will require measures to be undertaken to mitigate any unacceptable effects of development. These measures might include remediating contaminated land, screening, landscaping, sound insulation or changing the layout of the site.	

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MM30	DM42: Aerodrome Safeguarding	New paragraph	<u>3.369 Safeguarded areas for Warton Aerodrome are determined in accordance with The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Storage Areas) Direction 2002 (as updated). The relevant safeguarding areas for Warton Aerodrome, also in Fylde Borough, are identified by the Ministry of Defence (MOD). The safeguarded area reflects the need to restrict the height of built development in wider zones, including in Blackpool, in order to ensure safety for both aircraft crew and people on the ground. It also reflects the need to prevent interference to communication systems.</u>	In response to a representation from the Ministry of Defence.
MM31	DM42: Aerodrome Safeguarding	Policy wording	The Blackpool Airport Authority <u>and the Ministry of Defence (MOD)</u> will be consulted on all development proposals <u>as appropriate</u> within the aerodrome safeguarding area/ <u>zones</u> shown on the Policies Map.	In response to a representation from the Ministry of Defence.
MM32	DM42: Aerodrome Safeguarding	New paragraph	<u>3.371 The MOD statutory aerodrome safeguarding zones surrounding Warton Aerodrome, which extend across parts of Blackpool, are shown on the Policies Map. The aerodrome height consultation zone protects the aerodrome’s outer horizontal obstacle limitation surface and requires that the MOD is consulted upon applications for development that are 91.4m or greater in height. In addition to this, a significant area of Blackpool is</u>	In response to a representation from the Ministry of Defence.

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			<p><u>covered by the statutory birdstrike safeguarding consultation zone. Within this the MOD should be consulted upon applications for waste management sites, the creation of water bodies, quarry restorations or other forms of development that would entail the creation of habitat that could be attractive to large or flocking birds hazardous to air traffic.</u></p>	
Schedule 1				
MM33		HSA1.2 Former Bispham High School, Bispham Road, Blackpool, FY2 0NH	<ul style="list-style-type: none"> Part of the eastern section of the site is identified as playing fields (albeit a lapsed site) that was associated with the previous school use. Further information can be found in the Playing Pitch Strategy (PPS) Update Draft (December) 2020. Mitigation through a Section 106 agreement will be required. The monies to be invested informed by the draft PPS and Action Plan. <p><u>Consideration of paragraph 97 of the NPPF and Sport England’s Playing Field Policy Exception E4 will need to be considered to provide appropriate mitigation informed by the councils adopted Playing Pitch Strategy when the site comes forward through the planning process.</u></p>	In response to a representation from Sport England.
MM34		HSA1.5 Land at Chepstow Road/Gateside Drive	<ul style="list-style-type: none"> Part of the site is identified as playing fields (albeit a lapsed site) that was associated with a previous school use. It has not had formal pitch marking for 	In response to a representation from Sport England.

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		and land at Dinmore Avenue/Bathurst Avenue, Grange Park	over 18 years. Further information can be found in the Playing Pitch Strategy (PPS) Update Draft– December) 2020. Mitigation through a Section 106 agreement will be required. The monies to be invested informed by the draft PPS and Action Plan. <u>Consideration of paragraph 97 of the NPPF and Sport England’s Playing Field Policy Exception E4 will need to be considered to provide appropriate mitigation informed by the councils adopted Playing Pitch Strategy when the site comes forward through the planning process.</u>	
MM35	Schedule 1 - Page 17	HSA1.7 Bullet 4: Key Development Considerations	The development of the site should be carried out <u>in accordance with the heritage impact assessment which includes</u> to an appropriate height and design to enhance those views.	In response to a representation from Historic England.
MM36		HSA1.13 Land at Jepson Way/Common Edge Road, Blackpool	<ul style="list-style-type: none"> The site currently has designations including protected playing fields and public open space. The playing fields and football club will be relocated to the south as identified in the Enterprise Zone masterplan. The re-provision of sporting facilities is detailed in the Playing Pitch Strategy (PPS) Update Draft – December) 2020. <u>Consideration of paragraph 97 of the NPPF and Sport England’s Playing Field Policy Exception E4 will need to be considered to provide appropriate mitigation for the existing playing</u> 	In response to a representation from Sport England.

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			<u>field land informed by the councils adopted Playing Pitch Strategy.</u>	
Appendices				
MM37	Appendix D1 Parking Standards	Para 2.05	In order to encourage the take-up of electric vehicles, the latest technology should be adopted in new development., as set out below.	
MM38	Appendix D1 Parking Standards	Para 2.06	Provision of dedicated parking bays/charging infrastructure in new development (including conversions) <u>is required as follows:</u>	