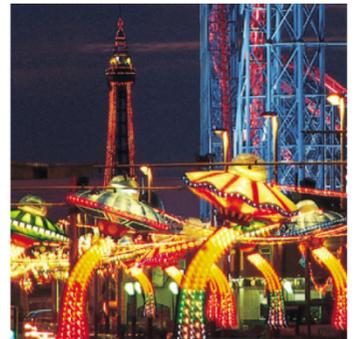


Blackpool Local Plan

Part 1: Core Strategy – Proposed Submission Schedule of Proposed Minor Modifications

November 2014

Blackpool Council



Schedule of Proposed Minor Modifications

Strikethrough - deleted text

Bold Underline – New or amended text

Ref	Policy/Paragraph	Proposed Minor Modification	Reason for Modification
MM001	2.23	Despite the strong collection of entertainment buildings, the number of statutorily listed buildings in Blackpool (3840) is below average when compared to similar sized towns nationally, and the number of conservation areas (2) is the lowest overall in the North West, underlying the perception that Blackpool has a poor quality urban environment.	For accuracy.
MM002	Figure 7	Additional legend added to the key identifying 'other areas of greenspace'	For accuracy
MM003	2.37 (Bullet 6)	Blackpool has key iconic resort buildings and structures culturally rich in heritage <u>which remain important to the Town's future</u> and high quality public realm in key areas of the town centre and resort core, although these are contrasted with a generally poor quality built environment in the inner areas and across other parts of the town.	In response to a representation from English Heritage.
MM004	2.37 (Bullet 7)	Designated Green Belt and Countryside Areas on the edge of Blackpool define the limit of urban development to retain separation between Blackpool, Fylde and Wyre. Any change <u>development</u> in these areas will need to be managed in a positive way to balance the need for new development with environmental and climate change issues.	For clarity and in response to a representation from Fylde Council.
MM005	Policy CS2	Provision will be made for the delivery of around 4,200 new homes in Blackpool between 2012 and 2027.	For clarity and in response to a representation from Wyre Council and the Home Builders Federation.
MM006	5.7	Whilst this forecast assumes an overall reduction in the number of jobs over the plan period, there will be economic prosperity growth in certain sustainable employment sectors, providing new jobs to help replace the significant number of	For clarity and in response to a representation from Lancaster City Council.

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		public sector jobs expected to be lost as well as many of the part-time, low-wage seasonal jobs. This aligns with strategies to support a stronger, more resilient and diversified economy, as opposed to high levels of job growth, which is not considered sustainable or achievable. Aligning Blackpool's housing requirement to this forecast reduces the level of in-migration needed to support the new jobs created compared to long-term trends. This complements wider strategies which are ongoing to encourage existing residents to engage in the labour market and access the new jobs created, to improve economic activity levels. Also, the assumption that in migrants will move to Blackpool to take up jobs contrasts with historic trends, with evidence suggesting that up to 90% of all migrants are housing benefit claimants. Providing more houses than could be supported by the level of jobs expected to be available would undermine ongoing efforts to address the socio-economic issues as a result of these past trends.	
MM007	Policy CS1	1a. Focussing new major retail development in the town centre to strengthen the offer and improve the quality of the shopping experience	Typographical Error
MM008	5.52	Major new retail development will be focused in Blackpool Town Centre. The 2011 Fylde Coast Retail Study identifies capacity for additional retail growth of 16,390 square metres of comparison goods floorspace to 2021. Beyond this, the Houndshell Phase II extension and any the retail components of the Leisure Quarter development and the Winter Gardens redevelopment refurbishment provide the best opportunities for the enhancement of the comparison goods offer in Blackpool Town Centre, which will complement the improvement in quality to the existing retail stock. The Site Allocations and Development Management DPD will identify the proposed sites for new retail development.	For clarity and in response to a representation from English Heritage.
MM009	5.93	A careful balance has to be struck which enables the provision of high quality networks of green infrastructure alongside the delivery of development to meet Blackpool's wider housing, employment and infrastructure requirements.	Typographical Error
MM010	5.96	The Borough contains a number of high quality open spaces such as Stanley Park which has Grade II* status as a historically important garden.....	For accuracy.

Ref	Policy/Paragraph	Proposed Minor Modification	Reason for Modification
MM011	5.104	Opportunities for urban greening, which is particularly important within Blackpool's inner areas, should be explored and incorporated where possible. This could include the provision of green roofs, terraces and walls and private gardens as part of new developments or the introduction of green alleyways, street trees and planters, allotments, woodland and community gardens as part of wider improvement initiatives.	In response to a representation from the Woodland Trust.
MM012	CS8	3. Developers must demonstrate how the development will complement conserve and enhance existing features of heritage significance including their wider setting, particularly for those developments affecting conservation areas, listed buildings and other identified heritage assets	For clarity and in response to a representation from English Heritage.
MM013	CS8	4. To conserve and enhance the town's built heritage, the Council will seek to safeguard give adequate protection to heritage assets from inappropriate development.	In response to a representation from English Heritage.
MM014	CS8	5. The Council has identified and adopted a local list of heritage assets reflecting a commitment to protect locally important buildings, structures and parks of historic value.	In response to a representation from English Heritage.
MM015	5.128	Detailed information has been gained from characterisation studies recently undertaken for various parts of the town. These studies will inform future decisions to safeguard and protect local buildings of historic significance. with The Council having prepared has recently adopted a Local List of heritage assets, reflecting a commitment to protect locally important heritage assets and has commenced preparation of a Built Heritage Strategy for the future conservation and enhancement of the town's historic environment in support of this policy.	For clarity and in response to a representation from English Heritage.
MM016	5.134	The European Union's revised Bathing Water Directive (2006/7/EC) came into force in March 2006 and will be implemented in England and Wales by the Bathing Water Regulations 2013. It has the overall objective to protect public health and the environment by improving the quality of bathing waters. The revised directive has more stringent water quality standards, a stronger beach management focus and new requirements for the provision of public information.	For clarity and in response to a representation from Blackpool Pleasure Beach.

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		It is therefore important that any new development does not cause deterioration in water quality which could impact on the Fylde Coast bathing waters. There are eight designated bathing waters along the Fylde Coast, with half of these located off the coast of Blackpool.	
MM017	5.162	<u>Infrastructure is key to the delivery of sustainable development, economic growth and the development needs of the Borough.</u> The Council will ensure that new developments provide the necessary physical, social and green infrastructure to meet local needs and achieve sustainable development, and do not result in infrastructure deficiencies or exacerbate other problems. The impact of all development proposals will need to be fully assessed and where developments have potentially significant implications on infrastructure, applicants will be required to submit assessments in support of their development proposal.	For clarity and in response to a representation from United Utilities.
MM018	5.165	The introduction of the Government's Community Infrastructure Levy (CIL) Regulations supports local authorities in developing a CIL charging schedule, which identifies the level of contribution required from different types of development towards meeting future community infrastructure needs. In some instances this would override the need for conditions or planning obligations. However, until the Council takes a decision on whether to introduce a CIL charging schedule, which will need to balance a number of considerations including development viability, it will continue to utilise planning obligations and/or conditions as appropriate. Depending on the decision taken, these may continue to be used either in their entirety or alongside CIL (for example where contributions are needed to ensure any site specific mitigation requirements or other non infrastructure needs are met).	For clarity.
MM019	5.166	A Supplementary Planning Document will be prepared by the Council to provide further guidance on contributions required from developments, which will also reflect a CIL charging schedule should this be introduced.	For clarity
MM020	CS12	e. Reflects the built heritage of the neighbourhoods and enhances the appearance <u>setting</u> of important existing buildings and their settings.	For clarity and in response to a representation from English Heritage.

Ref	Policy/Paragraph	Proposed Minor Modification	Reason for Modification
MM021	6.34	The specific contribution level will be set out in the Affordable Housing SPD, in order to provide sufficient flexibility to take account of Blackpool's challenging market conditions and viability issues, the need to reflect a decision on whether or not to introduce CL , and the possibility of emerging government guidance introducing minimum thresholds for affordable housing contributions.	For clarity
MM022	6.55	The town's high level of existing provision, heavily built-up area and general shortage of developable land are reflected in past regional assessments which did not identify any further requirement for pitch provision within the Borough; the regional assessments aiming to ensure a better an appropriate distribution of future requirements across each sub-region. This approach was informed by the Lancashire Sub-Regional Gypsy and Traveller Accommodation and Related Services Assessment (GTAA 2007); and the North West's Travelling Showpeople's Current Base Location, Preferred Base Locations and Operating Patterns (2007).	For clarity
MM023	6.56 and 6.57	<p>As the current Lancashire GTAA dates back to 2007, Blackpool Council is currently working with Fylde and Wyre Borough Councils (as part of the Duty to Co-operate) to update the accommodation needs assessment to determine the likely permanent and transit needs of Gypsies, Traveller and Travelling Showpeople within the sub-region over each authority's plan period.</p> <p>Replace with:</p> <p><u>Blackpool Council has worked with Fylde and Wyre Borough Councils (as part of the Duty to Co-operate) to prepare the Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2014). It provides an accommodation needs assessment to determine the likely permanent and transit needs of Gypsies, Traveller and Travelling Showpeople within the sub-region over each authority's plan period.</u></p>	For clarity

Ref	Policy/Paragraph	Proposed Minor Modification	Reason for Modification
MM024	6.57	Working collaboratively will enable the three authorities to provide for Gypsies, Travellers and Travelling Showpeople across the Fylde Coast, helping to ensure a fair and effective strategy is in place to provide access to accommodation, services and facilities. This updated assessment is expected to be completed by late summer 2014.	For clarity
MM025	CS17	c. Exploiting Protecting and enhancing key heritage and entertainment assets within the town centre and complementing these with new innovative development	For clarity and in response to representations from English Heritage and the Theatres Trust.
MM026	7.5	...Opportunities for future development of the principal retail core include further phased development of the Houndshill Shopping Centre and the introduction of a complementary specialist retail offer within the Winter Gardens....	For clarity and in response to a representation from English Heritage.
MM027	7.12	The Winter Gardens is the world's most complete Victorian all weather complex of theatres and conference facilities. However, the complex is currently on the Heritage at Risk Register , has suffered from a lack of investment and has significant levels of under-used floorspace, and is It is struggling to compete with larger, more modern conference venues across the UK.	For clarity and in response to a representation from English Heritage.
MM028	CS18	2. Proposals must be presented in the context of a comprehensive approach, respect the character and heritage of the Grade 2* Listed Building and conform to the Winter Gardens Conservation Statement Conservation Management Plan .	For accuracy and in response to a representation from English Heritage.
MM029	CS18	3. The following uses will be supported: a. Improved theatre , conference and exhibition facilities including maintenance of existing venues b. Leisure and entertainment uses which could include cinema, casino, museum, restaurants and cafes c. Retail uses which functionally integrate with the adjacent town centre retail core d. Hotel/Serviced Apartments e. Improved car and cycle parking	In response to a representation from the Theatres Trust.

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MM030	8.16	Beyond the Blackpool boundary, the Council will continue to support the allocation of sufficient land close to Junction 4 of the M55 in neighbouring Fylde for employment growth of sub-regional importance, with a continued focus for new investment at Whitehills Business Park and Whyndyke Farm. The Fylde Local Plan identifies around 14ha of additional employment land close to Junction 4 of the M55 to accommodate Blackpool's employment land shortfall (in addition to Fylde's own employment land requirement).	For clarity and in response to a representation from Fylde Council.
MM031	CS25	2. The Council will work with Fylde Borough Council, the Environment Agency and utility providers to ensure that any housing development on adjoining lands around Junction 4 of the M55 will not most appropriately manages the impact on the existing surface water and waste water network within Blackpool.	For clarity and in response to a representation from Fylde Council.
MM032	CS26	2c. New dwellings essential in relation to the agricultural or horticultural use of the land <u>or which meets the requirements of NPPF paragraph 55.</u>	For clarity and in response to a representation from CW Planning Solutions.
MM033	Appendix A: Evidence Base	<p>Include the following documents:</p> <p><u>2014 Lancashire and Blackpool Local Flood Risk Management Strategy</u></p> <p><u>2014 Draft Fylde Coast Highways and Transport Masterplan</u></p> <p><u>2014 Draft Built Heritage Strategy for Blackpool</u></p> <p><u>2014 Analysis of Housing Need in light of the 2012 Sub-National Population Projections (Fylde Coast SHMA Addendum)</u></p> <p><u>2014 Blackpool Surface Water Management Plan</u></p> <p><u>2011 Draft Playing Pitch Strategy (2011-2016)(Updated 2014)</u></p> <p><u>2009 Blackpool Heritage Characterisation Studies</u></p> <p>Amend:</p> <p>20092014 Blackpool Open Space, Sport and Recreation Audit and Position</p>	For accuracy

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		<p>Statement</p> <p>20092014 Strategic Flood Risk Assessment</p> <p>20132014 Annual Monitoring Report</p> <p>2014 Fylde Coast Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (ongoing)</p> <p>2014 Duty to Co-operate Statement of Compliance (currently in draft form)</p>	
MM034	Appendix B: Schedule of 'Saved' Blackpool Local Plan Policies	BH17 Restaurants, Cafes, Public Houses, Hot Food Saved Take-Aways	Typographical error
MM035	Appendix B: Schedule of 'Saved' Blackpool Local Plan Policies	NE10 - Flood Risk – Not Saved. To be superseded by Policy CS9: Water Management	Typographical error
MM036	Appendix C: Monitoring and Implementation Plan	<p>13. All development, regardless of size and scale, places additional demands on services and facilities, impacting on their ability to meet the needs of the community. The Community Infrastructure Levy (CIL) provides a system which passes the cost of infrastructure improvements onto new developments above the 100sqm threshold and of a type that has been found to be viable to which to charge CIL. The Council is currently investigating the potential to introduce a CIL Charging Schedule in Blackpool and have undertaken a viability assessment to inform this process. At the time of writing this document, no formal decision has been taken by the Council as to whether a CIL will be introduced in Blackpool. This position will be updated in due course. <u>Section 106 agreements will be used in accordance with the requirements of NPPF paragraph 204.</u></p>	For clarity

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MM037	Appendix C: Monitoring and Implementation Plan	14. The introduction of a CIL charging schedule would not remove the requirement for Section 106 planning obligations, which will continue to be used in accordance with the tests set out within the CIL regulations. Planning obligations are a key delivery tool in providing the opportunity to secure financial contributions that will mitigate against the localised impacts of development which would otherwise render the proposal unacceptable in planning terms.	For clarity
MM038	Footnote 26	A Draft SPD was consulted on in June 2012; the intention is to prepare and consult on a revised draft in autumn 2014 <u>2015</u> .	For clarity
MM039	At various points in the document	Replace wellbeing with <u>well-being</u>	Typographical Error