

BLACKPOOL LOCAL PLAN PART 2 - PUBLICATION

SCHEDULE OF REPRESENTATIONS

(PRESENTED IN PLAN ORDER)

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1 Local Plan Part 2 Publication Document

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
HSA1: Housing Site Allocations							
014	Lancashire County Council	Not specified	Not specified	Not specified	<p>The below sites are close to known surface water flooding areas within LCC.</p> <ol style="list-style-type: none"> 1) HSA1.13 is part of the Blackpool Enterprise Zone and could have an effect on Division Lane where there are reports of highway and property flooding. 2) HSA1.14 - Site B, Former National Savings & Investment Site, Preston Road, Blackpool, FY3 9YP – adjacent Mythop Rd – Mythop Rd suffers surface water flooding in various locations – the first 400m of the highway is within Blackpool Boundary then crosses into LCC – known issues are on the highways, no reports of property flooding. 	-	Comments Noted. Adopted Core Strategy Policy CS9: Water Management is the relevant development plan policy with respect to this issue.
015	Homebuilders Federation (HBF)	Not specified	Not specified	Unsound	<p>Policy HSA 1 is not considered to be sound as it is not positively prepared for the following reasons:</p> <ol style="list-style-type: none"> 1. Policy CS2 of the adopted Core Strategy, sets out Blackpool’s housing requirement to build 4,200 new homes between 2012 and 2027, equating to 280 dwelling per annum (dpa), although the requirement was phased over the plan period. Policy HSA1 identifies the sites that are to be allocated for residential development, it allocates sites for 1,419 dwellings. Table 1 within the justification text also provides a summary of the housing supply at 2019, giving a total supply of 4,544 dwellings. Table 1 suggests that 729 of these dwellings allocated in Policy HSA1 had extant permission at 30th September 2019, leaving a 690 dwellings. 	-	<p>The Council considers it has identified sufficient housing to meet the requirements over the plan period as set out in the Housing Topic Paper 2020.</p> <p>It should also be noted that an updated five year supply paper has been prepared for submission.</p>

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					<p>2. The HBF is keen that the Council produces a plan which can deliver against its housing requirement. To do this it is important that a strategy is put in place which provides a sufficient range of sites to provide enough sales outlets to enable delivery to be maintained at the required levels throughout the plan period. The Plan should ensure the availability of a sufficient supply of deliverable and developable land to deliver the Council's housing requirement. This sufficiency of housing land supply (HLS) should meet the housing requirement, ensure the maintenance of a 5 Year Housing Land Supply (5YHLS), and achieve Housing Delivery Test (HDT) performance measurements.</p> <p>3. The HBF does not consider that the Council has given sufficient consideration to the possibility that some sites may not come forward due to unforeseen circumstances and that this may apply to all types of sites. The HBF strongly recommends that the plan allocates more sites than required to meet the housing requirement to allow for flexibility. This should be sufficient to deal with any under-delivery which is likely to occur from some sites and would create flexibility, such an approach would be consistent with the NPPF requirements for the plan to be positively prepared and flexible.</p> <p>4. The HBF does not wish to comment upon the acceptability or otherwise of individual sites. It is, however, important that all the sites contained within the plan are deliverable over the plan period and planned to an appropriate strategy. The HBF would expect the spatial distribution of sites to follow a logical hierarchy, provide an appropriate development pattern and support sustainable development within all market areas. The Council's assumptions on sites in relation to delivery and capacity should be realistic based on evidence supported by the parties responsible for housing delivery and sense checked by the</p>		

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					<p>Council based on local knowledge and historical empirical data.</p> <p>5. The Deliverable Five Year Housing Land Supply Statement (1st April 2019 to 31st March 2024) identifies a five-year housing requirement of 1,846 dwellings, and a supply of 2,004 dwellings, Appendix 1 provides information in relation to the deliverability of the sites. The NPPF identifies when a site can be considered deliverable this includes sites which do not involve major development and have planning permission, and all sites with detailed planning permission, unless there is clear evidence that homes will not be delivered. The PPG sets out what evidence may be used to demonstrate deliverability this includes:</p> <ul style="list-style-type: none"> • Current planning status – e.g. how much progress has been made towards approving a reserved matters and discharge of conditions; • Firm progress being made towards the submission of an application; • Firm progress with site assessment work; or • Relevant information about site viability, ownership or infrastructure provision. • For sites to be considered developable the PPG also sets out the evidence that may be used to demonstrate that there is a reasonable prospect of development these include: <ul style="list-style-type: none"> ○ Written commitment or agreement that funding is likely to come forward; ○ Written evidence of the developer’s delivery intentions and anticipated build out rates; ○ Likely build out rates based on sites with similar characteristics; and ○ Current planning status. <p>6. Table 1 also includes a windfall allowance for 800 dwellings over the period 1st April 2019 to 31st</p>		

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					March 2027, equating to 100dpa. The Housing Topic Paper (January 2021) identifies 1,054 dwellings were completed on windfall sites between 2021/13 and 2018/19, this is an average of 151 dwellings each year. The Council expect windfalls from the change of use of hotels and guest houses to residential to continue, and therefore consider the 100dpa windfall allowance identified in the Core Strategy to continue as part of this Part 2 Plan.		
ASA1: Allotment Site							
019	Environment Agency	Not specified	Not specified	Not specified	<p>This site is in Flood Zone 3, in an area which benefits from defences, and is considered a 'water compatible' land use in terms of flood risk vulnerability.</p> <p>Although the issue of flood risk is mentioned in Appendix C site allocation information and discussed in the Strategic Flood Risk Assessment (SFRA), and we have no objection to the allocation, it is not mentioned in the justification text accompanying the policy.</p>	<p>We would advise that this reference is identified in the main local plan section for the allotment site, or the text refers to Appendix C / the SFRA.</p> <p>This would make it clear that this issue has been considered and the requirements of the sequential test have been satisfied, and that there remains a residual flood risk users of the site should be aware of.</p>	<p>Comment noted. The supporting text has been amended to cross reference to Appendix C.</p> <p>Minor Modification MM01</p>
DM1: Design Requirements for New Build Housing Developments							
008	Historic England	Not specified	Not specified	Sound subject to minor amendment	<p>Bullet 2a</p> <p>Local character and distinctiveness should not just be constrained to the development site but its context and the wider area.</p>	<p>'....local character and distinctiveness of a site....' should be amended to read:</p> <p>'....local character and distinctiveness of a site the area....'</p>	<p>Bullet 2a amended accordingly</p> <p>Minor Modification MM03</p>
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	<p>Paragraphs 3.11 -3.14</p> <p>Green spaces to both the front and rear of properties need to be retained in existing and new build properties especially given the impact of lockdown during the corona pandemic. It is helpful in reducing the mental health problems of families and providing safe space for a family to gather. The policy of allowing rear extensions</p>	-	<p>The requirements for greenspace in developments are set out on policies CS6: Green Infrastructure, DM1: Design Requirements for New Build Housing Developments and DM21: Landscaping.</p> <p>No change</p>

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					needs to be reviewed on basis of health and welfare benefits for residents		
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	<p>Paragraphs 3.15 to 3.28</p> <p>We fully support the proposed standards as they should result in more maintenance free infrastructure and have consistency of presentation</p>	-	Support noted.
015	Homebuilders Federation (HBF)	Not specified	Not specified	No	<p>Policy DM1 is not considered to be sound as it is not justified or consistent with national policy for the following reasons:</p> <p>7. This policy states that as a minimum 20% of all new build dwellings must meet the nationally described space standard (NDSS). The NDSS as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a 'need to have' rather than a 'nice to have' basis.</p> <p>8. PPG identifies the type of evidence required to introduce such a policy. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</p> <ul style="list-style-type: none"> • Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes. • Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider 	<p>14. The HBF considers that the policy should be modified as follows in order to make the document sound:</p> <ul style="list-style-type: none"> • Part 1 of the policy should be deleted. • Part 6 of the policy should be deleted. <p>If these elements of the policy are retained, the Council should ensure that it has the appropriate evidence to support their inclusion and that all the elements of the policy required by the PPG and NPPF are included.</p>	<p>The justification for the Nationally Described Space Standards (NDSS) and accessibility standards is set out in the Space Standards and Accessible or Adaptable Homes Topic Paper (December 2020).</p> <p>It should be noted that policy requirements for NDSS and accessibility standards have been considered as part of a Local Plan Part 2 Viability Assessment.</p>

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					<p>impacts on affordability where a space standard is to be adopted.</p> <ul style="list-style-type: none"> • Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions’. <p>9. The Council will need robust justifiable evidence to introduce the NDSS, based on the criteria set out above. The HBF considers that if the Government had expected all properties to be built to NDSS that they would have made these standards mandatory not optional.</p> <p>10. Part 6 of the policy also looks for sites of 10 or more dwellings to provide at least 10% of dwellings at M4(2) or M4(3) standards. The HBF is generally supportive of providing homes that are suitable to meet the needs of older people and disabled people. However, if the Council wishes to adopt the higher optional standards for accessible, adaptable and wheelchair homes the Council should only do so by applying the criteria set out in the PPG.</p> <p>11. PPG¹ identifies the type of evidence required to introduce such a policy, including the likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. It is incumbent on the Council to provide a local assessment evidencing the specific case for Blackpool which justifies the inclusion of optional higher standards for accessible and adaptable homes in its Local Plan policy.</p> <p>12. The HBF are also concerned that the Local Plan Viability Assessment (July 2020) identifies</p>		

¹ PPG ID: 56-007-20150327

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					<p>viability issues within the borough, and that this policy requirement will further impact on these issues and may lead to the non-delivery of homes. If the Council can provide the appropriate evidence and this policy is to be included, then the HBF recommends that an appropriate transition period is included within the policy.</p> <p>13. The PPG also identifies other requirements for the policy including the need to consider site specific factors such as vulnerability to flooding, site topography and other circumstances, this is not just in relation to the ability to provide step-free access.</p>		
DM2: Residential Annexes							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	These paras may need to be re-visited when the investigation into corona is complete regarding minimum standards needed for these accommodation sectors	-	It is not considered that Policy DM2 will be impacted by the Coronavirus pandemic. No change.
DM7: Provision of Employment Land and Existing Employment Sites							
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	Not specified	The NS&I buildings (Preston New Road) will be retained as an employment site under this proposed allocation for E(g) uses which are uses which can be carried out in a residential area without detriment to amenity. Bourne Leisure endorses this set of uses in this location as such uses are compatible with the operation of Marton Mere Holiday Park as a location of choice for visitors to stay while in Blackpool.	-	Support noted.
DM8: Blackpool Airport Enterprise Zone							
019	Environment Agency	Not specified	Not specified	Not specified	The policy does not include a provision for biodiversity net gain, as previously recommended.	<p>To help secure the enhancement of the environment through contributing to biodiversity net gain, we would recommend the following amendment this policy:</p> <p>5. A Design Framework, including building, landscape, green infrastructure,</p>	<p>Comment Noted. Point 5 of Policy DM8 amended to incorporate the suggested text.</p> <p>Minor Modification MM04</p>

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						opportunities for biodiversity net gain , 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.	
DM9: Blackpool Zoo							
008	Historic England	Not specified	Not specified	Sound subject to minor amendment	<p>Blackpool Zoo is adjacent to Stanley Park Conservation Area within which is a registered park and Garden, Stanley Park (Grade II*). The NPPF considers Grade II* heritage assets to be of the highest significance and any harm to or loss of these assets (including setting) should be wholly exceptional. Stanley Park is a Grade II* Registered park and Garden. The Council has a statutory duty under the provisions of the 1990 Act to pay special attention to the desirability of preserving or enhancing the character or appearance of its conservation areas.</p> <p>Whilst we welcome reference to the conservation area, the policy needs to be amended to provide further clarification on how these issues will be dealt with. The Policy as written provides a framework for management of any proposals at Blackpool Zoo that may affect a conservation area but fails to mention this highly graded asset and therefore weakens any protection of this asset. It is mentioned in the supporting text (Para 3.100) but not the policy.</p> <p>In view of this, this policy needs to be amended to ensure that it meets the requirements of the NPPF and the 1990 Act</p>	The policy should be amended to read: ' the zoo grounds and of the adjoining Stanley Park Conservation Area and Registered Park and Garden '	Policy DM9 has been amended to incorporate the suggested text. Minor Modification MM05
DM10: Promenade and Seafront							
008	Historic England	Not specified	Not specified	No	Historic England welcomes the inclusion of a policy which proposes to manage development proposals for the promenade and seafront. However, the policy should be amended to ensure that it safeguards and enhances the heritage assets in this area of the town.	The policy should be amended as follows: Bullet 1c: deletion of the word 'landmark' or definition of it within the supporting text.. Bullet 2: additional information in the	Comments noted. A foot note is now included to further explain what is meant by landmark feature. Minor Modification MM07

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					<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment. The historic environment should be considered in delivering a number of other planning objectives.</p> <p>In view of the above, we have the following comments to make:</p> <ul style="list-style-type: none"> • Bullet 1c refers to 'landmark buildings'. It is unclear how this is defined as it can be interpreted by different elements of its design such as height, materials etc. • Bullet 2 refers to 'piecemeal' development. it is unclear how this is defined and how this will be used to help guide the suitability of planning applications in this area. Further clarity in the supporting text should be provided. • Bullet 4: The piers are heritage assets (both designated and undesignated). Whilst we welcome the intention of the policy, proposals for heritage assets are expected to sustain and enhance their significance including setting. This policy incorrectly refers to 'preserving their character'. <p>Bullet 5 refers to piecemeal proposals.(see comments on Bullet 2).</p>	<p>supporting text on the definition of piecemeal.</p> <p>Bullet 4: Appropriate improvements and development on the pier decks and platforms which underpin the sustainable future of the piers and which preserve sustain and enhance their character significance will be supported in principle.</p> <p>Bullet 5: see comments on Bullet 2.</p>	<p>With respect to the word piecemeal which the Oxford Dictionary defines as "in an unsystematic way, through partial measures taken over a period of time", it is not considered necessary to provide dictionary definitions for specific words in the local plan.</p> <p>Point 4 amended accordingly.</p> <p>Minor Modification MM06</p>
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	The Civic Trust are pleased to see the incorporation of their earlier comments on the importance of the Promenade and beach area have been reinforced in this draft and we are supportive of the contents.	-	Support noted.
DM13: Betting Shops, Adult Gaming Centres and Pawnbrokers in the Town Centre							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	We are delighted at the amended policy as these activities have encouraged anti-social behaviour and related deprivation	-	Support noted

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010	Blackpool Civic Trust	Not specified	Not specified	Not specified	We are totally in agreement with policies proposed for District and local centre which we see as being instrumental to developing and supporting flourishing local centres which are the pivotal hubs to their local communities	-	Support noted.
DM16: Hot Food Takeaways							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	Greater control is needed of hot food takeaways given their impact they are having on the health of local people and the lack of resources to police their safe operation through environmental health officers	-	Comment noted.
018	McDonalds Restaurants (Planware)	Not specified	Not specified	No	<p>1 Introduction</p> <p>1.1 We have considered proposed Policy DM16 – Hot Food Takeaways – with regard to the principles set out within the Framework. We fully support the policy’s aim of promoting healthier living and tackling obesity. However, the proposed policy approach is unsound and fails to provide an evidence-based way of achieving the policy’s objective. It has also been found unsound by several planning inspectors. It is too restrictive and prevents local planning authorities from pursuing more positive policy approaches. The London Borough of Waltham Forest has had such a policy in place for over a decade and its application has proven ineffective in tackling obesity to date.</p> <p>1.2 Within these broad points we have the following policy objections to draft Policy DM16:</p> <p style="padding-left: 40px;">A. The 400m exclusion zone is inconsistent with national planning policy</p> <p style="padding-left: 40px;">B. The policy is inconsistent, discriminatory and disproportionate.</p> <p style="padding-left: 40px;">C. Examination of other plans have found similar policy approaches to be unsound.</p> <p style="padding-left: 40px;">D. There needs to be further exploration into policies that are more positive, have a reputable evidence base and that comply with the Framework.</p>	-	<p>Comments noted.</p> <p>It should be noted that this policy relates to A5/sui generis hot food takeaways where the vast majority of food sold is consumed off the premises.</p> <p>Policy DM16 does not impose a blanket ban on restaurants that include an element of hot food takeaway.</p> <p>The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduces new, revised permitted development rights from the 31 July 2021. The revisions to the Use Classes Order also provide for the need for local consideration of some uses and the Use Class A5 Hot food takeaways will be removed and hot foot takeaways will become sui generis.</p> <p>The explanatory memorandum to the amended 2020 regulations (opens a new window) recognises that changes of use to hot food takeaways can give rise to important local considerations, for example, to prevent the proliferation of hot food takeaways. Furthermore, Public Health England’s guidance on Using the planning system to promote healthy weight environments (opens a new window) is focused on hot food takeaways as an example of retail uses that can be the subject of planning controls.</p>

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					<p>1.3 In summary, Planware Ltd consider there is no sound justification for a policy such as Policy DM16, which imposes a blanket ban on restaurants that include an element of hot food takeaway “in or within 400 metres of wards where there is more than 15% of the year 6 pupils or 10% of reception pupils with obesity.” Policy DM16 is unsound it should be deleted from the plan.</p> <p>1.4 However, as stated in the opening paragraph, Planware Ltd supports the aim of promoting healthier living and tackling the obesity crisis. We acknowledge that planning can have a role in furthering these objectives. We would therefore welcome and support any studies between obesity and their relationship with development proposals, including examination of how new development can best support healthier lifestyles and tackling the obesity crisis. When a cogent evidence base has been assembled, this can then inform any appropriate policy response. This has still not emerged.</p> <p>1.5 Given the lack of any clear agreement between experts on the indices of obesity or poor health, analysing the evidence is a necessary part of this objection by way of background. This will all be highlighted in the below text.</p> <p>2 Contribution of McDonald’s UK to the United Kingdom</p> <p>2.1 This section of the objection sets out some background context relating to McDonald’s own business, its contribution to United Kingdom, and information on the nutritional value and healthy options of the food that it offers in its restaurants. This evidence is relevant to understanding the adverse and unjustified impacts of the blanket ban approach proposed under draft Policy DM16.</p> <p>Economic and Environmental Benefits</p> <p>2.2 The first store in the United Kingdom was first opened in 1974 in Woolwich, London. The store is still</p>		<p>The link between planning and health has been established in the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and incorporated in the Core Strategy. National and local planning guidance acknowledges that planning has an increasingly important role to play in creating healthy environments and reducing health inequalities.</p> <p>A strategic aim of the Council is to tackle unhealthy lifestyles including unhealthy eating and obesity. Obesity and being overweight are major public health problems and obesity levels in Blackpool are generally higher than the national average.</p> <p>The Council acknowledges that hot food takeaways are just one of the contributory factors to obesity levels within the town and the plan contains a range of policies which seek to promote healthy communities.</p> <p>It should be noted that the full justification for the Policy is set out in the evidence base “Managing the Location of Hot Food Takeaways Topic Paper” which supports DM16. The evidence base demonstrates that Blackpool is already very well served by hot food takeaways and that childhood obesity in many wards in Blackpool is well above the national average.</p> <p>This approach has been found sound by many planning inspectors at both examination and appeal.</p> <p>It is considered that the Policy is in accordance with the NPPF in supporting communities’ health, social and cultural well-being.</p> <p>Planning policy cannot restrict the type of products that uses under Class E can retail but they can restrict land use for hot food takeaways where there is local justification, as there is in Blackpool. Furthermore, granting permission for a hot food takeaway and imposing a condition requiring that</p>

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					<p>opened and was interestingly the 3,000th store across the world.</p> <p>2.3 With over 36,000 McDonald's worldwide, it operates in over 100 countries and territories. Approximately 120,000 people are employed by McDonald's UK, compared to just over 1 million employees worldwide.</p> <p>2.4 McDonald's and its franchisees have become important members of communities in the United Kingdom: investing in skills and developing our people, supporting local causes and getting kids into football.</p> <p>2.5 Nationally, the company operates from over 1,300 restaurants in the UK. Over 80% of restaurants are operated as local businesses by franchisees, that's around 1,100 franchised restaurants.</p> <p>2.6 McDonald's is one of few global businesses that continues to anchor itself in high streets and town centres across the United Kingdom. Not just serving the general public but creating jobs and seeking to improve the communities around them.</p> <p>2.7 All McDonald's restaurants conduct litter picks covering an area of at least 100 metres around the site, at least three times a day, picking up all litter, not just McDonald's packaging.</p> <p>2.8 McDonald's is a founding member of the anti-littering campaign, Love Where You Live. As part of this, our restaurants regularly organise local community litter picks. The campaign has grown and in 2017, 430 events took place across the UK with around 10,000 volunteers involved. Since the campaign started, 2,600 events have taken place with around 80,000 volunteers involved.</p> <p>2.9 McDonald's restaurants are operated sustainably. For example, their non-franchised restaurants use 100% renewable energy, combining wind and solar</p>		<p>only healthy food be served wouldn't meet the 6 tests in paragraph 55 of the NPPF in that it wouldn't be reasonable or enforceable.</p> <p>As previously stated, Blackpool is uniquely very well served by existing hot food takeaways, well over and above the national average, even when the Promenade units which predominately (but not exclusively) serve tourists are discounted. There are also many vacant hot food takeaways across the borough where new hot food takeaways serving healthy food could open. A detailed map of the borough indicating where new hot food takeaways would not be appropriate and would only serve to encourage hot food takeaways into those areas. The data relating to childhood obesity is updated annually by Public Health England/NHS Digital (opens a new window) and should levels of childhood obesity fall below the national average as a result of other policies and strategies, new hot food takeaways would be permitted in those wards. In this regard, the policy is responsive to changing situations on the ground.</p> <p>The Topic Paper demonstrates no correlation between high levels of childhood obesity and the number of hot food takeaways around schools in Blackpool, so unlike many authorities, there is no proposed restrictions on hot food takeaways within 400m of schools.</p> <p>For clarity on how to measure 400m, the supporting text will be amended.</p> <p>Minor Modification MM10</p>

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					<p>and use 100% LED lighting which means we use 50% less energy than fluorescent lighting. All of their used cooking oil is converted into biodiesel for use by delivery lorries. Their entire fleet of lorries runs on biodiesel, 40% of which comes from McDonald's cooking oil. This creates over 7,500 tonnes fewer CO2 emissions than ultra-low sulphur diesel.</p> <p>2.10 All new McDonald's restaurants in the United Kingdom are fully accessible and we are working toward delivering this same standard for all existing restaurants.</p> <p>2.11 McDonald's restaurants provide a safe, warm and brightly lit space for people, especially those who may feel vulnerable or threatened waiting for a taxi or outside.</p> <p>2.12 Many of their toilets are open to all members of the public. They are one of few night time premises that offer this service and given the fact restaurants are located in some of the busiest parts of the country, McDonald's are helping to keep the United Kingdom cleaner.</p> <p>Nutritional Value of Food and Healthy Options</p> <p>2.13 McDonald's offers a wide range of different food at its restaurants.</p> <p>2.14 Nutritional information is easy to access and made available online, and at the point of sale on advertising boards, as well as in tray inserts. Information is given on calorie content and key nutritional aspects such as salt, fat and sugar content. This enables an individual is able to identify and purchase food items and combinations that fit in with their individualised calorie or nutritional requirements.</p> <p>2.15 The menu offer includes a range of lower calorie options, some of which are set out in the on the next page.</p>		

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					<p>2.16 The restaurants now suggest meal bundles to assist customers in making informed, healthier choices. McDonald's have suggested "favourites" meal bundles, across the breakfast and main menu that enable the choice of low-calorie options to be made even more easily. These 3-piece meal combinations will all be under 400kcal on the breakfast menu, and all under 600kcal on the main menu (with many options under 400kcal on the main menu also), and all individual items on these menu bundles will be either green (low) or amber (medium) on the Food Standards Agency traffic light system for food labelling.</p> <p>2.17 Examples of low calorie (less than 400kcal) breakfast options (where no single item is red for FSA) include any combination of the following:</p> <ul style="list-style-type: none"> • Egg & Cheese McMuffin / Egg & cheese snack wrap / bagel with Philadelphia / porridge; with fruit bag; and a medium black coffee, or espresso or regular tea or water. <p>2.18 Examples of low calorie (less than 600kcal) main menu options (where no single item is red for FSA) are included in the table below. Some 90% of our standard menu is under 500 calories.</p> <p>2.19 Those specifically wanting a meal low in either fat, salt, or sugar, can tailor their choices accordingly. Any combination of menu items sold at McDonald's can be eaten as part of a calorie controlled nutritionally balanced diet. Customers alternatively eat anything from the menu allowing for this within their overall daily, or weekly nutritional requirements.</p> <p>Quality of Ingredients and Cooking Methods</p> <p>2.20 McDonald's are always transparent about both their ingredients and their processes and strive to achieve quality. Their chicken nuggets are made from 100% chicken breast meat, burgers are made from whole cuts of British and Irish beef. Coffee is fair trade and their milk is organic. McDonald's want their</p>		

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					<p>customers to be assured about what they are consuming. The 'Good to Know' section on our website - https://www.mcdonalds.com/gb/en-gb/good-to-know/about-our-food.html - provides a range of information about their processes and where produce is sourced from.</p> <p>Menu Improvement and Reformulation</p> <p>2.21 McDonald's is actively and continuously engaged in menu reformulation to give customers a range of healthier options. Louise Hickmott, Head of Nutrition, at McDonald's UK, has provided a letter giving examples of the steps that have been taken in recent years. The information is summarised below.</p> <p>2.22 In recent years McDonald's has made great efforts to reduce fat, salt and sugar content across their menu.</p> <ul style="list-style-type: none"> • 89% of their core food and drink menu now contains less than 500 kcals. • Supersize options were removed from their menu in 2004; • 72% of the Happy Meal menus are classified as not high in fat, salt or sugar according to the Government's nutrient profile model; • Since October 2015, 50% of the options on the drinks fountain have been no added sugar (Diet Coke, Coke Zero and Sprite Z); • Recent years have seen the introduction of new items, offering more choice that has included porridge, salads, grilled chicken wraps, carrot sticks, fruit bags including apple and grape, pineapple sticks, and melon chunks, as well as orange juice, mineral water and organic semi-skimmed milk; <p>Customers can swap fries for fruit bags, carrot sticks or shake salad on the main menu, or the hashbrown for a fruit or carrot sticks on the breakfast menu, at no additional cost;</p> <p>In 2014, McDonald's introduced "Free Fruit Fridays" resulting in 3.7 million portions of fruit being handed</p>		

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					<p>out. Since then, discounted fruit is now available with every Happy Meal.</p> <p>Fat</p> <p>2.23 A recent meta-analysis and systematic review of 72 studies (45 cohort studies and 27 controlled trials) demonstrated that with the exception of Trans Fatty Acids (TFA), which are associated with increased coronary disease risk, there was no evidence to suggest that saturated fat increases the risk of coronary disease, or that polyunsaturated fats have a cardio-protective effect, which is in contrast to current dietary recommendations (Chowdrey et al, 2014).</p> <p>2.24 However, UK guidelines currently remain unchanged; men should consume no more than 30g of saturated fat per day, and women no more than 20g per day (NHS Choices, 2013). It should be remembered that all fats are calorie dense (9kcal/g) and that eating too much of it will increase the likelihood of weight gain and therefore obesity, indirectly increasing the risk of coronary heart disease, among other co-morbidities.</p> <p>2.25 What have McDonald's done?</p> <ul style="list-style-type: none"> • Reduced the saturated fat content of the cooking oil by 83%; • Signed up to the Trans Fats pledge as part of the Government's "Responsibility Deal"; • The cooking oil has been formulated to form a blend of rapeseed and sunflower oils to reduce levels of TFA to the lowest level possible; • They have completely removed hydrogenated fats from the vegetable oils; • Reduced the total fat in the milkshakes by 32% per serving since 2010; • Organic semi-skimmed milk is used in tea/coffee beverages and in Happy Meal milk bottles, 		

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					<p>with lower saturated fat levels compared with full fat variants.</p> <p>Sugar</p> <p>2.26 Dietary carbohydrates include sugars, starches and fibre, and each has approximately 4kcal/g.</p> <p>2.27 The Scientific Advisory Commission on Nutrition (SACN) currently recommends that approximately 50% of total dietary energy intake should be from carbohydrates (SACN Report, 2015). In 2015 SACN recommended that the dietary reference value for fibre intake in adults be increased to 30g/day (proportionally lower in children) and that the average intake of “free sugars” (what used to be referred to as non-milk extrinsic sugars) should not exceed 5% of total dietary energy, which was in keeping with the World Health Organisation (WHO) recommendations.</p> <p>2.28 Current average intake of free sugars far exceeds current recommendations, and excess intake is associated with dental issues and excess calorie intake which can lead to weight gain and obesity.</p> <p>2.29 Over the last 10 years our reformulation work has resulted in 787 tonnes less sugar across our menu in 2017 versus 2007. What have McDonald’s done?</p> <ul style="list-style-type: none"> • Reducing the sugar in our promotional buns, this removed 0.6 tonnes of sugar • Their Sweet Chilli Sauce has been reformulated to reduce sugar by 14% this equates to 155 tonnes of sugar removed • Their Festive Dip has removed 4 tonnes of sugar • Their famous McChicken Sandwich Sauce has reduced in sugar 45% • Their Tomato Ketchup has reduced in sugar by 20% which equates to 544 tonnes of sugar removed from the system 		

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					<ul style="list-style-type: none"> • Their Chucky Salsa has reduced in sugar by 28% • Since 2016 they have reduced the sugar content of Fanta by 54% • The Toffee Syrup in their Toffee Latte has been reformulated to remove 20% of the sugar • McDonald's have also reformulated their Frozen Strawberry Lemonade this has led to 8% sugar reduction per drink <p>Salt</p> <p>2.30 A number of health-related conditions are caused by, or exacerbated by, a high salt diet. The strongest evidence links high salt intake to hypertension, stroke and heart disease, although it is also linked with kidney disease, obesity and stomach cancer (Action on Salt website).</p> <p>2.31 Salt is often added to food for either taste or as a preservative, and in small quantities it can be useful. Adults in the UK are advised not to exceed 6g of salt per day, but the average intake at a population level is consistently higher than this.</p> <p>2.32 Salt does not directly lead to obesity; however, it does lead to increased thirst, and not everyone drinks water or calorie-free "diet" beverages. If our thirst increases and leads to increased consumption of calories from extra fluid intake, then this may lead to increased weight and obesity. 31% of fluid drunk by 4-18-year-old children is sugary soft drinks (He FJ et al, 2008), which has been shown to be related to childhood obesity (Ludwig DS et al, 2001).</p> <p>2.33 What have McDonald's done?</p> <ul style="list-style-type: none"> • The salt content across the UK menu has been reduced by nearly 35% since 2005; 		

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					<ul style="list-style-type: none"> • Customers can ask for their fries to be unsalted; • The salt added to a medium portion of fries has been reduced by 17% since 2003; • The average Happy Meal now contains 19% less salt than in 2006 • • Chicken McNuggets contain 52% less salt than in 2003. <p>2.34 The process continues. McDonald's have recently made the following changes to further improve their menu</p> <ul style="list-style-type: none"> • Making water the default drink in the Happy Meals; • Making it easier for people to understand the existence of a wide range of under 400 and 600 calorie meal options that are available. <p>Third Party Opinions of McDonald's</p> <p>2.35 McDonald's regularly receive supportive comments from independent third parties.</p> <p>2.36 Professor Chris Elliott, of the Department for Environment, Food & Rural Affairs' independent Elliott Review into the integrity and assurance of food supply networks: interim report, December 2013:</p> <p>"Each supply chain is unique, showing that there is no single approach to assuring supply chain integrity. The review has seen many examples of good industry practice that give cause for optimism. There is not space within this final report to reference all the good industry practices but those that have stood out include McDonald's and Morrisons."</p> <p>2.37 Jamie Oliver, the TV chef, food writer and campaigner speaking in January 2016 at the Andre</p>		

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					<p>Simon Food & Drink Book Awards to the Press Association:</p> <p>“Everyone always liked to poke at McDonald's. McDonald's has been doing more than most mid and small-sized businesses for the last 10 years. Fact. But no one wants to talk about it. And I don't work for them. I'm just saying they've been doing it - 100% organic milk, free range eggs, looking at their British and Irish beef.”</p> <p>2.38 Raymond Blanc, the TV chef and food writer, speaking in 2014, after having presented McDonald's UK with the Sustainable Restaurant Association's Sustainability Hero award:</p> <p>“I was amazed. All their eggs are free-range; all their pork is free-range; all their beef is free-range.</p> <p>“[They show that] the fast-food business could change for the better. They're supporting thousands of British farms and saving energy and waste by doing so.</p> <p>“I was as excited as if you had told me there were 20 new three-star Michelin restaurants in London or Manchester.”</p> <p>2.39 Marco Pierre White, TV chef and food writer, speaking in 2007:</p> <p>“McDonald's offers better food than most restaurants and the general criticism of the company is very unfair.</p> <p>"Their eggs are free range and the beef is from Ireland, but you never hear about that. You have to look at whether restaurants offer value for money, and they offer excellent value.”</p> <p>These comments below represent independent opinions</p> <p>Supporting Active and Healthy Lifestyles among Employees and Local Communities</p>		

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					<p>2.40 McDonald's is focused on its people and is proud to have been recognised for being a great employer. For example:</p> <p>Great Place to Work 2017 'Best Workplaces' – McDonald's are ranked 4th on the Great Place to Work 2017 'Best Workplaces' list (large organisation). This is our 11th year on the list.</p> <ul style="list-style-type: none"> • The Sunday Times Best Company to Work for List 2017 - we have made The Sunday Times 30 Best Big Companies to Work for list for the seventh consecutive year, achieving 6th position. • Workingmums.co.uk Employer Awards 2017- Innovation in Flexible Working - in November 2017, we were awarded the Top Employer for Innovation in Flexible Working by workingmums.co.uk. The judges specifically recognised our approach to Guaranteed Hours contracts. • The Times Top 100 Graduate Employers - the Times Top 100 Graduate Employers is the definitive annual guide to Britain's most sought after employers of graduates. • Investors in People Gold - Investors in People accreditation means we join a community of over 15,000 organisations across 75 countries worldwide and it is recognised as the sign of a great employer. • School leavers Top 100 Employees - McDonald's UK has been certified as one of Britain's most popular employers for school leavers in 2017, for the third consecutive year. An award voted for by 15-18 year olds in the UK. <p>2.41 In April 2017, McDonald's began to offer employees the choice between flexible or fixed contracts with minimum guaranteed hours. This followed trials in 23 restaurants across the country in a combination of company owned and franchised restaurants. All of their employees have been offered</p>		

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					<p>this choice and around 80% have selected to stay on flexible contracts.</p> <p>2.42 Over the past 15 years, McDonald's has been proud partners with the four UK football associations: The English Football Association; The Scottish Football Association; The Football Association of Wales; and The Irish Football Association.</p> <p>2.43 This partnership has seen them support over one million players and volunteers. In London since 2014, more than 1,000 people have attended their Community Football Days and have distributed 3,328 kits to accredited teams in the Capital. Of the 171 McDonald's restaurants within the M25, approximately 88 are twinned and actively supporting a local football club. This serves as an example of the company's willingness to confront the obesity crisis by a multitude of different approaches.</p> <p>2.44 McDonald's do this work because increasing standards will ultimately create a better experience for young footballers, leading to increased participation and retention of children and young people in sport.</p> <p>2.45 Their Community Football programme helps to increase participation at all levels. McDonald's remain absolutely committed to it and are in the final stages of planning a new programme for future years.</p> <p>Marketing</p> <p>2.46 As a business, McDonald's are committed to ensuring their marketing will continue to be responsible and will be used as a positive influence to help our customers make more informed choices.</p> <p>2.47 McDonald's recognise that marketing has a part to play in influencing customers' choices. They comply, and go beyond, the UK's stringent regulations on marketing to children and use their marketing to help families understand more about the range of food options they have to offer.</p>		

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					<p>2.48 McDonald's never market products classified as high in fat, salt or sugar to children in any media channel, at any time of the day. They are committed to ensuring that marketing is always responsible as well as informative, and that it reinforces positive food messages.</p> <p>2.49 In addition, they go beyond the regulations in a lot of cases. For example, when advertising a Happy Meal, they only ever do so with items such as carrot sticks, a fruit bag, milk or water to ensure McDonald's are not marketing HFSS food to children. This has been done voluntarily since 2007.</p> <p>Summary</p> <p>2.50 In the light of the above it is clear that McDonald's restaurants offer the district considerable and substantial economic benefits, are supportive of active and healthy lifestyles. They also enable customers to make informed, healthy decisions from the wide-ranging menu options available. It is important that this is acknowledged, given the assumption in proposed Policy DM16, that all hot food takeaways uses should fall under a blanket ban if they are in or within 400 metres of wards where there is more than 15% of the year 6 pupils or 10% of reception pupils with obesity. Given the policy aim – which McDonald's supports – of promoting healthier lifestyles and tackling obesity, other alternatives would be more effective than allowing blanket bans on certain use classes, which in turn will have negative land use consequences.</p> <p>2.51 We turn now to the main points of the objection.</p> <p>3 The 400m Exclusion Zone is Inconsistent with National Policy</p> <p>Introduction</p> <p>3.1 This section of the objection considers the proposed policy against national policy. The lack of</p>		

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					<p>evidence to support the policy is also discussed in the next section.</p> <p>3.2 National policy contains no support for a policy approach containing a blanket ban or exclusion zone for hot food takeaways (or indeed any other) uses. Such an approach conflicts sharply with central planks of Government policy such as the need to plan positively and support economic development, and the sequential approach that seeks to steer town centre uses – which include hot food takeaways - to town centres.</p> <p>3.3 Planware Ltd feel that restricting hot food takeaways in or within 400m of an entire ward is in direct conflict with the framework as the approach is not positive, justified, effective or consistent. The policy, as currently worded, provides no flexibility in accordance with town centre sites, thus conflicting with the sequential approach. These points are further explained in this objection.</p> <p>Practical Impacts</p> <p>3.4 The practical impacts of a 400m exclusion zone around an entire ward would have unacceptable negative land use consequences.</p> <p>3.5 Consideration should be given to school rules in terms of allowing children outside of the school grounds at lunch times. This is an overly restrictive approach based on primary school data, for which those children would not make such a dietary decision.</p> <p>3.6 No consideration is given to how the 400m is measured from the ward boundary. Guidance should be provided as to whether this is a straight line or walking distance, as this can vary greatly.</p> <p>3.7 The Framework does not support the use of planning as a tool to limit people’s dietary choices. In addition to this, other E class uses can provide unhealthy products, therefore, there is limited</p>		

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					<p>justification for the proposed Policy DM16 to focus exclusively upon hot food takeaways.</p> <p>Conflict with National Policy</p> <p>3.8 The local policy team do not appear to have fully assessed the potential impact of the policy. It essentially creates a moratorium against hot food takeaways uses leaving limited reasonable space for them to locate. A detailed map of the entire borough should be provided showing exactly where a future hot food takeaway could reasonably locate.</p> <p>3.9 Restricting the location of new hot food takeaway proposals through a 400m exclusion zone around in and around an entire ward is not a positive approach to planning, thus failing to comply with the Framework.</p> <p>3.10 The suggested restriction within proposed Policy DM16, takes an ambiguous view of hot food takeaways across an entire area. The policy would apply an over-generic approach to restrict hot food takeaway development with little sound planning reasoning or planning justification. This is contrary to paragraph 11 of the Framework that advises authorities to positively seek opportunities to meet development needs of their area.</p> <p>3.11 Thus, is consistent with paragraph 80-81 of the Framework.</p> <p>3.12 Para 80 states:</p> <p>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.”</p>		

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					<p>3.13 Para 81 states:</p> <p>Planning policies should:</p> <p>“a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;</p> <p>b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</p> <p>c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and</p> <p>d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.”</p> <p>3.14 As explained in this objection, no evidence exists to suggest a blanket ban on hot food takeaways would impact obesity rates. The need for evidence is emphasised in paragraph 31 of the Framework that states that each local plan should be based on adequate, up-to-date and relevant evidence. Neither the policy nor the supporting text address this point. Policy needs to be based on evidence and the lack of evidence should highlight a red flag concerning the draft policy.</p> <p>3.15 Paragraph 3.149 is misguided, no other authorities have sought to ban hot food takeaways across an entire ward or within 400m from one. The land use consequences of such a policy are vast.</p> <p>3.16 The policy is likely to be damaging to the district’s economy due to the fact that it is restricting hot food takeaways to an unprecedented level without regard to the local area or the economy.</p>		

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					<p>3.17 The Framework cannot be interpreted to provide generic restrictions on a particular use class. There is no basis for such a blanket ban approach in the Framework or Planning Practice Guidance. In fact, the Planning Practice Guidance emphasises that planning authorities should look at the specifics of a particular proposal and seek to promote opportunity rather than impose blanket restrictions on particular kinds of development. In the section on “Health and Wellbeing”:</p> <p>3.18 Paragraph: 002 (Reference ID: 53-002-20140306) states that in making plans local planning authorities should ensure that:</p> <p>“opportunities for healthy lifestyles have been considered (eg. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces, green infrastructure and opportunities for play, sport and recreation);”</p> <p>3.19 Paragraph: 006 (Reference ID: 53-006-20170728) says that a range of criteria should be considered, including not just proximity to schools but also wider impacts. It does not support a blanket exclusion zone. Importantly, the criteria listed are introduced by the earlier text which states:</p> <p>“Local planning authorities can have a role in enabling a healthier environment by supporting opportunities for communities to access a wide range of healthier food production and consumption choices.”</p> <p>3.19 The above guidance serves to emphasise why it is important to look at particular proposals as a whole, rather than adopting a blunt approach that treats all proposals that include a Sui Generis use as being identical.</p>		

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					<p>4 The Policy is Inconsistent, Discriminatory and Disproportionate</p> <p>4.1 The policy aims to address obesity but instead simply restricts new development that comprises an element of Sui Generis use. Yet Class E retail outlets and food and drink uses can also sell food that is high in calories, fat, salt and sugar, and low in fibre, fruit and vegetables, and hot food from a restaurant unit can be delivered to a wide range of locations. This means that the policy takes an inconsistent approach towards new development that sells food and discriminates against operations with a Sui Generis use. It also means that the policy has a disproportionate effect on operations with a Sui Generis use.</p> <p>4.2 The test of soundness requires that the policy approach is “justified”, which in turn means that it should be the most appropriate strategy when considered against the reasonable alternatives and based on proportionate evidence (paragraph 35 of the Framework).</p> <p>4.3 Given the objectives of the policy, it ought to apply equally to all relevant food retailers. It is unclear how the policy would be implemented and work in a real life scenario.</p> <p>4.4 The table below shows the kind of high calorie, low nutritional value food that can be purchased from a typical A1 high street retailer at relatively low cost. It is contrasted with the kind of purchase that could be made at a McDonald’s. The evidence provided at Appendix 1 confirms that 70% of purchases by students in the school fringe were not purchased in a hot food takeaway. 1</p> <p>1 The School Fringe: What Pupils Buy and Eat From Shops Surrounding Secondary Schools, July 2008, Sarah Sinclair and Professor J T Winkler, Nutrition Policy Unit of London Metropolitan University.</p>		

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					<p>4.5 If the policy is to be based on Use Classes, then the proposed policy should place restrictions on other use classes in addition to hot food takeaways. In fact, by restricting hot food takeaway uses only, the policy would encourage food purchases at other locations and allows for the overarching objectives to be compromised.</p> <p>4.6 The policy's blanket approach fails to acknowledge that the opportunity for children to access hot food takeaways, as part of a school day, is extremely limited. The complete ban is wholly disproportionate to the circumstances when the concern underlying the policy might become a more prominent matter. Only limited purchases of food are made at hot food takeaways on journeys to and from school.</p> <p>5 The Policy is not Justified because of a Lack of an Evidence Base</p> <p>5.1 The test of soundness requires policy to be evidence based. With no basis to indicate over-concentrated areas gives rise to obesity or poor health outcomes, justification is evidently incomplete. In fact, the studies that have considered whether such a causal connection exists [between proximity of a hot food takeaway and poor health outcomes], have found none.</p> <p>5.2 Public Health England (PHE), which is part of the Department of Health and Social Care, expressly accept that the argument for the value of restricting the growth in fast food outlets is only "theoretical" based on the "unavoidable lack of evidence that can demonstrate a causal link between actions and outcomes."²</p> <p>² Public Health England & LGA, Healthy people, healthy places briefing: Obesity and the environment: regulating the growth of fast food outlets, page 5, November 2013</p> <p>³ J Williams, P Scarborough, A Matthews, G Cowburn, C Foster, N Roberts and M Rayner, Nuffield</p>		

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					<p>Department of Population Health, University of Oxford, page 13, 11th December 2013. A systematic review of the influence of the retail food environment around schools on obesity-related outcomes.</p> <p>5.3 A systematic review of the existing evidence base by Oxford University (December 2013), funded by the NHS and the British Heart Foundation ‘did not find strong evidence at this time to justify policies related to regulating the food environments around schools.’ It instead highlighted the need to ‘develop a higher quality evidence base’.³</p> <p>5.4 The range of US and UK studies used to support many beliefs about obesity, including the belief that the availability of fast food outlets increased obesity, was comprehensively reviewed in papers co-written by 19 leading scientists in the field of nutrition, public health, obesity and medicine. Their paper “Weighing the Evidence of Common Beliefs in Obesity Research” (published in the Critical Review of Food, Science and Nutrition (Crit Rev Food Sci Nutr. 2015 December 6; 55(14) 2014-2053) found that the current scientific evidence did not support the contention that the lack of fresh food outlets or the increased number of takeaway outlets caused increase obesity (see pp16-17 of the report).</p> <p>5.5 There appears to have been no critical assessment of whether the underlying evidence supports the proposed policy approach.</p> <p>5.6 In this context, it is important to consider the evidence from the Borough of Waltham Forest, which introduced a school proximity policy in 2008 – about a decade ago. Over that period, the Public Health England data for the borough shows that there has been no discernible impact on childhood obesity rates – with these worsening in recent years. The borough’s Health Profile for 2017 records childhood obesity (year 6) at 26.1% up from 20.3% in 2012, the year London hosted the Olympic Games.</p>		

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					<p>5.7 While it is accepted that the causes of obesity are complex, it is clear that the school exclusion zone policy had no discernible effect in Waltham Forest. More research and investigation is needed before such a policy approach can be justified by evidence.</p> <p>6 Similar Policies Have Been Found Unsound When Promoted in Other Plans</p> <p>6.1 The lack of evidence between proximity of takeaways to local schools and its impact on obesity has been confirmed in a number of planning decisions.</p> <p>6.2 In South Ribble the Planning Inspectorate raised concerns about a similar 400m school proximity restriction on fast food, stating ‘the evidence base does not adequately justify the need for such a policy’, and due to the lack of information, it is impossible to ‘assess their likely impact on the town, district or local centres’.⁴</p> <p>4 Letter to South Ribble Borough Council, 29th April 2013, from Susan Heywood, Senior Housing & Planning Inspector, The Planning Inspectorate.</p> <p>5 Brighton & Hove City Council & NHS Sussex, Hot-food takeaways near schools; An impact study on takeaways near secondary schools in Brighton and Hove, page 30, September 2011</p> <p>6.3 Similarly, research by Brighton & Hove concluded that ‘the greatest influence over whether students choose to access unhealthy food is the policy of the individual schools regarding allowing students to leave school premises during the day’.⁵</p> <p>6.4 The recent Inspectors response to the London Borough of Croydon (January 2018) regarding a similar prohibition on hot food takeaways, (where a similar campaign to persuade takeaway proprietors to adopt healthy food options existed) confirmed that the councils own ‘healthy’ plans would be stymied by the</p>		

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					<p>proposed policy, as would purveyors of less healthy food. The policy failed to distinguish between healthy and unhealthy takeaway food, and “confounds its own efforts to improve healthiness of the food provided by takeaway outlets” and failed to “address the demand for the provision of convenience food”. The Inspector concluded that because the reasons for the policy do not withstand scrutiny, they must be regarded as unsound.</p> <p>6.5 The inspector at Nottingham City Council stated “There is insufficient evidence to support the link between childhood obesity and the concentration or siting of A3, A4 and A5 uses within 400m of a secondary school to justify the criterion of policy LS1 that proposals for A3, A4 and A5 uses will not be supported outside established centres if they are located within 400m of a secondary school unless it can be clearly demonstrated that the proposal will not have a negative impact on health and well-being the criterion and justification should therefore be deleted/amended”.</p> <p>6.6 The inspector at Rotherham stated “Policy SP25 sets out various criteria against which proposals for hot food takeaways will be assessed. One of the criteria is designed to prevent hot food takeaways within 800 metres of a primary school, secondary school or college when the proposed site is outside a defined town, district or local centres. Having carefully considered the material before me and the discussion at the Hearing I do not consider there is sufficient local evidence to demonstrate a causal link between the proximity of hot food takeaways to schools and colleges and levels of childhood obesity. Although I accept that levels of childhood obesity need to be tackled by both local and national initiatives I do not consider there are sufficient grounds at the present time to include this particular aspect of land use policy in the RSPP”.</p> <p>6.7 In Guildford, the inspector stated “Finally, the submitted Plan contains a requirement common to</p>		

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					<p>Policy E7 Guildford town centre, E8 District Centres and E9 Local Centres and isolated retail units that resists proposals for new hot food takeaways within 500 metres of schools. However, the evidence indicates that childhood obesity in Guildford is lower than the average for England. Childhood obesity may be a product of a number of factors, not necessarily attributable to Objection Response to Blackpool Local Plan Part 2 Planware LTD on behalf of McDonald's Restaurants LTD</p> <p>16 Thursday, 01 April 2021</p> <p>takeaway food; takeaways often sell salads as well as nutritious foods; not all kinds of takeaway food are bought by children; children have traditionally resorted to shops selling sweets and fizzy drinks, which would be untouched by the policy; and the policy would have no bearing on the many existing takeaways. In this context there is no evidence that the requirement would be effective in safeguarding or improving childhood health. It would be an inappropriate interference in the market without any supporting evidence and would therefore be unsound".</p> <p>6.8 The proposed exclusion zone in and around entire wards is a policy that we cannot agree to. The proposed approach is in direct conflict with the Framework. There is a clear absence of evidence to suggest restricting hot food takeaway use in over-concentrated areas lead to healthier lifestyles or influence an individual's dietary choice.</p> <p>7 Alternative Approaches</p> <p>7.1 Planware Ltd considers there is no sound justification for Policy DM16. It should therefore be removed to provide consistency and to abide by the Framework.</p>		

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					<p>7.2 Planware Ltd would welcome and support proposals for a wider study of the causes of obesity and their relationship with development proposals, including examination of how new development can best support healthy lifestyles and the tackling of obesity. When a cogent evidence base has been assembled, this can then inform an appropriate policy response. That time has not yet been reached.</p> <p>7.3 It is considered until such a time has been reached, Policy DM16 should be removed.</p> <p>8 Conclusion</p> <p>8.1 McDonald's supports the policy objective of promoting healthier lifestyles and tackling obesity. It does not consider that the proposed Policy DM16 is a sound way of achieving those objectives. The underlying assumption in the policy is that all hot food takeaways (and any restaurants with an element of takeaway use) are inherently harmful to health. In fact, this is not supported by evidence. McDonald's own business is an example of a restaurant operation which includes takeaway but which offers healthy meal options, transparent nutritional information to allow healthy choices, and quality food and food preparation. The business itself supports healthy life styles through the support given to its staff and support given to football in the communities which the restaurants serve.</p> <p>8.2 In addition, the policy fails to acknowledge the wider benefits that restaurants can have, including benefits relevant to community health and wellbeing. McDonald's own business is an example of a restaurant operation that supports sustainable development through the use of renewable energy, the promotion of recycling, the use of energy and water saving devices. The economic benefits of its restaurants in supporting town centres and providing employment opportunities and training are substantial, and important given that improved</p>		

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					<p>economic circumstances can support improved health.</p> <p>8.3 The policy fails to acknowledge that food choices which are high in calories and low in nutritional value are made at premises trading with Class E consents and can be delivered from the latter. The policy makes no attempt to control these uses.</p> <p>8.4 For the reasons given in this objection the proposed policy is very clearly inconsistent with government policy on positive planning, on supporting economic development and the needs of businesses, on supporting town centres, and on the sequential approach. There is no justification in national policy for such restrictions to be applied to hot food takeaways. The effect of the policy had it existed in the past would have been to exclude restaurants such as McDonald's from major commercial and tourist areas.</p> <p>8.5 For the reasons given in this objection the proposed policy lacks a credible evidence base, and similar policies have been found to be unsound by inspectors who have examined other plans. In the one London Borough that has had a similar policy, concerning a school exclusion zone, for around a decade (LB Waltham Forest). It has had no discernible effect on obesity levels, which have in fact increased since its introduction.</p> <p>8.6 Given the overall objective of improving lifestyles and lowering obesity levels, restrictive policy regarding hot food takeaway development is a narrow-sighted approach. There is no mention of other possible reasons behind the national high levels of obesity. To discriminate against hot food takeaways alone is worrying and using the planning system to influence people's daily lifestyle choices is not acceptable.</p>		

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					<p>Appendix 1 – Food in the School Fringe Tends to be Purchased in Non-Hot Food Takeaway Properties</p> <p>1. Research by Professor Jack Winkler (London Metropolitan University) into the ‘school fringe’ – found just 3/10 purchases by students in a 400m school fringe were made in A5 properties.⁶</p> <p>6 The School Fringe: What Pupils Buy and Eat From Shops Surrounding Secondary Schools, July 2008, Sarah Sinclair and Professor J T Winkler, Nutrition Policy Unit of London Metropolitan University</p> <p>7 Public Health England & LGA, Healthy people, healthy places briefing: Obesity and the environment: regulating the growth of fast food outlets, page 5, November 2013</p> <p>8 Brighton & Hove City Council & NHS Sussex, Hot-food takeaways near schools; An impact study on takeaways near secondary schools in Brighton and Hove, page 28, September 2011</p> <p>9 Jennie Macdiarmid et al. Food Standards Agency. Survey of Diet Among Children in Scotland (2010) - http://www.esds.ac.uk/doc/7200/mrdoc/pdf/7200_final_report_part_2.pdf</p> <p>10 Forsyth, A., et al., Do adolescents who live or go to school near fast-food restaurants eat more frequently from fast-food restaurants? Health and Place,, 2012. 18(6): p. 1261-9.</p> <p>11 An, R. and R. Sturm, School and residential neighbourhood food environment and diet among California youth. American Journal of Preventative Medicine, 2012. 42(2): p. 129-35.</p> <p>12 Timperio, A.F., et al., Children's takeaway and fast-food intakes: associations with the neighbourhood food environment. Public Health Nutrition,, 2009. 12(10): p. 1960-4.</p> <p>2. 70% of purchases in the school fringe were made in non-fast food outlets, and the same research</p>		

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					<p>concluded 'the most popular shop near Urban was the supermarket, with more visits than all takeaways put together'.</p> <p>3. Professor Winkler's findings are not an isolated case. A report by Public Health England and the LGA states that fast food school proximity restrictions do 'not address sweets and other high-calorie food that children can buy in shops near schools.'⁷</p> <p>4. Research by Brighton and Hove found that 'Newsagents were the most popular premises [in the school fringe], with more pupils visiting newsagents than any A5 premises'.⁸</p> <p>5. Likewise, research for the Food Standards Agency on purchasing habits in Scotland found that 'Supermarkets were the place that children reported they most frequently bought food or drinks from at lunchtime'.⁹</p> <p>6. Indeed, there are several more researchers who have found no evidence to support the hypothesis that less exposure to fast food, or better access to supermarkets are related to higher diet quality or lower BMI in children. 101112 Objection Response to Blackpool Local Plan Part 2 Planware LTD on behalf of McDonald's Restaurants LTD</p> <p>20 Thursday, 01 April 2021</p> <p>Appendix 2 – Food Purchases made on School Journeys</p> <p>Only a limited number of journeys to and from school involve a purchase at a food outlet.</p> <p>1. This has been confirmed in research by the Children's Food Trust, which found that only 8% of all journeys to and from school included a purchasing visit to a food outlet.¹³</p>		

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					<p>13 Children’s Food Trust – November 2011, page 1 http://www.childrensfoodtrust.org.uk/assets/research-reports/journey_to_school_final_findings.pdf</p> <p>14 Ashelsha Datar & Nancy Nicosia, Junk Food in Schools and Childhood Obesity, page 12, May 2013</p> <p>15 S Fleischhacker et al. A systematic review of fast food access studies, page 9, 17th December 2009</p> <p>16 J Williams, P Scarborough, A Matthews, G Cowburn, C Foster, N Roberts and M Rayner, Nuffield Department of Population Health, University of Oxford, page 13-14, 11th December 2013. A systematic review of the influence of the retail food environment around schools on obesity-related outcomes.</p> <p>2. Of the food purchases made on school journeys, confectionary was the most popular item sold – which McDonald’s does not offer on its menu.</p> <p>3. Likewise, research by Ashelsha Datar concluded that children ‘may not purchase significant amounts of junk food in school’ – partly due to ‘fewer discretionary resources to purchase them’.¹⁴</p> <p>4. Indeed, even where purchases were made, ‘children may not change their overall consumption of junk food because junk food purchased in school simply substitutes for junk food brought from home.’</p> <p>5. Similarly, research by Fleischhacker highlighted the need for future school-based studies to ‘gather information on whether or not the students attending the studied schools actually eat at the restaurants near their schools.’¹⁵</p> <p>6. This was also highlighted in the systematic review by Oxford University, which states ‘future work should also incorporate a child’s usual mode of travel to and from school into decisions about appropriate buffer distances.’ The review added that age should also be</p>		

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					taken into consideration, as this can impact on travel time and the availability of pocket change.		
024	KFC (submitted by SSA Planning)	Yes	Yes	No	<p>POSITIVELY PREPARED</p> <p>The draft policy is not based on objective assessment of baseline or requirements, effectively setting the latter at zero in certain areas defined using threshold criteria that appear arbitrary. It does so without evidence that hot food takeaway locations per se increase the incidence of obesity or overweight.</p> <p>There is no assessment of the likely effects of the policy on the distribution of hot food takeaways across the Borough, the distances that an average resident or visitor would have to travel to access such a facility, increase in unsustainable travel, loss of spend, impact on vacancy or viability of shop units.</p> <p>JUSTIFIED</p> <p>Evidence linking the proximity of hot food takeaways to incidence of obesity is weak and conflicting (Williams et al, 2014), in respect of point receptors (e.g. schools) and other settings (Burgoine et al, 2014). Research tends to focus on a wider definition of “fast food outlets” to that in planning and finds effects only at very short distances. Findings are often at the limits of or below conventional statistical significance and, fundamentally, only show (weak) correlation and not causality. This is not surprising as, whilst people in catchment tend to use a facility more, pass-by trips also occur, but more importantly, most people consume sensibly and remain healthy.</p> <p>EFFECTIVE</p> <p>Because the policy would affect whole areas, it is unclear how refusing permission there or within 400 metres of them would be effective, unless one assumes that all hot food takeaways sell unhealthy food, that this uniquely influences incidence and that people will not make car journeys or order deliveries of such food.</p>	Either delete the policy or set a concentration threshold and focus on point receptors in affected areas rather than whole areas.	<p>Comments noted.</p> <p>The explanatory memorandum to the amended 2020 regulations (opens a new window) recognises that changes of use to hot food takeaways can give rise to important local considerations, for example, to prevent the proliferation of hot food takeaways. Furthermore, Public Health England’s guidance on Using the planning system to promote healthy weight environments (opens a new window) is focused on hot food takeaways as an example of retail uses that can be the subject of planning controls.</p> <p>The link between planning and health has been established in the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and incorporated in the Core Strategy. National and local planning guidance acknowledges that planning has an increasingly important role to play in creating healthy environments and reducing health inequalities.</p> <p>A strategic aim of the Council is to tackle unhealthy lifestyles including unhealthy eating and obesity. Obesity and being overweight are major public health problems and obesity levels in Blackpool are generally higher than the national average.</p> <p>The Council acknowledges that hot food takeaways are just one of the contributory factors to obesity levels within the town and the plan contains a range of policies which seek to promote healthy communities.</p> <p>It should be noted that the full justification for the Policy is set out in the evidence base “Managing the Location of Hot Food Takeaways Topic Paper” which supports DM16. The evidence base demonstrates that Blackpool is already very well served by hot food takeaways and that childhood</p>

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					<p>The evidence base does not show that hot food takeaways are a particular threat to healthy eating. Indeed, research (Robinson et al, 2018) has found that the energy content of full-service restaurant meals in the UK tends actually to be higher than take-away meals. The issue is industry-wide and not specific to land use.</p>		<p>obesity in many wards in Blackpool is well above the national average.</p> <p>This approach has been found sound by many planning inspectors at both examination and appeal.</p> <p>It is considered that the Policy is in accordance with the NPPF in supporting communities' health, social and cultural well-being.</p> <p>Planning policy cannot restrict the type of products that uses under Class E can retail but they can restrict land use for hot food takeaways where there is local justification, as there is in Blackpool. Furthermore, granting permission for a hot food takeaway and imposing a condition requiring that only healthy food be served wouldn't meet the 6 tests in paragraph 55 of the NPPF in that it wouldn't be reasonable or enforceable.</p> <p>As previously stated, Blackpool is uniquely very well served by existing hot food takeaways, well over and above the national average, even when the Promenade units which predominately (but not exclusively) serve tourists are discounted. There are also many vacant hot food takeaways across the borough where new hot food takeaways serving healthy food could open.</p> <p>The data relating to childhood obesity is updated annually by Public Health England/NHS Digital (opens a new window) and should levels of childhood obesity fall below the national average as a result of other policies and strategies, new hot food takeaways would be permitted in those wards. In this regard, the policy is responsive to changing situations on the ground.</p> <p>Restaurants may well serve unhealthy food. However, food from hot food takeaways is often much more affordable than eating in restaurants to those on low incomes.</p>

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							No change.
Policy DM17: Design Principles							
008	Historic England	Not specified	Not specified	No	<p>Historic England welcomes the inclusion of a policy which proposes to manage development proposals for the promenade and seafront. However, the policy should be amended to ensure that it safeguards and enhances town's heritage assets.</p> <p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment. The historic environment should be considered in delivering a number of other planning objectives.</p> <p>2b It is unclear what a feature is? The policy/supporting text would benefit from defining what this is. Does it mean a heritage feature? If so, what is this? In addition, the setting of heritage assets is an important part of their significance and therefore this should be referred to here.</p> <p>3j: An amendment to the text is suggested for clarity as the requirement here - the use of 'and' suggests that both apply. The way it is written is confusing in its application.</p>	<p>The policy should be amended as follows:</p> <p>2b: reference to setting within the policy and also further clarity on the definition of what a 'feature' is in the supporting text.</p> <p>3j: Further clarity to provide information on how the different elements of this policy is to be applied.</p>	<p>It should be noted that Local Plan should be read as a whole including Core Strategy Policy CS8 and Local Plan Part 2 Policies DM26, DM27 and DM28 which specifically cover the historic environment.</p> <p>Point 2b has been amended accordingly.</p> <p>Minor Modification MM11</p> <p>With respect to Point 3j, no changes are proposed. Further clarification of the policy requirements will be provided in the supporting text.</p> <p>Minor Modification MM12</p>
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	Not specified	<p>Draft policy DM17 is focused on the design of new buildings. The emerging policy does not provide sufficient flexibility for proposals that seek permission for non-traditional structures, such as the static caravans found at Marton Mere Holiday Village. For the policy to be effective it should be applied pragmatically in order to respond to the variety of development that might come forward across Blackpool. With respect to holiday parks such as Marton Mere Holiday Village, a supporting paragraph should be included to clarify that the requirements in emerging policy DM17 will be considered as is relevant to the development proposal;</p>	<p>The following should be added to the supporting text:</p> <p><i>"When assessing proposals for new development for new or existing holiday parks the requirements in DM17 will be considered as is relevant to the development proposal."</i></p>	<p>Caravan Parks have unique characteristics which differ from more traditional bricks and mortar development. The relevant sections of DM17 would be applied when assessing applications relating to caravan parks. The supporting text cannot provide an exhaustive list of different types of development.</p> <p>No changes to the wording of the policy or the supporting text are considered necessary.</p>
DM18: High Speed Broadband for new development							

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021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	<p>This emerging policy requires new build “commercial” development to demonstrate how they will provide future occupiers with potential for full fibre broadband connectivity. The supporting text makes clear that the requirement is for “residents” and “business occupiers”. It states at 3.167:</p> <p><i>“In addition to the wider economic benefits of ensuring that residents and business occupiers are able to access full fibre broadband when they move into new developments, there is also the issue of avoiding the costs and frustrations to occupiers of future retrofitting if the infrastructure is not fit for purpose.”</i></p> <p>Neither the Local Plan as drafted nor the Framework provide a definition of “commercial” uses. The ambiguity will be unhelpful when seeking to apply the policy. There are clearly important reasons for residential and business occupiers to be supported by full fibre broadband connectivity. However, the needs of guests are typically not equal to those users set out in paragraph 3.167.</p>	<p>In order for the policy to be effective and consistent with the Framework in terms of the appropriate terminology used to define such uses, the use of the word ‘commercial’ should be altered to ‘business’ uses.</p> <p>For the avoidance of doubt, the emerging policy should be reworded as follows to be considered sound:</p> <p><i>“Proposals for new build residential and business uses must demonstrate how they will provide future occupiers with potential for full fibre broadband connectivity. Development proposals must therefore:...”</i></p>	<p>Comment Noted. Policy wording amended accordingly.</p> <p>Minor Modification MM13</p>
DM19: Strategic Views							
008	Historic England	Not specified	Not specified	No	<p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment. The historic environment should be considered in delivering a number of other planning objectives.</p> <p>The policy proposed to protect and enhance all views without any evidence to support the policy. Without this, it would result in a wide variety of interpretation of what is considered a strategic view.</p> <p>Views are part of the significance of a heritage asset for example Blackpool Tower.</p> <p>The proposed policy does not seek to manage the impact of development on views of the town’s heritage assets in line with the requirements of the</p>		<p>Comments noted.</p> <p>It is important to protect wider strategic views of Blackpool Tower and the seafront and coastline. Having reviewed the comments, the policy has been amended accordingly. It is considered that more localised views are covered by Core Strategy Policy CS8 and the heritage DM policies which support proposals that enhance the setting and views of heritage assets.</p> <p>Minor Modification MM14</p>

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					<p>NPPF on the historic environment. In addition, heritage assets would be covered by the Plan's Historic Environment policies.</p> <p>Bullet 1: The title refers to 'strategic views' but Bullet 1 refers to the need to protect and enhance all views of buildings and features of strategic importance. What is a strategic important building and feature?</p> <p>The bulleted list in its application would result in all views being protected as the areas they cover and the various elements of the built environment, would mean that the policy proposes to protect all views.</p> <p>Bullet 1a: Blackpool Tower is a highly designated heritage asset and as such it is not appropriate to determine significance</p> <p>(I.e. location of the views) without the evidence to support it. This policy attemptsto define important views without the evidence to back it up.</p> <p>Bullet 1b: This is another example of a broad-brush approach to managing views.Rather than strategic views as in title.</p> <p>Bullet 1c: Again, views within and into a conservation area should have been defined, ideally within a conservation area appraisal. It is not clear how this will apply. Reference to conservation area appraisals would support this bullet.</p> <p>Bullet 1d: reference is made to listed buildings here. What about other heritage asset types? Views are part of the significance of a heritage asset and the policy needs to reflect this in its wording. Alternatively, this can be covered by the historic environment policy and can be deleted.</p> <p>Bullet 1e: Again, what is a landmarkbuilding and those that assist with wayfinding?</p>		

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					<p>Bullet 2: Some of the policy refers to the historic environment. In view of this and therequirements of the NPPF (and the comments above), detrimental impact wouldnot be appropriate. Any views of a heritage asset that is deemed to be part of its significance should be sustained and enhanced and any unacceptable harm avoided. Alternatively, removing reference to the historic environment would avoid this confusion.</p> <p>See suggested amendments within the comments. In addition, there is a lack of a robust evidence base to support this policy.</p>		
DM21: Landscaping							
009	United Utilities	Not specified	Not specified	Not specified	<p>United Utilities is pleased to see that Policy DM21: Landscaping recognises that quality landscaping goes hand in hand with good quality and sustainable design and landscaping should be included as an integral part of the overall design of a development and should not be an afterthought.</p> <p>United Utilities encourages new development to deliver high quality landscaping and green and blue infrastructure in new development, to enhance the attractiveness of the scheme and provide opportunities for recreation to both residents and people working in the area. This raises a number of opportunities, notably maintaining and where possible enhancing areas of biodiversity within the area. It is important to note that creating such an environment will increase opportunities for links to improve the water environment.</p>	-	Support noted.
019	Environment Agency	Not specified	Not specified	Not specified	We support this policy in regard to green and blue infrastructure provision and enhancement, and biodiversity net gain.	-	Support Noted
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	This emerging policy requires two replacement trees where trees of Category A, B or C are removed. The earlier draft policy didn't specify the category of trees and would have required at least one tree per car parking space in residential development and one tree per car parking space in all other forms of development. The emerging policy has been amended in response to suggestions made in our previous	<p>We suggest the draft policy is amended as follows so that it is justified:</p> <p><i>"1. Development proposals are expected to contribute towards green and blue infrastructure and where appropriate, planning applications should include details of hard and soft landscaping. Development</i></p>	<p>Support and comments noted.</p> <p>The policy is in line with the Governments push to increase tree cover across the UK by plating 30,000 hectares of new trees annually and the local tree cover target of 10% set out in the Council's adopted Green and Blue Infrastructure Strategy and Action Plan.</p>

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					<p>representation. Bourne Leisure endorses these positive changes.</p> <p>We advocate for tree replacement planting that is site and project appropriate, taking into account the site and landscape characteristics, and the quality of the trees removed. As drafted the policy would require equivalent replacement planting irrespective of the quality and health of the trees to be removed.</p>	<p><i>must:</i></p> <p><i>a. ensure that the design and layout of the site retains and protects the distinguishing landscape features, trees and hedgerows and wherever possible enhances them through increased tree and shrub cover including soft edge and transitional areas of planting, prioritising the use of native species. Where the loss of trees (category A, B or C of BS 5837) is unavoidable, up to two replacement trees will be required.</i></p> <p><i>The total number of replacement trees will take account of the proposed development, site characteristics and the category of trees to be felled. The replacement trees shall be of a suitable species and level of maturity will be required for each tree felled, over and above other tree planting requirements. Where replacement trees would be inappropriate on site, a contribution proportionate, towards the provision of trees off-site will be required;</i></p> <p>At point 2, the draft policy states: <i>“Financial contributions towards creating and enhancing green and blue infrastructure in Blackpool will be sought from all development where adequate onsite provision is not possible, in accordance with the Greening Blackpool SPD (or any subsequent update).”</i></p> <p>Bourne Leisure endorses the mechanism to provide financial contributions towards off-site green and blue infrastructure where on-site provision is not possible.</p> <p>In order to make this emerging policy sound we would require the above amendment to policy DM21 1a. As drafted the policy is considered unsound.</p>	<p>The replacement planting requirements are aligned with the Council’s adopted Tree Strategy 2020-2030.</p> <p>Should site specific circumstances suggest that the re-planting requirements are not appropriate, this would be considered on a case by case basis.</p> <p>No change.</p>

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DM22: Shopfronts							
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	1(d) – it is agreed that signage should be in proportion to the shopfront. But there is no justification for the requirements that it be ‘only at fascia level’. There are many circumstance where signs at other than ‘at fascia level’ may be wholly acceptable eg, hanging signs which are commonly placed above fascia level, menu boxes at restaurants.	Suggest that ‘only at fascia level and’ be deleted from Policy DM22 1(d).	Signage clutter is commonplace in Blackpool and harmful to amenity in the streetscene. This policy relates to shopfronts which includes purpose built signage zones. The ‘only at fascia level’ relates to advertisements which would be placed on the shopfront and not high level signs. However, for clarification DM22 is amended. Minor Modification MM15
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	Paragraph 3.213 – there may well be good reason for blanking some shop windows with ‘vinyl or other advertisements’. There may be tills nearby or internal access requirement. Furthermore, enclosed shop window displays are a very traditional form of display (consider jewellers shops) which retailers may well wish to retain. We suggest that shop window displays are not the Council’s business, particularly since there is nothing the Council can do about whatever form of display is selected. Any advertisement inside a building is either excepted from control or has deemed consent under the Regulations; and this includes any form of advertisement fixed directly to the inside of glazing. You might say that you consider it “good practice”. But, in the end, it is a retailer’s choice, as it absolutely should be.	-	This policy would not impact on enclosed shop window displays such as jewellery shop displays. Window displays and views into a shop provide active frontages which encourages people into the shop and contributes to the vitality and viability of the wider shopping frontage. Whilst it is acknowledged that the application of some window vinyls internally may not need permission or consent, this policy encourages retailers to provide active frontages to enable passive surveillance and create interest in the streetscene. No change.
008	Historic England	Not specified	Not specified	No	Policy DM22: The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment. The historic environment should be considered in delivering a number of other planning objectives. The policy should be amended to ensure that it is consistent with national policies and legislation on the historic environment.	Applications for new shopfronts and alterations may be subject to listed building consent and therefore, any reference to them should be removed from bullet 3 and 4 of the policy. The inclusion could imply that the other bullets apply to listed buildings when they may not always be appropriate. If Bullet 3 and 4 is retained, then it is suggested that an additional bullet should be included that states that any proposals affecting a designated heritage asset will require Listed Building Consent and will not be subject	Comments noted. Applications for new shopfronts on designated or non-designated heritage assets or in Conservation Areas should also be assessed against Core Strategy Policy CS8 and Part 2 Policies DM26, DM27 and DM28 which cover the historic environment. It is not considered necessary to set out where Listed Building Consent is required. The Plan should be read as a whole and it isn’t considered necessary to cross reference other relevant policies. No change.

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						to the requirements of this policy. Reference to the relevant heritage policy should also be included.	
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	We have always supported the initiative of tidying up the presentation of shop fronts to attract more shoppers to the area and removal of steel roller shutters as they provide less intimidating environment.	-	Comment noted.
DM24: Advertisements							
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	Policy DM24(e) - as explained above, the Council cannot control this type of display. All advertisements inside buildings are either excepted from control or may be displayed with deemed consent. So the Council cannot normally permit or not permit this simply because no permission is required!	This criterion should be deleted.	Window displays and views into a shop provide active frontages which encourages people into the shop and contributes to the vitality and viability of the wider shopping frontage. Whilst it is acknowledged that the application of some window vinyls internally may not need permission or consent, this policy encourages retailers to provide active frontages to enable passive surveillance and create interest in the streetscene. No change.
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	Paragraph 3.229 bullet point 4 – there is no reason why a “high level” advertisement should be judged for acceptability upon whether it relates to the part of the building on which it is displayed. This is not a relevant consideration. The impact of such a sign on amenity and public safety are the only relevant considerations.	“unrelated to the use of that floor of the building” should be deleted.	Signage clutter is commonplace in Blackpool and harmful to amenity in the streetscene. Advertisements which benefit from deemed consents can only be displayed on buildings where the advertisement relates wholly to the business or activities taking place within that building. Paragraph 3.229 point 4 simply requires the same principles to be applied to advertisements which require express consent from the Local Planning Authority and is considered to be reasonable and necessary to avoid and reduce advertisement clutter in Blackpool. No change.
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	Paragraph 3.229 bullet point 7 – again as explained above, views into the building are not a decisive consideration (although they may be a factor if a building is specifically designed for the interior to be seen from the outside – though this is rare). And there	Since the Council cannot control this matter anyway, this bullet point should be deleted.	Window displays and views into a shop provide active frontages which encourages people into the shop and contributes to the vitality and viability of the wider shopping frontage.

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	Advertising Consultant)				may be other very good reasons why the view to the interior is required to be obscured.		Whilst it is acknowledged that the application of some window vinyls internally may not need permission or consent, this policy encourages retailers to provide active frontages to enable passive surveillance and create interest in the streetscene. No change.
002	British Signs and Graphics Association (submitted by Chris Thomas – Advertising Consultant)	Not specified	Not specified	Not specified	Paragraph 3.235 – The Regulations state that a discontinuance notice may only be served where an advertisement with deemed consent is considered to cause a “substantial injury” to the amenity of the locality. “Harm” alone is not sufficient legal justification.	In the second sentence in this paragraph, the words “to harm” should be deleted and replaced by “to cause substantial injury to”.	Comments noted. Text amended accordingly. Minor Modification MM16
DM25: Public Art							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	The Civic Trust are supportive of public art as long it is tastefully presented, restricted in quantity and has a clear message. Money also needs to be provided for its ongoing maintenance as there are examples of severe degradation around the town which are adding to the run down nature of the immediate surrounding areas e.g. Topping Street car park	-	Comment noted.
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	<p>The policy as drafted is vague; it does not provide the applicant with clarity on how they should interpret the requirements of the policy or how the Council will apply and implement it. There is no evidence base document that sets out what the Council’s requirements are in terms of public art. As such there is no assessment that would justify all new development being required to contribute towards public art.</p> <p>On this basis, the policy is not justified or effective as required by the Framework. As such the policy as drafted is unsound. In order for this policy to be compliant with the Framework requirements for plan making we consider this policy needs to be revised to be clearer in how it will be applied.</p> <p>The draft policy states it will be required for “new development”. The Council needs to ensure the</p>	<p>The policy wording needs to enable a clearly quantifiable and a transparent approach to the application of the policy and thus the requirement for public art for new development. The policy needs to be amended with the above comments in mind, to be considered sound.</p> <p><i>“1. New developments creating public realm will be required to support the cultural well-being of Blackpool and contribute to addressing positive social, economic and environmental outcomes through the provision of public art projects. Such projects can be part of an individual site and/or part of public realm and/or other infrastructure that is related to a number of sites.</i></p>	<p>It is not considered that the policy is vague. It gives clear direction in point 2a. and 2b. which reflects Core Strategy Policy CS1 – Strategic Locations of Development.</p> <p>Policy CS1 identifies the Town Centre, The Resort Core and Neighbourhoods within the inner areas in point 2; and in South Blackpool Growth Area identified in point 3. These areas are identified on the Policies Map and are highlighted in the supporting text to DM25.</p> <p>It is considered that Policy DM25 is sound. The policy aligns with NPPF in terms of supporting the cultural well-being of communities as highlighted in paragraph 3.237 of the supporting text to DM25; and aligns with the Council’s cultural priorities.</p> <p>In developing the policy, advice was received from the national public art think tank IXIA.</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>emerging policy sets clear trigger points for when development will be required to provide public art, these need to be subject to consultation. There needs to be flexibility in the policy to recognise that not all development will give rise for the need to deliver public art or to make a contribution. There is no indication on the expected scale of contribution. Any requirement will need to be proportionate to the proposed development and its relationship with the public realm. Where development is not brought forward creating new public realm, the requirements in the emerging policy should not be sought.</p>	<p><i>2. Public Art projects will be delivered where appropriate, through the funding, management, development, implementation and maintenance of such projects by developers related to major development sites including:</i></p> <p><i>a. major development sites within the Strategic Locations of Development identified under Policy CS1 of the Council's Local Plan, Part 1 Core Strategy;</i></p> <p><i>b. major development sites within the South Blackpool Growth Area.</i></p> <p><i>3. Public Art projects proposed by individuals and organisations, including the Council, that are not related to major development, will be encouraged and supported with a particular focus on the following areas: a. the inner area neighbourhoods of North Beach, Foxhall, South Beach, Claremont, Talbot and Brunswick, Revoe and St Heliers; and b. Marton Moss Strategic site.</i></p> <p><i>4. Where it is not appropriate to deliver a the public art project as part of a specific development, financial contributions will be sought to make appropriate provision for public art. The contribution will be proportionate to the nature and scale of the development proposal</i></p>	<p>To support the implementation of the policy further guidance, which will include guidance on off-site financial contributions, will be provided through the production and adoption of a Public Art Supplementary Planning Document (SPD). This is referenced in paragraph 3.251 of the supporting text.</p> <p>It is not considered necessary to amend the policy to incorporate the suggested wording. Public Art does not just relate to 'public realm' as highlighted in Point 1 of the policy which states..... 'Such projects can be part of an individual site and/or part of public realm and/or other infrastructure that is related to a number of sites'.</p> <p>The reference to 'appropriate' in Point 4 of DM25 negates the need to include the proposed wording 'The contribution will be proportionate to the nature and scale of the development proposal.' As stated above the Public Art SPD will provide further guidance in relation to Point 4.</p> <p>No change.</p>
DM26: Listed Buildings							
008	Historic England	Not specified	Not specified	Yes (additional comment to strengthen the application of the policy)	<p>Historic England welcomes the inclusion of a policy for Listed Buildings.</p> <p>At the moment the information that is required to be submitted as part of a heritage statement sits outside the Policy within Para 3.257. This should where possible, be included within the Policy (box)</p>	<p>Policy DM26 should be amended if possible to include the content of Para 3.257 for consistency.</p>	<p>The detailed requirement of a heritage statement is considered to appropriately sit as supporting text.</p> <p>No change.</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>attached to point 3, as this will increase its weight in the planning process and ties in with the content of Point 3.</p> <p>This would be consistent with the approach in other policies such as Non-Designated Heritage Assets (DM28).</p>		
DM27: Conservation Areas							
008	Historic England	Not specified	Not specified	Yes - subject to minor amendment	<p>The policy (para 2) refers to heritage asset, but the policy is specifically about conservation areas.</p> <p>Therefore, this should be amended.</p>	<p>Para 2: <i>Heritage asset</i> should be amended to read <i>conservation area</i>.</p>	<p>Point 2 of the policy is specifically related to the impact of a proposal on a heritage asset within the conservation area, hence the reference to the heritage assets. For clarity point 2 has been amended to incorporate the suggested text.</p> <p>Minor Modification MM19</p>
DM29: Stanley Park							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	<p>There is no mention of the development of the proposed golf course leisure development (and the Council's stated agreement to lease the golf course facility to a private operator to provide a redesigned 9 hole golf course, an adrenalin world facility and lodge development). It is our view given the Grade 2 listing of the Park that the listing will need to remain intact and none of the existing trees or landscape is disturbed by the development.</p>	-	<p>This development site does not fall within the boundary of Stanley Park as shown on the policies map. No change.</p>
DM30: Archaeology							
008	Historic England	Not specified	Not specified	No	<p>Historic England welcomes the inclusion of a policy for Archaeology.</p> <p>However, the policy should be amended to ensure that it is consistent with national policies and legislation on the historic environment and ensure that there is an appropriate framework for the submission of and management of applications that affect an archaeological site.</p> <p>The NPPF requires that Plan policies contain a positive strategy for the conservation and enhancement of the historic environment.</p>	<p>Policy DM30 should be amended:</p> <p>Bullet 1 - Development which would result in harm to or loss of the significance of archaeological sites including a scheduled monument (or a site of national significance) 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.'</p> <p>To include either reference to the content of Para 3.276 to 3.278 (see below) or inclusion of the content itself.</p>	<p>Comment noted. Point 1 has been amended accordingly.</p> <p>Minor Modification MM20</p> <p>The detailed requirement of a heritage statement is considered to be appropriately placed as supporting text. No change.</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>Bullet 1: suggests that all sites which may include archaeological remains need to demonstrate the public benefits to justify the harm. Para 2 suggests that this is for scheduled monuments (and sites of national significance) and Para 3 states that non-designated archaeology is a material consideration. Which all appear to be in conflict with the position taken in Bullet 1. It is suggested that Bullet 1 be amended to ensure that it is consistent with the rest of the policy.</p> <p>At the moment the information that is required to be submitted as part of a heritage statement sits outside the Policy within Para 3.276 to 3.278. In addition, the information about mitigation and the process for dealing with such sites needs to be included within the Policy.</p> <p>It is suggested that additional bullet points be provided to make reference to the content of the supporting text or the supporting text be inserted into the policy.</p> <p>Without this information, the Policy as drafted does not provide an appropriate framework for managing applications affecting archaeological sites. Therefore, it should be amended.</p>	<p><u>4. Where planning permission is granted for a site where there is known or the potential for archaeological remains, this will be subject to a condition requiring a scheme of archaeological investigation and recording.</u></p>	
008	Historic England	Not specified	Not specified	No	<p>Para 3.278</p> <p>This supporting text requires substantial public benefits to be applied to all sites regardless of their archaeological status. In line with the content of the policy, and suggested amendments, it should be amended for consistency.</p>	<p>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:</p> <p>a) make adequate provision for excavation and recording before and / or during development</p> <p>b) demonstrate how the public understanding</p>	<p>Comment noted. Paragraph 3.278 has been amended accordingly.</p> <p>Minor Modification MM21</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
						c) appreciation of the site can be improved.	
Policy DM31: Surface Water Management							
009	United Utilities	Not specified	Not specified	Not specified	United Utilities is pleased to see the presence of Policy DM31: Surface Water Management which clearly sets out the need to follow the hierarchy of drainage options for surface water in national planning practice guidance, and include the use of Sustainable Drainage Systems.	-	Support noted.
019	Environment Agency	Not specified	Not specified	Not specified	<p>We are pleased see this policy included to address water quality issues – issues regarding surface water management (run-off rates and volumes) are under the remit of the Lead Local Flood Authority.</p> <p>We suggested in a previous SFRA consultation response that the LPA should consider an expanded flood risk policy, but this has not been discussed further.</p>	<p>As such, following the completion of the LPA's updated Strategic Flood Risk Assessment (SFRA), we would suggest that Policy DM31 is expanded to cover flood risk:</p> <p><u>5. Most new development should be located in Flood Zone 1. Development within Flood Zones 2, 3a and 3b will only be acceptable when they are compliant with the NPPF and when the sequential test and exception test where applicable have been satisfied. Where required, site specific mitigation measures to ensure the development is safe for its lifetime without increasing flood risk elsewhere should be clearly identified.</u></p> <p><u>6. Developers will be expected to provide appropriate supporting information to the satisfaction of the Local Planning Authority, such as Flood Risk Assessments, for all developments within Flood Zones 2 and 3, and over 1 hectare in Flood Zone 1, in line with the NPPF and PPG. Assessment should be informed by consideration of the most up to date information on flood risk available from the Environment Agency, the Council's Strategic Flood Risk Assessment and from the Lead Local Flood Authority.</u></p> <p>Justification should make reference to the updated SFRA and outline key issues. It should be highlighted that the SFRA designates areas of Flood Zone 3b (only</p>	Policy CS9: Water Management is considered adequate to cover this issue in policy terms. It is not considered necessary to repeat NPPF and PPG with respect to the requirement for flood risk assessments.

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						<p>water compatible and essential infrastructure is acceptable in Flood Zone 3b), and includes indicative tidal and fluvial flood extents that take climate change impacts into account.</p> <p>This will ensure developers are fully aware of what is required in relation to their planning proposals.</p>	
DM32: Wind Energy							
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	Yes	<p>This emerging policy relates to wind energy development in the Borough. We previously submitted representation on this policy to ensure that point B, which seeks to protect residential amenity and <i>“other sensitive users in terms of noise, shadow flicker, vibration and visual dominance”</i>, included reference to visitor accommodation.</p> <p>The draft policy has been amended in line with our representation and now reads (emphasis added):</p> <p><i>“1. The whole Borough is designated as an area of search suitable for small scale wind turbine development comprising up to 20m in height above ground level to blade tip. Proposals for such development must meet the requirements of Core Strategy and Development Management policies and demonstrate that:...</i></p> <p><i>b. there is no unacceptable impact on residential and visitor accommodation amenity and other sensitive users in terms of noise, shadow flicker, vibration and visual dominance;</i></p> <p>Bourne Leisure strongly endorses this change. The emerging policy now seeks to protect sensitive users including visitor accommodation and on this basis is considered sound.</p>	-	Support Noted.
022	Ministry of Defence	Not specified	Not specified	Not specified	<p>It is noted that the policy defines the entire borough as an area of search for small scale wind turbine development up to 20 metres in height to blade tip. A requirement is included in the policy (at paragraph G) for impacts on air traffic safety and radar operations to be taken into account.</p>	-	Comment noted.

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>In conjunction with this, paragraph 3.299 identifies the potential impacts of wind turbines upon air traffic control radars and the need for the MOD to be consulted upon the development of turbines 11metres or greater in height or that have a rotor diameter of 2 metres or more.</p> <p>On this basis, the MOD is content that the potential implications of wind turbine development upon defence aviation and radar safeguarding have been suitably taken into account.</p>		
DM33: Coast and Foreshore							
005	Marine Management Organisation (MMO)	Not specified	Not specified	Not specified	<p>3.310, 3.311</p> <p>The MMO welcomes the inclusion of the background to the MMO and the North West Marine Plan. We suggest one slight amendment to the text. While the jurisdiction of the MMO extends up to the mean high water springs, all decisions which are capable of affecting the marine area must have regard to marine plans (s.58(3) Marine and Coastal Access Act). We recommend that this terminology is used in paragraph 3.311.</p>	<p>To aid in compliance with the Marine and Coastal Access Act s.58(1) and (3), we recommend the following text. "<u>The North West Marine Plan extends from the mean high water springs to the territorial limit. 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>	<p>Comment noted. Paragraph 3.311 has been amended to incorporate the suggested text.</p> <p>Minor Modification MM22</p>
DM35: Biodiversity							
013	Natural England	Not specified	Not specified	Not specified	<p>Net Gain - Part b of this Policy could be strengthened by including reference to providing measurable net biodiversity gains in perpetuity.</p> <p>Ancient Woodland and Veteran Trees - The Plan (and existing Core Strategy) fail to set out any Policy to protect ancient woodland and aged or veteran trees (in accordance with paragraph 175 b of the NPPF). Note that ancient woodland includes plantations on ancient woodland sites (PAWS). This could be included as part of Policy DM35.</p> <p>Soils and Best and Most Versatile (BMV) Land - This policy needs to consider impacts on soils and Best and Most Versatile (BMV) land including any areas of peat and deep peat.</p>	-	<p>The Council considers the policy, with respect to the requirement for net gain, strikes an appropriate balance, which may be superseded by the forthcoming Environment Bill.</p> <p>With respect to Ancient Woodland and Veteran Trees, there are none located within the Borough. Notwithstanding this, Paragraph 175 (c) of NPPF 2019 states '<i>development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists</i>'</p> <p>There is no requirement to repeat national policy. No change</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>Plan policies should take account of the impact on land and soil resources and the wide range of vital functions (ecosystem services) they provide in line with the NPPF to:</p> <ul style="list-style-type: none"> • Safeguard the long term capability of BMV agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification (ALC)) as a resource for the future. • To avoid development that would disturb or damage other soils of high environmental value (e.g. wetland and other specific soils contributing to ecological connectivity, carbon stores such as peatlands etc) and, where development is proposed. • Ensure soil resources are conserved and managed in a sustainable way. <p>We would also advise that Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites, be referred to in the development plan. This Code contains guidance for during and following development.</p>		The majority of Blackpool is predominately urban in nature and identified as such on the Agricultural Land Classification map North West Region (ALC002). The small amounts of Land highlighted as category 3/2 are protected by other designations within the plan, eg SSSI, Stanley Park, Countryside Area or falls within the Marton Moss Neighbourhood Plan area.
015	Homebuilders Federation (HBF)	Not specified	Not specified	No	<p><i>Policy DM35 is not considered to be sound as it is not justified or consistent with national policy for the following reasons:</i></p> <p>15. This policy states that development proposals will be required to minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist. The Council will know that the Government is already looking at the most appropriate approach to biodiversity net gain. The HBF considers that the Council should not deviate from the Government's proposals on biodiversity gain as set out in the Environment Bill. This legislation will require development to achieve a 10% net gain for biodiversity. It is the Government's opinion that 10% strikes the right balance between the ambition for development</p>	<p><i>The HBF considers that the policy should be modified as follows in order to make the document sound:</i></p> <p><i>Development proposals will be required to minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist.</i></p>	<p>Biodiversity Net Gain is recognised in NPPF and is an important part of the emerging Environment Bill. The policy as written strikes an appropriate balance in recognising the need for net gain without undermining the emerging requirement in the Environment Bill.</p> <p>No change.</p>

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					<p>and reversing environmental decline. This gain provides certainty in achieving environmental outcomes, deliverability of development and costs for developers. 10% will be a mandatory national requirement, but it is not a cap on the aspirations of developers who want to voluntarily go further. The mandatory requirement offers developers a level playing field nationally and reduced risks of unexpected costs and delays.</p> <p>16. The Council's policy approach should also reflect the Government's proposals for a transition period of two years as set out in the Environment Bill. The Government proposes to work with stakeholders on the specifics of this transition period, including accounting for sites with outline planning permission, in order to provide clear and timely guidance on understanding what will be required and when.</p> <p>17. The Government will issue guidance to Councils on the importance of proportionality in their application of planning policy. So that sites without reasonable opportunities to achieve net gain through on-site habitat delivery will not face risks of delay through rigid or prescriptive requirements.</p> <p>18. There are significant additional costs associated with biodiversity gain, which should be fully accounted for in the Council's viability assessment. The Government has confirmed that more work needs to be undertaken to address viability concerns raised by the housebuilding industry in order that net gain does not prevent, delay or reduce housing delivery.</p> <p>19. The HBF are concerned that the Local Plan Viability Assessment (July 2020) identifies viability issues within the borough, and that this policy requirement will further impact on these issues and may lead to the non-delivery of homes. It is notes that the Urban Inner Core that</p>		

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					development is unviable and that for the urban edge development is unviable where a policy ² compliant 30% affordable homes is provided.		
019	Environment Agency	Not specified	Not specified	Not specified	We are pleased see the requirement for biodiversity net gain is included. As such, we support the inclusion of this policy along with DM21.	-	Support noted.
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	Not specified	<p>The draft policy sets out the Council's approach to protecting and enhancing biodiversity in relation to new development. The approach to Site of Special Scientific Interest and Protected Species needs to be revised to ensure that the test of adverse impact comes after mitigation or compensation measures are applied. In addition, as drafted the policy does not provide any mechanism for off-site measures.</p> <p>Failing to make the changes could prevent an otherwise acceptable development which would meet the Core Strategy objectives from coming forward.</p>	<p>We suggest the following amendments are made to address these matters in order for the policy to be considered effective and thus sound (emphasis added):</p> <p><i>“Development proposals will be required to:</i></p> <p><i>a. result in no loss or harm to biodiversity through avoidance, adequate mitigation either on site or off site or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;</i></p> <p><i>b. minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist. SSSIs</i></p> <p><i>2. Development will not be permitted in or adjacent to a Site of Special Scientific Interest where after mitigation or compensation it would adversely affect, directly or indirectly, its wildlife and nature conservation importance.</i></p> <p><i>Other sites of nature conservation value (including Local Nature Reserve and Biological Heritage Sites)</i></p> <p><i>3. Development will not be permitted where it would adversely affect County Heritage Sites – biological or geological - and other sites of importance to nature conservation interests, including all ponds in the</i></p>	<p>Comments noted. Point 1a and 4 to be amended accordingly.</p> <p>Minor Modifications MM23 and MM25</p> <p>With respect to SSSIs, NPPF states ‘development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. 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’. There is no reference to mitigation – the only development that would be accepted would be anything that meets the exception.</p> <p>No change to be made to Part 2 of the policy with respect to the recommended change, however an amendment has been made to align with NPPF.</p> <p>Minor Modification MM24</p>

² Core Strategy Policy CS14.

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
						<p><i>Borough. Where in exceptional circumstances the benefits of development proposals clearly outweigh the extent of ecological or geological harm, developers will be required to compensate for such harm to the fullest practicable extent compatible with the conservation interests of the site</i></p> <p><i>Protected Species</i></p> <p><i>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.</i></p> <p><i>Development proposals should ensure that species and habitats set out in the UK and Local Biodiversity Action Plans will be protected and where possible enhanced. Where development is permitted, adequate compensatory measures must be undertaken to sustain and enhance the species and its habitat."</i></p>	
DM36: Controlling Pollution and Contamination							
013	Natural England	Not specified	Not specified	Not specified	Neither the existing Core Strategy nor this Plan make any reference to air quality impacts on designated sites. This Policy could be strengthened by including reference to the protection of designated sites from air pollution impacts particularly from road, industrial or intensive agricultural developments.	-	<p>Comments noted. Point a. and the supporting text will be amended accordingly to include reference to designated sites.</p> <p>Minor Modifications MM26 and MM29</p>
019	Environment Agency	Not specified	Not specified	Not specified	We are pleased to see that the reference to pollution risks on surface and ground water in 1(e).	<p>For clarity, we would suggest this policy requirement is reworded to as follows:</p> <p>e. Will not pose a risk of pollution to controlled waters (surface or ground water) and will, where required, include mitigation and/or remediation to prevent any unacceptable levels of water pollution.</p>	<p>Comments noted.</p> <p>DM36 e. has been amended accordingly</p> <p>Minor Modification MM28</p>
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	The draft policy sets out the Council's approach to controlling pollution and contamination. The policy as	We suggest the following change is made for this emerging policy to be considered sound:	In order to more closely align with the wording of paragraph 170e), Policy DM36 a. has been amended accordingly.

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					<p>drafted requires development to not have “significant adverse” effects on health, amenity, safety and the operation of surrounding uses. Significant adverse impacts could result in unintended consequences upon neighbouring uses, and in the case of Marton Mere Holiday Village, impacts upon the ability of the holiday park to attract new and repeat visitors to Blackpool.</p> <p>There is no policy requirement in the Framework in relation to amenity that uses “significant adverse” impacts as a suitable threshold for considering the impact of proposed development on amenity. To ensure this policy is justified and consistent with the Framework</p>	<p>“1. Development will be permitted where in isolation or in conjunction with other planned or committed developments it can be demonstrated that the development:</p> <p>a. Will be compatible with adjacent existing uses and would not lead to unacceptable adverse effects on health, amenity, safety and the operation of surrounding uses and for occupants or users of the development itself, with reference to noise, vibration, odour, light, dust, other pollution or nuisance.</p> <p>Applications will be required to be accompanied, where appropriate by relevant impact assessments and mitigation proposals;”</p>	Minor Modification MM27
DM37: Community Facilities							
007	Theatres Trust	Not specified	Not specified	Not specified	The Trust welcomes and is supportive of this policy, which provides protection to Blackpool's valued facilities.	-	Comments noted.
DM39: Blackpool Victoria Hospital							
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	In the first draft of the Local Plan it clearly stated that due to the land locked nature of the hospital site careful consideration would be needed to adjacent land to provide more car parking and the development of the site to meet future medical needs. The Council are proposing the sale of the holes 3 to 9 of Stanley Park Golf Club for lodge accommodation and an adrenalin them park yet this is this is only significant green open space in the Borough which we believe needs to be retained. A more detailed investigation is needed to assess what is the best future use of this land to the local economy	-	This development site does not fall within the boundary of Blackpool Victoria Hospital as shown on the policies map. No change.

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					and what additional space is needed to meet long term medical needs		
DM41: Transport Requirements for New Development							
015	Homebuilders Federation (HBF)	Not specified	Not specified	No	<p>Policy DM41 is not considered to be sound as it is not justified or consistent with national policy for the following reasons:</p> <p>This policy requires development to provide parking in accordance with the standards set out in Appendix D1, including the provision of electric vehicle (EV) charging infrastructure. Appendix D1 states that for each house appropriate vehicle charging infrastructure within a garage or on the driveway, for all other development at least 10% of parking bays marked out for use by electric vehicles together with charging infrastructure and cabling. It also goes on to state that to future proof, the provision should be supplemented by the installation of groundwork/passive wiring as part of the development in order to enable further installation to match demand.</p> <p>The HBF supports the use of electric and hybrid vehicles and the introduction of the necessary supporting infrastructure via a national standardised approach implemented through the Building Regulations to ensure a consistent approach to future proofing the housing stock. It is the industry's preference for a national approach to the provision of charging points rather than local authorities setting their own standards.</p> <p>The Government has recognised in recent consultations the possible impact of any requirement to provide electric vehicle charging points on housing supply, where the requirements are not technically feasible. The same consultation proposed introducing exemptions for such developments. The costs of installing the cables and the charge point hardware</p>	<p>The HBF considers that the policy should be modified as follows in order to make the document sound:</p> <ul style="list-style-type: none"> Proposals must ensure that: car, cycle and motorcycle parking is provided in accordance with the parking standards set out in Appendix D1; including the provision of electric vehicle (EV) charging infrastructure; and the layout provides for sufficient levels of servicing and operational space where required; That the requirement for EV Charging Points as set out in Appendix D should be deleted. 	<p>The Council consider it is appropriate to include a requirement for EV charging infrastructure in its Parking Standards and that this policy is sound as it accords with national policy to ban the sale of new petrol and diesel powered cars by 2030 to address Climate Change and Air Quality concerns; the local policy will complement emerging national policy in respect of this issue.</p> <p>No change.</p>

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					<p>will vary considerably based on site-specific conditions in relation to the local grid. The introduction of Electric Vehicle Charging Points (EVCP) in new buildings will impact on the electricity demand from these buildings. A requirement for large numbers of EVCPs will require a larger connection to the development and will introduce a power supply requirement, which may otherwise not be needed. The level of upgrade needed is dependent on the capacity available in the local network resulting in additional costs in relation to charge point instalment.</p> <p>Where such costs are high the Government are proposing that any potential negative impact on housing supply should be mitigated with an appropriate exemption from the charge point installation requirement based on the grid connection cost. The consultation proposes that the threshold for the exemption is set at £3,600. In instances where the additional costs are likely to make developments unviable, it is the Government's view that the EVCP requirements should not apply and only the minimum Energy Performance of Buildings Directive requirements should be applied.</p> <p>As such we would suggest that the requirement for EVCPs should not be included in the local plan because the Government's proposed changes to Building Regulations will provide a more effective framework for the delivery of charging points for electric vehicles.</p>		
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	<p>The wording of point F of draft policy DM41 does not meet the tests of soundness set out in paragraph 35 of the Framework. As drafted, the wording is both onerous and vague. The current wording would require development which has any impact at all on highways to provide mitigation. Furthermore, it extends this requirement to cover any impact "in future years". This would therefore result in developments investing in mitigation schemes that</p>	<p>In order to be considered sound, the wording of point F of the emerging policy should be revised to:</p> <p><i>"Additional mitigation measures may be necessary where traffic generated will have a significantly harmful impact on the surrounding network."</i></p>	<p>Comments noted. These three words have already been removed: Please see Local Plan Part 2: Site Allocations and Development Management Policies Proposed Site Allocations and DM Policies - Informal Consultation Jan-Feb 2019 Schedule of Representations: "In respect of 'in future years' it is considered that this wording could be construed as misleading so these three words have been removed. However, for the sake of clarity, it</p>

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					<p>may not be required, necessary or appropriate to the context.</p> <p>The importance of maintaining the safety and convenience of highways is recognised but in order for the emerging plan to be consistent with paragraph 108 of the Framework the requirement to mitigate should also be applied. Overall, it is considered that the draft policy is unsound, as it fails to meet the test requiring the plan to be justified and consistent with national policy.</p>		<p>considered that the policy is compliant with the NPPF and therefore sound.”</p> <p>DM41 point f states: “additional mitigation measures are factored into the proposal where traffic generated will impact on the surrounding highway network”</p> <p>No change.</p>
DM42: Aerodrome Safeguarding							
022	Ministry of Defence	Not specified	Not specified	Not specified	<p>Policy DM42: Aerodrome Safeguarding, identifies a requirement for the Blackpool Airport Authority to be consulted upon all development proposals with the aerodrome safeguarding zone for Blackpool Airport. Paragraphs 3.367 and 3.369 correctively identify the importance of aerodrome safeguarding and the associated statutory planning procedure for the safeguarding of aerodromes.</p> <p>However, the need to take account of the MOD statutory aerodrome safeguarding zones encompassing Warton Aerodrome is not identified.</p>	<p>Accordingly, the MOD considers that Policy DM42 should be amended to also include Warton Aerodrome to ensure the MOD is consulted on relevant development applications in accordance with the criteria defined in the statutory aerodrome safeguarding plan for this site.</p>	<p>Comments noted. Policy and supporting text amended accordingly.</p> <p>Minor Modifications MM31 and MM32</p>
Suggested Site Allocations							
012	D Wane	Not specified	Not specified	Not specified	<p>Avondale, Rough Heys Lane</p> <p>1. This matter concerns the publication of the draft version to the Local Plan Part 2 (“the local plan”) along with development management policies and the determination/s made thereto. The land subject to this appeal/review was included within the body of the local plan and considerations under the Blackpool Core Strategy (“the Strategy”); it is against the exclusion of adjacent land to the proposed development which is land owned by the Blackpool Borough Council (“the BBC”).</p> <p>2. In essence the BBC under its proposals anticipates creating 27 dwellings under Site Reference HAS.12 (“the development site”), at the exclusion of the adjacent land annexed thereto.</p>		<p>The site is not proposed for allocation in the Local Plan Part 2. It is a largely greenfield site that is subject to a number of constraints in terms of access (including ownership of potential access routes) and there are other constraints in terms of ecology and surface water drainage that would also need to be overcome. The site is not needed to meet the housing requirement over the plan period.</p> <p>No change</p>

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					<p>Background</p> <p>3. The Appellant occupies land annexed to the development site situate and known as Avondale, Rough Heys Lane, Blackpool (“Avondale”). As above the neighbouring (provisionally approved) land is owned by the BBC, who is the beneficiary to such consent.</p> <p>4. This appeal is upon the exclusion of “Avondale” under the Strategy, upon the supposition that any reservations raised by the BBC are equally applicable to its own “development site”.</p> <p>5. Moreover it is unclear why the “development site” is exclusively favoured to “Avondale” in terms that both would have benefitted from an overhaul building scheme collectively and that proposition remains.</p> <p>6. Thus the appeal turns upon the footing that there are two parcels of land annexed to one another (a) the BBC development site, (b) the Avondale; thus save for the division of hedging, they are on balance annexed to one another, both in ecological and proximity. Accordingly it is averred, the refusal of “Avondale” should have been incorporated within the scheme, as a whole, and therefore the decision is irrational.</p> <p>Zone 1 Classification</p> <p>7. It is common ground that according to the BBC the “development site” falls within a flood zone, which is classified as Zone 11, although BBC appear to suggest the “development site”, is classed as very low risk², although the adjacent “Avondale” land is in a differential grade Zone 1, despite the annexation thereto³.</p> <p>1 Low Risk of flooding 2 Very low risk of surface water flooding 3 Save for hedgerow</p> <p>8. It follows that both parcels of land should fall within the same classification despite a distinction being drawn between the North East sections, of which both the “development site” and “Avondale” are jointly located.</p>		

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					<p>9. It is averred that the development site is marginally higher than the “Avondale” land therefore such development could cause a statutory nuisance if developed in such a manner to ignore the general drainage which could be incorporated into a collective development, thus the “development site” and “Avondale” as a combined site (“the combined site”) would benefit collectively as above.</p> <p>10. In essence a “combined site” could provide a merged proposition in providing quality housing, with joint access between the “combined site” thus providing more viable dwellings in a manageable estate whilst reducing the actual vehicular access to the lower part of Rough Heys Lane. The combined site could take advantage of levelling out thus not creating a potential Statutory Nuisance to “Avondale” and or adjoining site/s, with access to Avondale via the combined site.</p> <p>Foraging and roosting</p> <p>11. If it is suggested, (although a mere proposition) “Avondale” may provide support for foraging and roosting, along with bats, water voles and badgers; whilst the aforesaid is doubtful⁴, it is respectfully averred that as the respective plots are combined in every sense then in reaching a decision for the Council’s development site, then BBC must have satisfied itself that there were no such existence and or risk given the annexation of “Avondale” to its proposed “development site”.</p> <p>4 Given occupation for over three decades has shown no evidence of this.</p> <p>12. For the avoidance of doubt such reports and mitigation plans can be provided and or incorporated from those carried out on behalf of the BBC, as one suspect the development site would have carried out such due diligence given the location to Avondale and observations. Moreover such a report would be applicable for both development projects, thus could if necessary establish and protect species, as part of attaining planning permission or a mitigation licence.</p> <p>a. Surveys will show whether protected species are present in the area or nearby, and</p> <p>b. How they use the site.</p>		

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					<p>c. Mitigation plans will show how to avoid, reduce or manage any negative effects to protected species⁵.</p> <p>5 This information can be used to decide what is needed for surveys and planning mitigation measures for bats.</p> <p>6 The Guide: Protected species and development: advice for local planning authorities</p> <p>7 Open spaces assessment 2018 (Borough Standard)</p> <p>d. Thus many species of plants and animals in England and often their supporting features and habitats are protected, if BBC had identified such species.</p> <p>e. It is common ground that Local planning authorities (LPAs) should use the guide⁶ to assess whether a planning application would harm or disturb a protected species. In essence this would help it to decide if the Council can give planning permission.</p> <p>f. In principle a Council cannot, in granting one adjacent planning consent (even to itself), ignore the likelihood of matters appearing at 11-12, (a)-(e) hereinabove if it raises issues against the neighbouring land which shares all those features.</p> <p>g. In essence the Council must have satisfied itself that 11-12, (a)-(e) is fulfilled, or if not, is called upon to carry out such assessment for its own proposed development if genuine concerns has/had was raised. It follows, it would appear upon the proposal/s for “Avondale” the development site would fall within the same premise thus it is averred there are no genuine concerns thereto.</p> <p>Access to Avondale</p> <p>13. Whilst access is a consideration, this on its own should not make the proposal flawed, as the study⁷ for open spaces is nonetheless incorporated into the Councils development site.</p> <p>14. Moreover it would be sustainable to incorporate (as above) both parcels of land under the “combined site” thus facilitating a more viable proposal to compliment the Councils proposed development, leaving access to Avondale via the adjacent development site.</p>		

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					<p>15. In essence such development could be combined to enhance the overhaul project within the area and for the benefit of the combined site, as it is understood the Council does not intend to build upon the development site itself, but to offer this for sale.</p> <p>16. Moreover it is respectfully suggested that the Councils development would be more attractive to any developer if both sites could be combined as expressed above, thus ensure the viability of a combined project.</p> <p>Greenfield site</p> <p>17. BBC suggest that consideration for “Avondale” failed (in part) due to the site being considered largely a greenfield site that was subject to a number of constraints in terms of access (including ownership of potential access routes) and there were other constraints in terms of ecology and surface water drainage that would also need to be overcome; the latter having been dealt with above: -</p> <p>a. In terms of Greenfield site, Avondale was last used as a market gardening outlet over 3 decades ago. Since this time Avondale has been used as private accommodation, unlike BBC approved “development site” which has been used to accommodate horses etc. over the years.</p> <p>b. It follows that there is a disparity between the respective parcels of land in terms that the one owned by BBC by the very definition is Greenfield given its past and recent usage, unlike “Avondale” which has been in domestic use for over three decades. Thus the treatment of Avondale is disproportionate from the decision making body of BBC involving its own land.</p> <p>c. It follows that if BBC’s own land is marked suitable for development, then a plot annexed to it equally falls into such a classification, thus equity calls upon such consideration to be carried upon an equal footing, rather than cherry pick ones own land as opposed to the neighbouring land.</p> <p>d. In essence they should both succeed together to establish an equitable solution, by reason/s of the matters appearing herein.</p>		

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					<p>Potential ownership and access routes 18. In terms of potential ownership and access, it is not accepted that such matters fall within the consideration of BBC, in that there is no evidence that such matters exist and assuming there were such issues, the above proposals of a combined site, then such issues would not arise, assuming there were concerns arising as alleged.</p> <p>Drainage 19. As examined above the development proposed by the Council is likely to cause a statutory nuisance, in terms that disturbance of the adjacent land to “Avondale” is likely to cause water overspill if the site level/s are raised in any way. This was a feature in an approved local (Highfield Road) development recently, in which the contractors had filled and blocked deep drainage ditches, thus causing slight water logging to the neighbouring North facing properties.</p> <p>20. The above was subsequently remedied by the provision/s of drainage connected to the main sewerage system, thus in this case any concerns regarding flooding is minor taking into account Zone 1. This is borne out by the Councils own findings, in terms that the adjacent Council owned land was considered “very low risk”. It</p>		
016	Pavilion Property Trustee Limited and Pavilion Trustees Limited (submitted by Redline Planning)	Yes	Yes	No	<p>Clifton Retail Park, Clifton Road</p> <p>1.1 We act on behalf of Pavilion Property Trustee Limited and Pavilion Trustees Limited, trustees of the Blackpool Unit Trust, and owners of Clifton Retail Park at Clifton Road in Blackpool.</p> <p>1.2 Representations were submitted to the Informal Consultation Paper on the Site Allocations and Development Management Policies in February 2019. These representations set out that the Clifton Retail Park is a well-established retail destination within the</p>	PPG consider that Clifton Retail Park should be afforded a formal allocation within the Local Plan which reflects the important retail function which it performs. Further, as a defined commercial centre or an out of centre retail destination, the opportunity for some of the forecast retail capacity to be accommodated at Clifton Retail Park should be identified in supporting policy, especially for those bulky ranges of goods which cannot be accommodated within the town	<p>Clifton Retail Park is considered to be an out of centre destination and is not identified within the existing retail hierarchy as set out in adopted Core Strategy policy CS4.</p> <p>The Council do not consider it appropriate to allocate the site as a ‘commercial centre’. The Council’s strategy is to direct retail leisure uses to the Town Centre and Resort Core as set out in policies CS4: Retail and other town centre uses and CS21: Leisure and Business Tourism of the Local Plan Part 1: Core Strategy.</p>

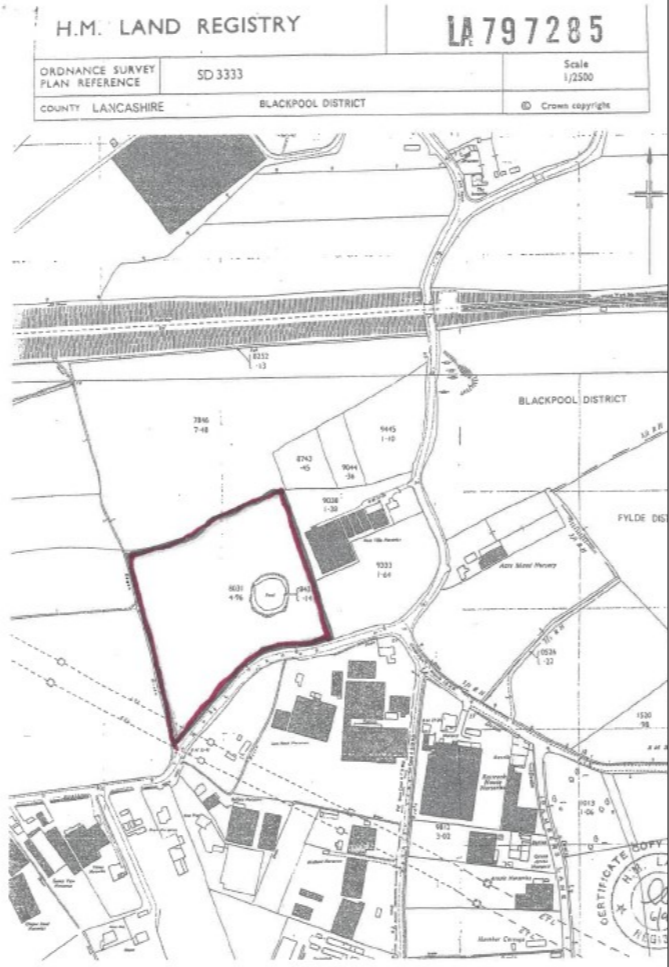
Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>existing retail hierarchy, and sought the formal recognition of this in the emerging Local Plan Part 2 document (preferably as a commercial centre or an out of centre retail destination).</p> <p>1.3 The representations were not however accepted by Blackpool Council, whose Consultation Statement sets out that the Retail Park is identified as an out of centre location, and does not therefore form part of the retail hierarchy as set out in policy CS4 of the Core Strategy. Further, Blackpool Council do not consider that it is appropriate to formally allocate the Clifton Retail Park on the basis that their strategy is to direct retail and leisure uses to the Town Centre and Resort Core.</p> <p>1.4 While Pavilion Property Trustee Limited and Pavilion Trustees Limited acknowledge this strategy, we maintain that it is unrealistic to assume that all of the identified retail capacity over the plan period can be accommodated in the town centre. This is especially relevant to those ranges of goods which have specific locational requirements, such as bulky goods. We contend that a failure to address these important wider retail issues means that the Local Plan Part 2 will not meet the areas objectively assessed needs and has not therefore been positively prepared, is not justified and is not consistent with national policy to deliver sustainable development.</p> <p>1.5 We therefore consider it appropriate that the Local Plan Part 2 should acknowledge the important retail function which locations such as the Clifton Retail Park perform and that scope for managed change at existing out of centre retail locations should be identified. We contend that a positive and clear land allocation and development management policy on this matter will ensure that retail development in Blackpool can be delivered throughout the Borough on a planned basis, without jeopardising investment within Blackpool Town Centre.</p> <p>1.6 We elaborate on this further below by developing the case made as part of the Informal Consultation Paper on the Site Allocations and Development Management Policies. Pavilion Property Trustee Limited and Pavilion Trustees Limited Clifton Retail Park, Blackpool</p>	<p>centre. We contend that this approach will ensure that the Blackpool Local Plan Part 2 complies with the NPPF soundness test.</p> <p>5.2 PPG welcome the opportunity to participate further in the Examination in Public on this matter, and to provide the Inspector with any further evidence required to support their position.</p>	<p>Therefore any such allocation would be contrary to the Core Strategy.</p> <p>Any applications should be assessed against the NPPF and relevant Core Strategy and DM policies.</p>

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					<p>2.0 Clifton Retail Park</p> <p>2.1 The Retail Park is located approximately 5km south east of Blackpool town centre and includes Next, Matalan, Clarks and a 150,000sqft gross Tesco Extra store. It has excellent access onto Clifton Road, which connects to Preston New Road and the M55.</p> <p>2.2 The Blackpool Retail, Leisure and Hotel Study 2018 identifies that the Clifton Retail Park is the second most popular out-of-centre retail destination for the purchase of comparison goods in the Blackpool borough, achieving a comparison goods spend of £44.2m per annum (a 5% share of all comparison spending locally). The Tesco store within the Retail Park is the main destination for convenience retailing within the Borough, with an estimated turnover of £59.8m per annum which represents a 9% share of convenience spending locally.</p> <p>2.3 Clifton Retail Park is therefore acknowledged in the Council's evidence base as a well-established destination and has a clear role within the existing retail hierarchy. It provides an important shopping function, and the owners are considering further investment to provide bulky goods, ancillary food and drink/drive through restaurant opportunities and the introduction of trade counter uses.</p> <p>3.0 Retail Capacity</p> <p>3.1 We are aware that the Blackpool Retail, Leisure and Hotel Study 2018 and Blackpool Retail Topic Paper 2020 both identify that there is no immediate capacity for further comparison goods floorspace within the Borough, with extant permissions expected to absorb surplus expenditure capacity in the short term (a deficit of -£14.6m at 2017 is identified once the turnover requirements of planning commitments are taken into account).</p> <p>3.2 It is however material that the evidence base highlights that spending on comparison goods is forecast to grow over the next plan period, with a requirement for between 7,700 - 12,800 sq.m comparison goods floorspace emerging across the Borough by 2027. This rises to between 18,300 sq.m and 30,600 sq.m at 2032 (table 7.7 of Blackpool Retail, Leisure and Hotel Study 2018). Indeed, we contend</p>		

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					<p>that this latter figure should form the basis of the retail policy in the Local Plan Part 2 as opposed to the 2027 figure, in accordance with the NPPF requirement for LPA's to look at least ten years ahead (paragraph 85(d)).</p> <p>3.3 While Blackpool Council consider that this residual comparison goods expenditure capacity for new floorspace should be to be directed to vacant and underused property within Blackpool Town Centre, it is our position that there are certain uses and ranges of goods have specific locational requirements which mean that they cannot be located within existing town centres. This is particularly relevant to the retail sale of bulky goods.</p> <p>3.4 Indeed, it is relevant that the Blackpool Retail, Leisure and Hotel Study 2018 acknowledges that the retail sale of bulky electrical goods such as household appliances typically requires large amounts of floorspace that are not usually available in town centre locations. The study therefore recognises the important role of out-of-centre bulky goods retailing in providing a complementary offer to town centres.</p> <p>3.5 We contend that Clifton Retail Park will continue to have an important role to play in the retail provision for local residents over the next plan period, particularly for those ranges of goods which have specific locational requirements in the context of a volatile retail marketplace.</p> <p>3.6 We therefore request that this should be reflected in the Site Allocations and Development Management policies within Part 2 of the Blackpool Local Plan in order for it to meet the NPPF soundness test.</p> <p>4.0 Site Allocation and Retail Policy Context</p> <p>4.1 Notwithstanding the acknowledged significance of the Clifton Retail Park as a retail destination in the Blackpool Council evidence base, it is not formally identified in the Local Plan Part 2 document for any particular use. We also note that the area immediately surrounding Clifton Retail Park is allocated for employment growth.</p> <p>4.2 In their consideration of our representations to the Informal Consultation Paper on the Site Allocations and Development Management Policies,</p>		

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					<p>Blackpool Council clarified that the Clifton Retail Park is “identified as an out of centre destination and is not identified within the existing retail hierarchy as set out in adopted Core Strategy policy CS4”.</p> <p>4.3 To be clear however, the Clifton Retail Park is not identified as any form of retail destination in the proposed Site Allocations document despite fulfilling this clear function. It has no land use allocation for any specific purpose and is therefore effectively considered ‘white land’ in planning terms where general development management policies apply to development proposals within the Retail Park.</p> <p>4.4 We do not consider that the intended policy position makes adequate provision for the full range of retail uses provided throughout Blackpool and which extend beyond identified centres. We therefore consider that there is an opportunity to include a positive policy approach with supports managed change at existing out of centre retail destinations such as the Clifton Retail Park over the next plan period. We are of the strong view that the role fulfilled by the Clifton Retail Park should be reflected in the emerging Local Plan Part 2. Our preference would be for the site to be identified as ‘Commercial Centre’ or an ‘Out of Centre Retail Destination’ (to use Blackpool Council’s own terminology) which may accommodate retail uses which are not capable of being accommodated within Blackpool Town Centre. This includes the opportunity to develop additional bulky goods floorspace within the Retail Park in addition to the flexibility to introduce other alternative drive through and home delivery/trade counter uses.</p> <p>4.5 We also request that a specific policy is introduced to the Site Allocations and Development Management Policies document after DM14/DM15 which deals specifically with the preference for further retail uses which cannot be accommodated within the town centre (such as bulky goods) to be directed towards existing locations which are identified in the plan. This would include the Clifton Retail Park.</p> <p>4.6 We consider that this approach would be entirely consistent with NPPF, which sets out at paragraph 14 that local planning authorities should positively seek opportunities to meet the development needs of their</p>		

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					<p>area, with an emphasis on Local Plans having sufficient flexibility to adapt to rapid change. The NPPF stresses the Government’s commitment to securing economic growth and paragraph 19 indicates that the planning system should do everything it can to support sustainable economic growth. This presumption in favour of sustainable development is also reflected in the Blackpool Core Strategy.</p> <p>4.7 Further, we are aware that current Government guidance on Town Centres and Retail sets out that in circumstances where all of the forecast retail needs cannot be accommodated in the town centre, then “planning authorities should plan positively to identify the most appropriate alternative strategy for meeting the identified need for these main town centre uses, having regard to the sequential and impact tests. This should ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise.”</p> <p>4.8 We contend that creating a positive planning policy position which is supportive of additional bulky goods at the Clifton Retail Park and which can accommodate diversification will contribute to future investment within the area. Indeed, South Blackpool is a target for regeneration within the Local Plan and we consider that further investment in the Clifton Retail Park would contribute positively to the wider area. To this end, it is also relevant that Part 1 of the Local Plan states that there is a desire to ensure a balanced approach to regeneration and growth with sustainable development that meets the needs of Blackpool’s people now and into the future. We are therefore of the view that it is entirely possible to introduce relevant policy into Part 2 of the plan to deal with managed change at existing out of centre retail destinations.</p> <p>4.9 We contend that allocation of the Clifton Retail Park as a Commercial Centre or an Out of Centre Retail Destination, will enable sustainable growth and diversification in a way that can respond to changes taking place in the retail and leisure industries, in compliance with the terms of NPPF.</p>		

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025	E and H Parkinson	Not specified	Not specified	Not specified	<p>Land at Chapel Road</p> <p>The field was part of Runnel Farm which had been in the family for many years. My grandfather and father left Runnel Farm in 1949 because of the infringing housing developments encroaching on the farm. The field was retained as it was seen as potential development land for housing.</p> <p>The land on the north side of Chapel Road is grade 3 agricultural land is a heavy clay and should not be included within the Marton Moss area.</p> <p>We have read the Blackpool Local Plan Part 2 and there is very little that concerns us regarding that part of the plan. Over the years many building companies have had options on the field but these have dried up in favour of other sites such as Highfield Road.</p> 	We both wish that the land be placed on the list for development. Some time ago we filled in the form calling for sites for development.	<p>The site is located within the Marton Moss Neighbourhood Plan Area and can only be allocated through the Marton Moss Neighbourhood Plan.</p> <p>No change.</p>

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General Comments							
006	I Bagot	Not specified	Not specified	Not specified	<p>A vast amount of hard work has been involved to reach this important result.</p> <p>Overall assessment is most acceptable.</p> <p>This Local Plan confirms the vast amount of hard work that has been undertaken in order to bring the area up to date and looking into the future for all. Well done.</p>	-	Comments noted.
009	United Utilities	Not specified	Not specified	Not specified	<p>United Utilities wishes to build a strong partnership with all Local Planning Authorities (LPAs) to aid sustainable development and growth within its area of operation. We aim to proactively identify future development needs and share our information. This helps:</p> <ul style="list-style-type: none"> • ensure a strong connection between development and infrastructure planning; • deliver sound planning strategies; and • inform our future infrastructure investment submissions for determination by our regulator. <p>When preparing the Development Plan and future policies, we can most appropriately manage the impact of development on our infrastructure if development is identified in locations where infrastructure is available with existing capacity. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure in some circumstances.</p> <p>We hope that our comments will be useful for yourselves when finalising the policies and supporting text in the Local Plan, and when carrying out your continued site selection process for your proposed allocations.</p> <p>General Comments</p> <p>United Utilities wishes to highlight that we will seek to work closely with yourselves during the Local Plan process to develop a coordinated approach for delivering sustainable growth in sustainable locations. United Utilities will continue to work with you to</p>	-	General Comments noted. No direct implications on the Local Plan Part 2.

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					<p>identify any infrastructure issues and appropriate resolutions throughout the development of the Local Plan.</p> <p>We wish to highlight our free pre-application service for applicants to discuss and agree drainage strategies and water supply requirements.</p> <p>We cannot stress highly enough the importance of contacting us as early as possible. Enquiries are encouraged by contacting:</p> <p>Developer Services - Wastewater Tel: 03456 723 723 Email: WastewaterDeveloperServices@uuplc.co.uk Website: http://www.unitedutilities.com/builder-developer-planning.aspx</p> <p>Developer Services – Water Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk Website: http://www.unitedutilities.com/newwatersupply.aspx</p> <p>With regard to the approach to surface water drainage, this should include liaison with your colleagues in the Lead Local Flood Authority who are the statutory consultee for major development proposals.</p>		
009	United Utilities	Not specified	Not specified	Not specified	<p>Site Allocations A fuller understanding of the impact on water and wastewater infrastructure can only be achieved once more details are known, such as the timescales for development, the approach to surface water management and the chosen points of connection. We would welcome continued dialogue to enable us to coordinate the delivery of development with the timing for delivery of infrastructure improvements.</p> <p>Previous Flooding United Utilities has reviewed the proposed development allocations within the Draft Local Plan. Some of these are situated in areas that have experienced historic integrated flooding, and as such it is imperative that there is a considered approach to sustainable drainage in line with surface water hierarchy, for all new development sites. The</p>	-	<p>Comments noted. No direct implications on the Local Plan Part 2.</p> <p>It should be noted that the site allocations do not include any large sites in multiple ownership.</p>

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					<p>approach to drainage should be considered at earliest opportunity in the planning and design of development.</p> <p>Early pre-application discussion with ourselves and the Lead Local Flood Authority is imperative in this case.</p> <p>Large sites in multiple ownership</p> <p>United Utilities wishes to highlight that it has concerns regarding any large allocations that are in multiple ownership. The experience of United Utilities is that where allocations are large and in multiple ownership, the achievement of sustainable development can be compromised by developers/applicants working independently. This can lead to issues between interconnecting infrastructure between phases of development. We would urge the Council to use their position to influence a strategy which seeks to secure a coordinated approach to infrastructure alongside the delivery of development for future Local Plan allocations.</p> <p>We would encourage a pro-active approach to sustainable drainage to try and ensure communication between phases so there is sufficient capacity to serve the entire allocation area and not just one phase. Any drainage in early phases of the development should have regard to future interconnecting development phases. Planning applications for developments on allocated sites within the Local Plan will then be expected to demonstrate how the drainage proposal for that particular development site relates to the holistic drainage strategy as part of the wider development.</p> <p>Utility Infrastructure</p> <p>Future developers should consider that sites may have existing infrastructure that crosses sites. As we need unrestricted access for operating and maintaining our infrastructure we may not permit development over or in close proximity to it.</p> <p>Both during and post construction, there should be no additional load bearing capacity on water mains and sewers without prior agreement from United Utilities.</p>		

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					This would include earth movement and the transport and position of construction equipment and vehicles. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development. We wish for you to inform prospective developers of this in any pre-application discussions.		
009	United Utilities	Not specified	Not specified	Not specified	<p>Water Efficiency</p> <p>United Utilities encourages the addition of a separate policy that requires the use of design techniques like rainwater recycling, green roofs, water butts and permeable surfaces that help to reduce pressure on public water supply and the public sewerage system along with mitigating the impact of potential flood risk both within and beyond a site boundary.</p> <p>We feel that there is an opportunity as part of the Local Plan process to add a requirement for all new development to encourage water efficiency measures/techniques as part of the design process, whilst ensuring potential is minimised for urban diffuse pollution to affect the surrounding watercourses and water bodies.</p> <p>We encourage all new residential development to achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.</p> <p>We have been advised that the cost of installing water-efficient fittings to target a per capita consumption of 110l/d has been estimated as a one-off cost of £9 for a four bedroom house.</p> <p>Research undertaken for the Welsh Government indicated potential annual savings on water and energy bills for householders of £24 per year as a result of such water efficiency measures.</p> <p>I have attached an evidence document from Water Resources West to support the adoption of the Building Regulations Optional Requirement for local authorities in North West England and the Midlands.</p>	-	<p>The requirement for water butts is set out in policy DM1: Design Requirements for New Build Housing Developments. The use of green roofs are encouraged through policy DM21: Landscaping. Furthermore, DM34 states that all new development should reduce areas of existing impermeable surfaces.</p> <p>No change.</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	The Council need to urgently finalise a Marton Moss Neighbourhood Plan as currently there are a large number of planning applications being made to increase building foot prints and through extensions at both ground floor and 1 st floor level, and roof lifts. This area was the earliest part of the town to be developed for housing and farm foods and has a unique character which is in danger of being lost and needs urgent protection.	-	The Marton Moss Neighbourhood Plan is being prepared by the Marton Moss Neighbourhood Forum and not the Council. The Council does not have any control over the timescales for preparing the plan.
010	Blackpool Civic Trust	Not specified	Not specified	Not specified	Heritage Policies The Civic Trust support the comments made. However greater funding and power need vesting in the local authority to ensure our heritage is more protected especially in the Conservation areas. There are too many examples where planning laws have been flouted in the conservation areas and the local authority need to be seen to reinforcing their policies	-	Comment noted.
020	Fylde Borough Council	Not specified	Not specified	Not specified	Thank you for consulting Fylde Council on the above document. Fylde Council has no comments to make on the Local Plan Part 2: Site allocations and development management policies document.	-	Comment noted.
023	Stay Blackpool	Not specified	Not specified	Not specified	The use of the term “windfall” in respect to being able to convert ex-holiday accommodation into residential is unhelpful as it suggests the process will be made easier. That said, I do appreciate there is a significant amount of surplus bed space. The document makes clear that HMO’s will not be approved, and this is extremely appreciated. Though will places modify terms to achieve the same outcome. Realistically the holiday areas/zones around town lack the management needed to support strong, healthy and vibrant communities. Years of condensing the holiday areas and allowing market forces to dictate what happens has left areas with significant neglect, depravation, and decay. The ease at which holiday	-	Comments Noted. The term windfall is a widely recognised planning term which is defined in NPPF as ‘Sites not specifically identified in the development plan’. The overarching planning strategy for holiday accommodation is set out in the adopted Local Plan Part 1: Core Strategy (Policies CS23 Managing Holiday Bedspaces and CS21 Leisure and Business Tourism) and the accompanying Holiday Accommodation SPD. This issue will be re-considered as part of the future review of the Core Strategy. Support for policy on HMOs noted.

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>flats have become residential has allowed significant numbers of HMO's and hostel type accommodation to take over areas. This practice has significantly enhanced the rate at which the downward spiral of deprivation has taken hold, significantly damaging so many decent businesses. The HMO's and Hostels have allowed criminal gangs to embed themselves in communities, again speeding up the decay.</p> <p>It is clear that significant steps must be taken to address these issues as Blackpool moves forward especially with the near completion of the conference facilities at the Winter Gardens, the eventual start of the Blackpool Central development plus so much more.</p> <p>The reality is that the holiday areas need to be significantly managed in the same way that National Parks and Areas of Outstanding Natural Beauty are managed. Not only should planning applications be significantly scrutinised for suitability, but the properties within the area should be "controlled" so that when a property becomes neglected the owner can be swiftly brought to task and where properties become vacant, they are only that way for months rather than years. The ultimate deterrent should be that neglected properties are forfeited.</p> <p>Recent years have seen the:</p> <ul style="list-style-type: none"> • "Selective Licensing Scheme" help areas significantly whilst in place but as the scheme moved away standards immediately started to decline again. • creation of conservation areas which have given a degree of accountability but very little in the way of power to improve. <p>The current government funded pilot scheme on managing "hostel" type accommodation has all the positive signs of being able to "control" a sector which has been so toxic. Shipping those individuals with issues, many being significant, into Blackpool from around the country, housing them in overcrowded conditions together with others having similar</p>		

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					<p>significant issues, has caused the toxicity, and created huge problems for the surrounding properties, streets and areas.</p> <p>The police have been given extra funding and resources to deal with the ensuing criminality for now, but the question is what will happen when these resources are removed?</p> <p>Though the document suggests there could be a significant conversion from ex-holiday accommodation to residential, the document does not recognise the fact that residential properties are being converted to holiday accommodation to be sold via online platforms such as Airbnb. This is happening in an unmanaged and uncontrolled way where properties do not comply with legal requirements like fire regulations, health & safety etc. etc. Those using the properties may have little in the way of contact details if anything goes wrong either within the property or in the immediate vicinity leaving neighbours or even the police to pick up the pieces.</p> <p>Further comments</p> <p>Planning application 20/0788 a conversion to residential single dwelling while in a holiday zone, has shown nothing in the way of substantial evidence as required by the council. All the evidence I have seen and read shows historical neglect and the owners attempts to gain conversion with half promises to improve the property as and when. If this application is allowed in its current form it sets a dangerous precedent for all holiday areas/zones and undermines the council's own rules.</p> <p>In the same street and close to the property, other trading accommodation properties are slipping into the hands of developers and potentially illegal use, such as HMO.</p> <p>A further issue is the way selling agents disrespect so many of the local rules.</p>		

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>72 Hornby Road was being marketed by Farrell Heyworth as “residential,” though after a few words from planning enforcement that has now been changed to:</p> <p>“This would be an ideal purchase for an investor looking to convert into flats, bed and breakfast or HMO.”</p> <p>There are many, many more such cases.</p> <p>One idea that could be used to support the holiday zone communities would be to officially allow those semi-retired hoteliers to continue living in their properties with a “Certificate of Lawfulness” but with this being non-transferable, and any sale of the property would need to have the buyer responsible for any legal conversion.</p> <p>As well as long standing vacant/neglected holiday accommodation there are significant numbers of long standing neglected/vacant ex-retail premises and these need addressing as they also attract antisocial behaviour.</p> <p>Just a few examples</p> <p>37 Albert Road Hotel Fire breaks out in former hotel opposite Houndshell Shopping Centre Blackpool Gazette</p> <p>36 Hornby Road Hotel Property has been empty and significantly neglected for many years, as long as I can remember. May be the full 16 years I have been here.</p> <p>22-30 Hull Road Royal Vincent Hotel property in poor condition for many years and empty for around 2 years may be more</p> <p>37 St Chads Road Touchwood Hotel property is derelict and vacant following a fire 3 years or more</p> <p>55 St Chads Road former guest house boarded up for years, recent fire caused by squatters</p>		

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					<p>Hacketts Hotel Queen Prom Large Hotel regular Anti social behaviour issues and many fires vacant 4 years or more</p> <p>The Holiday Shop corner of Bolton Street and Barton Avenue vacant for years</p> <p>The Tach shop corner of Banks Street and General Street</p> <p>Significant sections of Bond Street mainly unused retail units</p> <p>Significant parts of Queen Street mixed use properties</p> <p>The list goes on & on.</p> <p>In Summary</p> <p>Clearly something significant needs to be done. Planning can no longer treat each application on its own without the impact on the larger area and suitability to enhance the area. As opposed to an application being decided on the risk of it being overturned on appeal.</p> <p>The town must reclaim its future.</p> <p>Potentially holiday areas of town should be considered by more of a committee including representation from specific body(s) connected to Blackpool's Tourism offer</p> <p>Finally</p> <p>It is extremely worrying that after the gazette published a letter in August 2016, so many of the issues remain the same if not worse</p> <p>Letters - August 31, 2016 Blackpool Gazette</p>		
011	Homes England	Not specified	Not specified	Not specified	Homes England does not wish to make any representations on the Blackpool Local Plan Part 2: Site Allocations and Development Management	-	Comment noted.

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					Policies Consultation. We will however continue to engage with you as appropriate.		

2 Schedule 1: Housing Allocations without Planning Permission

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
017	Sport England	Not specified	Not specified	Not specified	<p>HSA1.2 Former Bispham High School, Bispham Road, Blackpool, FY2 0NH</p> <p>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.</p>	<p>Further information can be found in the <u>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. 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>	<p>Comment Noted. Schedule 1 amended accordingly.</p> <p>Minor Modification MM33</p>
017	Sport England	Not specified	Not specified	Not specified	<p>HSA1.5 Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park</p> <p>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 over 18 years.</p>	<p>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. 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>	<p>Comment Noted. Schedule 1 amended accordingly.</p> <p>Minor Modification MM34</p>
008	Historic England	Not specified	Not specified	No	<p>Site HSA1.7</p> <p>The Council has undertaken a Heritage Impact Assessment for the site. Whilst we welcome reference to it, there is no requirement in the development considerations for proposals to be in accordance with the content of it including any mitigation measures.</p> <p>Without this, the Plan cannot demonstrate that the site can be developed without harm to the historic environment. It is therefore recommended that the text be amended. This will ensure that it is in line with the requirements of the NPPF.</p> <p>Should Schedule 1 (Page 17) be amended. Historic England will support this policy.</p>	<p>Schedule 1 - Page 17 Bullet 4 (Key Development Considerations) should be amended to read:</p> <p>‘The development of the site should be carried out in accordance with the heritage impact assessment which includes to an appropriate height and design to enhance those views.’</p>	<p>Schedule 1 has been amended to incorporate the suggested text.</p> <p>Minor Modification MM35</p>
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	Yes	<p>Site H17: Land to the rear of 69-85 Kipling Drive</p> <p>This proposed allocation relates to a site for up to 14 houses, close to the western boundary of Marton</p>	-	Support noted

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
					<p>Mere Holiday Village. We previously made representations to seek recognition through the allocation's supporting text for any potential impact arising from the residential scheme on Marton Mere Holiday Village is mitigated, so as not to harm the continued operations and amenity of guests. Additional text has been added as follows: <i>"Development will be required to take account of the proximity of the site to the existing Marton Mere Holiday Village and not compromise its operations."</i></p> <p>This additional text is endorsed by Bourne Leisure. The policy as drafted is considered sound.</p>		
017	Sport England	Not specified	Not specified	Not specified	<p>HSA1.13 Land at Jepson Way/Common Edge Road, Blackpool</p> <p>The site currently has designations including protected playing fields and public open space.</p> <p>Based on the above, Sport England wishes to maintain its objection. We would however be pleased to review our objection with a view of potentially considering withdrawing it subject to the council completing the following actions:</p> <ul style="list-style-type: none"> • The amendments as proposed above to schedule 1 of the document are accepted in writing by the council; and • The council amend the draft Blackpool Playing Pitch Strategy to take into account the comments provided by Sport England and the National Governing Bodies for Sport. Once the document has been amended, the council will formally adopt the document with a clear recommendation to commence an immediate review of the strategy. 	<p>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 field land informed by the councils adopted Playing Pitch Strategy. 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.</p>	<p>Comment Noted. Schedule 1 amended accordingly.</p> <p>Minor Modification MM35</p>

3 Appendices

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
Appendix D							
021	Bourne Leisure (submitted by Lichfields)	Not specified	Not specified	No	<p>Appendix D sets out amongst other things requirements for new developments in terms of parking, electric vehicle parking, mobility impaired and cycle parking. The requirement is set as 10% of total parking bays. To retrospectively apply a parking standard to existing development on site is not appropriate or justified. For this to be made sound it should be amended so that the requirement is 10% of new parking bays only.</p> <p>The parking standards set out in Appendix D recognise that parking standards will be agreed on a case by case basis. We endorse this approach.</p>	-	Comments noted. For clarity, the Parking Standards refer to “new development (including conversions)” and do not apply retrospectively to existing development.

4 Sustainability Appraisal

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
008	Historic England	Not specified	Not specified	Not specified	<p>DM10 - In view of our comments on the Local Plan Policy DM10, we disagree with the SA Score (+) that the Policy is likely to have a positive effect on SA Objective 14 on cultural heritage. The proposed policy does not conserve and enhance the historic environment in line with the requirements of the NPPF.</p> <p>DM17 - In view of our comments on the Local Plan Policy DM17, we disagree with the SA Score (o) that the Policy is likely to have a neutral effect on SA Objective 14 on cultural heritage. The proposed policy does not conserve and enhance the historic environment in line with the requirements of the NPPF.</p> <p>DM19 - In view of our comments on the Local Plan Policy DM19, we disagree with the SA Score (++) that the Policy is likely to have a major positive effect on SA Objective 14 on cultural heritage. The proposed policy does not conserve and enhance the historic environment in line with the requirements of the NPPF.</p> <p>DM22 - In view of our comments on the Local Plan Policy DM22, we disagree with the SA Score (+) that the Policy is likely to have a positive effect on SA Objective 14 on cultural heritage. The proposed policy does not conserve and enhance the historic environment in line with the requirements of the NPPF.</p> <p>DM30 - In view of our comments on the Local Plan Policy DM30, we disagree with the SA Score (++) that the Policy is likely to have a major positive effect on SA Objective 14 on cultural heritage. The proposed policy does not conserve and enhance the historic environment in line with the requirements of the NPPF.</p> <p>Site HSA 1.7 - In view of our comments on the Local Plan site allocation we disagree with the SA Score (0) that the site allocation is likely to have a neutral effect on SA Objective 14 on cultural heritage.</p>	-	<p>DM10 - The Policy supports development at the Pleasure Beach and North Pier if the development conserves and enhances the town's heritage assets. By supporting development which enhances heritage assets, the policy would be expected to have a positive impact on the significance of heritage assets in Blackpool. Supporting high quality landscaping a green infrastructure would also be expected to be sympathetic to historical character and further benefit heritage assets in the town. The policy takes into account the social and cultural benefits historic assets can provide.</p> <p>DM17 - As the policy seeks to ensure high quality design, in-keeping with the local character and have regard to heritage assets and features, it would be expected that Policy DM17 would protect the significant of heritage assets as well as have positive impacts on the local landscape and historic character. The policy takes into account the social and cultural benefits historic assets can provide.</p> <p>DM19 - The SA assessment of Policy DM19 has identified major positive effects in relation to SA Objective 14 due to the policy protecting and enhancing views into and within conservation areas and views of nationally and locally listed buildings. By protecting these strategic views, the policy would be expected to protect and enhance the historic character of Blackpool. The policy takes into account the social and cultural benefits historic assets can provide.</p> <p>DM22 - The policy seeks to ensure development proposals have respect to the local character. This would help conserve and enhance the historic environment and therefore, takes into account social and cultural benefits historic assets can provide.</p> <p>DM30 - Policy seeks to prevent the loss or harm to archaeological sites, and thereby, would protect them and their settings. This would be expected to have benefits in relation to protecting</p>

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							<p>archaeological features and the historic environment.</p> <p>Site HSA1.7 – This site currently comprises a car park. The Site is nearby to a Conservation Area and other historic assets. The proposed development of 15 dwellings in accordance with other Local Plan policies would be expected to ensure the development is in-keeping with the local historic and landscape character and enhance heritage assets. The proposed development has the opportunity to be of high-quality design and therefore be more fitting to the local surroundings.</p>
019	Environment Agency	Not specified	Not specified	Not specified	<p>Table 4-1: SA Framework, pg. 25 15. To protect and enhance the quality of water features and resources and to reduce the risk of flooding</p> <p>We previously mentioned that the indicator <i>Distribution of areas at risk of fluvial flooding (Environment Agency)</i> should also include tidal flooding, but this recommendation has not been included. The borough has tidal and fluvial flood risks, as such the indicator should reflect this.</p>	-	<p>Comment noted. The SA has been amended to reflect this comment.</p>

5 Habitats Regulation Assessment

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
013	Natural England	Not specified	Not specified	Not specified	<p>Habitats Regulations Assessment</p> <p><u>Recreational disturbance.</u> Note that the HRA paragraph 5.2.28 is contradictory, saying that there are no allocation sites within the 3.5km Morecambe Bay zone of influence for recreational disturbance, identified in the Recreational Disturbance Study (Lily et al, 2015) but then confirms that site allocation HSA 1.16 (Land at Ryscar Way) is located within the zone of influence - this should be corrected. We do agree with the conclusion that for this site allocation, being within 1.5km of the coast and local greenspaces, this site is not considered to increase recreational disturbance at Morecambe Bay and can therefore be screened out of further assessment.</p> <p>Notwithstanding the above, the HRA needs to include an assessment of impacts from recreational disturbance on the Ribble & Alt Estuaries Special Protection Area (SPA) and Ramsar site. The published report - Recreational activity and interactions with birds within SSSIs on the North-West coast of England (RP03020) (http://publications.naturalengland.org.uk/publication/5473987963650048) suggests a zone of influence for the Ribble Estuary as 1.3km. This should be included within the HRA.</p> <p><u>Site HSA1.11 Land off Kipling Drive</u></p> <p>We disagree with the HRA conclusions that an additional 14 dwellings located at this site would not lead to a significant impact upon Marton Mere SSSI (which is also utilised by wildfowl and waders that could be associated with the Ribble & Alt Estuaries SPA and Ramsar). There are clear footpaths (official or otherwise) which link this site directly to the SSSI and this impact needs to be considered and mitigated against.</p>	-	<p><u>Recreational disturbance</u></p> <p>‘The Recreational Disturbance Study (Lily et al, 2015) for the Morecambe Bay Partnership identified that visitors to the Morecambe Bay coast who were on a day-trip/short visit from home typically travelled no more than 4km to get to the Bay, with a median distance of 3.45km travelled. There are no sites allocated in the Plan within 3.5km of the coastal area of Morecambe Bay, the nearest being HS1.15 (Land at Warren Drive) just over 6km south. There is one site allocated within the Plan that is within 3.5km of the section of the Morecambe Bay SPA/Ramsar Site that extends down into the River Wyre. This is HSA1.16 (Land at Ryscar Way), which has already received outline planning permission and has been allocated for 47 new homes, and is approximately 2.8km west of the SPA/Ramsar at its nearest point. Residents at this site would have much better access to local greenspaces, as well as the coastline 1.5km to the west, than they would to the SPA.’</p> <p>In paragraph 5.2.28 Arcadis state that there are no allocation sites within 3.5km of the coastal areas of Morecambe Bay but that HSA 1.16 (Land at Ryscar Way) is within 2.8km of the Morecambe Bay boundary which extends away from the coast along the River Wyre. The HRA has been amended accordingly.</p> <p>Recreational disturbance on Ribble & Alt Estuaries SPA and Ramsar has been screened in for further assessment. A reference to the study is now provided in the HRA.</p> <p><u>Site HSA1.11 Land off Kipling Drive</u></p> <p>Allocation HSA1.11 (Land off Kipling Drive) is located south of the Marton Mere SSSI (which is</p>

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
							<p>utilised by waterfowl and waders that could be associated with the Ribble and Alt Estuaries SPA/ Ramsar site). From a review of aerial photography, there appear to be unofficial footpaths crossing through the allocation which may link to the SSSI to the north (there are no official footpaths linking the allocation directly to the SSSI).</p> <p>However, Marton Mere is also a Local Nature Reserve that is promoted as an educational centre (it is for example advertised on VisitBlackpool) for the natural environment. While “recreation likely to damage the features of interest” are included in the operations requiring Natural England consent, recreation is heavily managed to avoid habitat disturbance with visitors being managed by wardens and information leaflets are provided, this maintains the site in favourable condition which is monitored.</p> <p>There are distinct pathways throughout the site and any birds using the site would be acclimatised to the disturbance, there are also extensive alternative habitat to the east. Given the small size of the allocation (14 dwellings) and proximity of the SSSI to the existing holiday village, any use of the unofficial footpaths by new residents of any future development at the site would be negligible and not significant. This potential impact can be screened out of further assessment alone and in combination.</p> <p>No change.</p>

6 Infrastructure Delivery Plan Update 2020

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
001	Highways England	Not specified	Not specified	Not specified	<p>IDP Update Paragraph 3.1.5 of the Infrastructure Development Plan should be updated as it contains an out of date reference to 'Highways Agency'. This needs to be amended to 'Highways England'</p>	Paragraph 3.1.5 of the Infrastructure Development Plan should be updated as it contains an out of date reference to 'Highways Agency'. This needs to be amended to 'Highways England'	The reference within the IDP has been amended.
004	Blackpool and Fylde Rail Users' Association	Not specified	Not specified	Not specified	<p>3.1.4 – Agreed</p> <p>3.1.21 – The last sentence is disturbingly vague and indecisive.</p> <p>We note the Evening Gazette newspaper identified tree planting towards the station. This is commendable, but there is another dimension to a 'green concept'. Reduction in the number of cars means less congestion and air pollution and allows the scarce land to be better utilised by public transport in the corridor. The trees would therefore make a complimentary fringe to that public transport provision which could be heavy rail to chapel street or a bus shuttle to Coral Island. Service the current coach station, football ground and south station would be a worthwhile add into existing bus routes.</p> <p>Historically, the town grew up long before detailed town plans or widespread car ownership. The legacy is the clustering of roads around the primary rail stations, some being very narrow by modern standards. Since the Plan Part 1 was established, there has been a Government directive to cease production of petrol and diesel cars, shortly after the plan period. BAFRU considered that at that time there could well be less car ownership than now so inviting large numbers of visitors by car now is not in the town's interest.</p>	-	<p>Comments noted.</p> <p>With respect to the last sentence in paragraph 3.1.2:</p> <p>'Further extensions to the Blackpool - Fleetwood Tramway will be thoroughly evaluated when funding opportunities allow.'</p> <p>The situation regarding potential tramway extensions is uncertain at present. No change to the IDP.</p>

7 Evidence Base

Respondent Ref	Respondent	Legally compliant	Duty compliant	Sound	Response	Changes Sought	Council Response
Transport Evidence Base							
001	Highways England	Not specified	Not specified	Not specified	Our previous letter suggested that the Council's transport evidence base be updated to reflect changes from 2011. We note that this does not appear to have been done and so we advise that the Council might wish to consider updating these assessments to avoid any potential future issues when development applications come forward. Whilst Highways England does not anticipate any adverse impacts upon the SRN as part of the proposed Local Plan growth, the age of the transport evidence base could be something that the Inspector may comment on at the EiP.	-	<p>Comments noted. Transport impact has been addressed in section 5 of the Housing Topic Paper on page 33. Paragraph 5.3 states: "As the proposed [housing] sites are dispersed across Blackpool, there is considered no potential for other than localised traffic impact to occur, either individually or cumulatively. Through the planning process, the Local Highway Authority will ensure the traffic impact on the classified road network is minimised and issues such as road safety and parking given full consideration, in accordance with the latest Planning Practice Guidance. All pertinent issues should feature in Transport Statements, Transport Assessments and Travel Plans and will be to the fore when planning applications are being determined."</p> <p>No change.</p>
Green Infrastructure Topic Paper (December 2020)							
003	The Wildlife Trust for Lancashire, Manchester and North Merseyside	Not specified	Not specified	Not specified	<p>4.9 Ribble Estuary, Morecambe Bay (spellings & add correct designations). There are NO Limestone Pavement (not Pavings) Orders in Wyre. They are only located in Lancaster District within Lancashire & I cannot see the relevance to Blackpool, unless you wish to explain their irreplaceable nature and how inappropriate it is to use water-worn limestone in landscaping as happened historically (e.g. St Anne's Promenade Gardens and at Fleetwood). Sefton Coast ?? – it is not made clear what any of these sites are designated as & more relevant ones are missing (e.g. Fylde Marine Conservation Zone – just offshore from Blackpool). These can be checked online at www.magic.gov.uk or the Lancashire system (www.mario.lancashire.gov.uk).</p>		<p>Comments noted.</p> <p>Paragraph 4.9 deleted and reference to Local Nature Reserves capitalised.</p> <p>Nature Recovery Networks and Lancashire's ecological network maps will be covered in the Greening Blackpool SPD.</p> <p>The Council have already adopted a GBI Strategy and Action Plan (adopted in 2019). The content of the Greening Blackpool SPD has been informed by the GBI Strategy but will be a separate document which sets out greening measures in new development. The Greening Blackpool SPD will support the aims and objectives set out in the adopted GBI Strategy and Action Plan and will</p>

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					<p>4.10 Local Nature Reserve (capitalised by convention or abbreviated to LNR)</p> <p>Looking more widely:</p> <p>4.11 Biological Heritage Sites - There are currently discussions ongoing with Lancashire County Council regarding the BHS system and the possibility of re-survey in connection with the development of Local Nature Recovery Networks. If this happens, updated data might become available in the next few years. Linked to this, it is disappointing to see no mention of Nature Recovery Networks in the document nor how Blackpool will contribute to Lancashire's ecological network (nature doesn't follow unitary boundaries), given its strong north-south axis.</p> <p>Lancashire's ecological network maps (woodland/grassland/wetland) can be obtained from LERN (www.lancashire.gov.uk/lern/) to see how the Blackpool's GBI Strategy might best contribute to the emerging local/county nature recovery network.</p> <p>When the Environment Bill passes into law later this year, as well as mandatory 10% Biodiversity Net Gain in new developments, local planning authorities will be required to produce local nature recovery network strategies.</p> <p>It might be that some of this will be covered in the emerging Greening Blackpool SPD (GBSPD - that will supersede SPG11) referred to. It will be important to use the correct and current terminology so that Blackpool's Strategy and Action Plans can be seen to fit with neighbouring district, county/regional and national nature recovery networks. The Trust would welcome the opportunity to comment on this draft GBSPD as it emerges and to ensure that it captures all the expected requirements of the Environment Bill and other planning policy reform.</p> <p>Access to Nature – Post-pandemic especially, it will be important to ensure that Blackpool residents have easy access to nature/greenspace both for mental health and exercise and also personal outdoor space connected to their dwellings, should we ever experience strict lockdowns again.</p> <p>Monitoring of BNG/GBI provision – Adequate monitoring of the aftercare and success of landscaping/SUDS/ecological mitigation measures is so often lacking with most developments, so we would wish to see a monitoring requirement applied to future permissions.</p>		<p>amplify Core Strategy Policy CS9 – Green Infrastructure and Local Plan Part 2 Policy DM21: Landscaping and DM35: Biodiversity</p>

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					<p>Design Code – would very much like to see design codes such as Building with Nature (www.buildingwithnature.org.uk) used to achieve sustainable design in future developments.</p> <p>Objective 2 – Create and Restore Increase tree canopy to 10% by planting 10,000 trees by 2027. Whilst supportive of this ambition, the ‘right tree in the right place’ will be critical as will species choice in the face of Ash Dieback and other diseases affecting particular tree species. It is estimated that over the next 50 years, Ash Dieback will cause the loss of up to 80% of ash trees and an estimated £15 billion impact nationally. I don’t know the % ash component of Blackpool’s existing tree cover but you will need to consider both the potential loss of existing ash trees and species choice for future survival (disease and climate change impacts) if you wish to meet & sustain your target.</p>		
Playing Pitch Strategy							
017	Sport England	Not specified	Not specified	Not specified	<p>It is noted that the Council has worked proactively with Sport England over the past 12 months in order to address a number of the concerns previously raised by Sport England. The Council is therefore in the final stages of updating its evidence base in order to inform the proposed allocations to ensure consistency with paragraph 96 of the National Planning Policy Framework.</p> <p>The Playing Pitch Strategy has been agreed by the National Governing Bodies for Sport and has drawn on the July 2019 Assessment Data. The Council has made a commitment to commence a review of the Playing Pitch Strategy and its associated baseline data in June 2021. The Playing Pitch Strategy and Assessment Report makes the following observations:</p> <p>Football</p> <ul style="list-style-type: none"> Current sufficient supply of all pitches formats however spare capacity of all pitch formats is minimal and so any slight increase in demand could lead to overplay. 	-	<p>Comments noted.</p> <p>The following amendments requested by Sport England have been addressed:</p> <ul style="list-style-type: none"> The council has amended the draft Blackpool Playing Pitch Strategy to take into account the comments provided by Sport England and the National Governing Bodies for Sport and have included a commitment to review the strategy commencing Summer 2021; amendments proposed to schedule 1 of the document are accepted and the wording of Schedule 1 under allocations HSA1.2 Former Bispham High School; HSA1.5 Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park; and HSA1.13 Land at Jepson Way/Common Edge Road, Blackpool have been incorporated. See Council Response under HSA1.2, HSA1.5 and HSA1.13.

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					<ul style="list-style-type: none"> Future demand may exceed forecasts as a result of targeted development work and strategic growth priorities. <p>Cricket</p> <ul style="list-style-type: none"> Overall, there is sufficient capacity within Blackpool to accommodate current and future demand for senior and junior match play on existing squares at peak time. However peak time for both senior league cricket is played on Saturday afternoon. In order to accommodate any increases in future demand there would be a need to access at least one further natural turf cricket square. <p>RFU</p> <ul style="list-style-type: none"> There is sufficient supply of rugby union pitches to accommodate both current and anticipated future demand for rugby union in Blackpool, but spare capacity is minimal and any increase over and above the currently projected future demand could lead to overplay. There is a need to move some training onto artificial surfaces to prevent poor quality and overplay of natural turf pitches. <p>Hockey</p> <ul style="list-style-type: none"> <i>In light of the decline of hockey activity within the Borough, there is presently no regular demand for formal hockey and thus no requirement for full size hockey suitable AGP provision in the Borough for a formal sport perspective.</i> <i>There is limited justification to retain the AGP as a hockey suitable surface and that it now primarily serves as a football facility, consideration should be given to potential conversion to 3G to provide a better quality surface for its majority user group which is football team training.</i> <i>Given there are no established hockey clubs based in Blackpool, it is anticipated that there will be no future demand for club hockey matches or activity in Blackpool given there is</i> 		

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					<p><i>no club from which to drive participation, demand or growth.</i></p> <p>3G Artificial Grass Pitches</p> <ul style="list-style-type: none"> The current supply of full size 3G pitches is not sufficient in order to service affiliated football team training demand in Blackpool. Based on current demand, there is a shortfall of two full size 3G pitches with floodlighting and full availability in the peak period There is a need to ensure one AGP is rugby compliant to meet the training needs of rugby union and league <p>Rugby League</p> <ul style="list-style-type: none"> There is sufficient rugby league pitch provision to accommodate current and future demand for rugby league in Blackpool. However, should the pitches at Common Edge Road and South Shore Cricket, Squash & Rugby Club be lost as part of the proposed Blackpool Area Enterprise Zone development, there is a need to appropriately replace the rugby league provision to ensure there is no impact on demand. Spare capacity is minimal and any increase over and above the currently projected future demand could lead to overplay. There is a need to move some training onto artificial surfaces to prevent poor quality and overplay of natural turf pitches <p>Whilst the evidence suggests that there is sufficient capacity to meet supply and demand, there is clearly a fine balance in terms of the provision for a number of sports and therefore there is limited flexibility in order to maintain demand. Based on the evidence, Sport England consider that the council are unable to demonstrate paragraph 97 (a) of the NPPF and Policy E1 of Sport England's Playing Field Policy and therefore the proposed allocations need to explicitly set out that the playing field will be considered in accordance with the second bullet point of paragraph 97 of the NPPF. With this in mind, Sport England</p>		

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					therefore require the following amendments to be made to the key development considerations set out in schedule 1 of the document.		
SFRA							
019	Environment Agency	Not specified	Not specified	Not specified	19.6 In relation to tidal flood risk including climate change, the current text states: <i>We have used tidal defended extents over undefended extents as the undefended model was the most up to date available data at the time of preparing the assessment.</i>	For clarity and ensure that the reader is aware that the data used is limited to this issue rather than it not being available, we suggest re-wording this paragraph as follows: <u>We have mapped the tidal defended extents over the undefended extents in order to show indicative spatial impacts of tidal flooding if the existing flood defences are not improved over time.</u>	Comment noted. SFRA paragraph 19.6 has been amended accordingly.