

<b>Report to:</b>	<b>EXECUTIVE</b>
<b>Relevant Officer:</b>	Alan Cavill, Director of Place
<b>Relevant Cabinet Member:</b>	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
<b>Date of Meeting:</b>	24 April 2017

## **BLACKPOOL LOCAL PLAN PART 2: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT - REGULATION 18 SCOPING DOCUMENT AND CALL FOR SITES**

### **1.0 Purpose of the report:**

- 1.1 The new Blackpool Local Plan comprises Part 1: Core Strategy, which was adopted in January 2016 and **Part 2: Site Allocations and Development Management Policies** document. This report presents to members the Regulation 18 Scoping document for consultation on Part 2 of the Local Plan along with the 'Call for Sites' form for publication and the Sustainability Appraisal Scoping Report (March 2017).

### **2.0 Recommendation(s):**

- 2.1 To approve the Regulation 18 Scoping Document for public consultation for a period of 6 weeks (refer Appendix 2a).
- 2.2 To approve the 'Call for Sites' form (refer Appendix 2b) for publication to inform the subsequent land allocations to be included in Part 2 of the Local Plan.
- 2.3 To approve the Sustainability Appraisal Scoping Report (March 2017) and agree to its publication on the Council's Website (refer Appendix 2c).

### **3.0 Reasons for recommendation(s):**

- 3.1 To progress the preparation of the statutory planning framework to support Blackpool's future regeneration and growth.
- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

Where appropriate options will be considered as Part 2 of the Local Plan is developed in line with the statutory requirements and regulations for Local Plan preparation.

#### **4.0 Council Priority:**

4.1 The relevant Council Priority is:

"The economy: Maximising growth and opportunity across Blackpool"

#### **5.0 Background Information**

5.1 The Council has started preparing the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document (from now on referred to as 'Local Plan Part 2'). To support the preparation and development of Part 2, a Member and Officer Working Group has been set up comprising the Deputy Leader of the Council (Tourism, Economic Growth and Jobs), Cabinet Member for Regeneration, Enterprise and Economic Development, members of the Planning Committee, officers from the Policy Strategy Team and other supporting officers. The first meeting of this group took place on 22 March 2017.

5.2 The Local Plan Part 2 will:

- Allocate sites for new development including housing, employment and retail and identify areas for safeguarding and protection e.g. public open space, greenbelt;
- Designate areas where particular policies will apply e.g. local centres;
- Include policies to be applied when considering applications for development e.g. design, amenity and transport.

5.3 Blackpool’s Planning Policy Framework is illustrated in Figure 1 below.

**Figure 1**



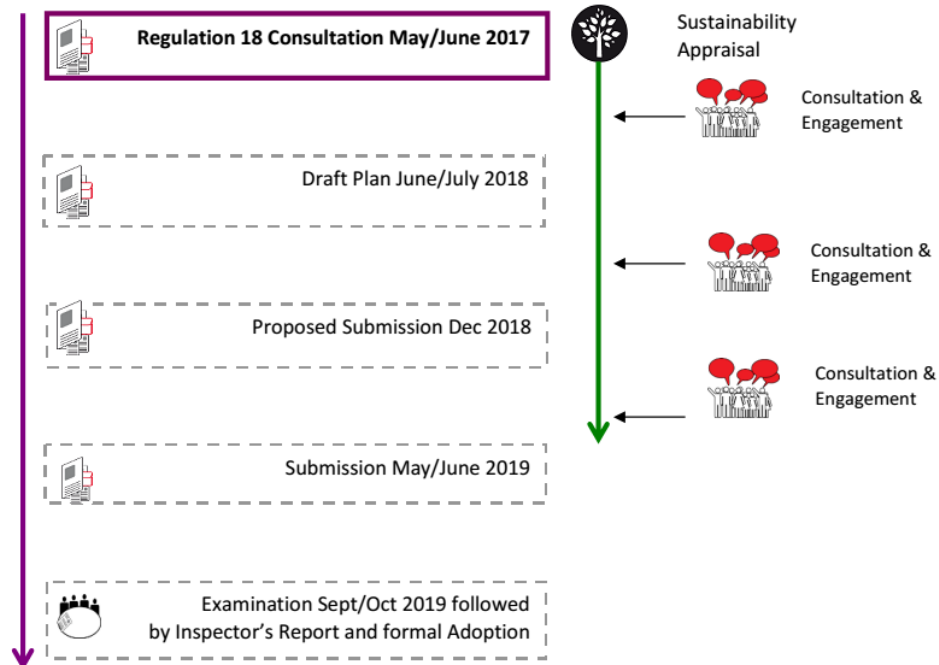
The new Local Plan for 2012 – 2027 comprises two parts: Part 1 is the Core Strategy which sets out the strategic policies guiding development which was adopted in January 2016 and Part 2 is the Site Allocations and Development Management Policies document as described above in paragraph 5.2.

The policies contained within the Local Plan Part 2 provide further detail to the strategic policies set out in the Council’s Local Plan Part 1: Core Strategy.

Both the Core Strategy and Site Allocations and Development Management Policies will eventually replace the Blackpool Local Plan (2006). Until the Local Plan Part 2 is adopted, a number of development management policies set out in the Blackpool Local Plan (2006) will continue to be “saved” and considered alongside Core Strategy policies when determining planning applications.

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

**Figure 2 : Proposed Timeline**



#### 5.4 Regulation 18 Consultation Scoping Document

The Regulation 18 Scoping Document is the first consultation stage of the Local Plan Part 2 preparation process. The document at Appendix A sets out those policies which are considered necessary to guide development in Blackpool; protect and safeguard specific areas; and detailed policies to be applied when considering planning applications. A number of policy titles are proposed in Section 4 of Appendix A along with a brief explanation of what the policy should cover. The document will be subject to public consultation for a period of 6 weeks where comments will be invited on the proposed policies and also whether any additional policies need to be included.

#### 5.5 Marton Moss

Policy CS26 of the Blackpool Local Plan Part 1: Core Strategy promotes a neighbourhood planning approach for the remaining lands at Marton Moss to develop neighbourhood policy which supports the retention and enhancement of the areas distinctive character, whilst identifying in what circumstances development, including residential may be acceptable.

It is the intention to engage with the Marton Moss community in the coming months

to establish whether the community want to produce their own Neighbourhood Plan. If the community do not want to prepare a Neighbourhood Plan, local planning policy for the Marton Moss area will be developed as part of the Local Plan Part 2 with a specific chapter relating to Marton Moss.

## 5.6 **Call for Sites**

At the same time as the Regulation 18 Scoping consultation, it is proposed that the Council undertake a 'Call for Sites' to inform the allocation of sites for development or protection in the Local Plan Part 2.

A Call for Sites involves asking local residents, businesses, landowners and developers to identify potential sites for development, or protection from development, in Blackpool. The form at Appendix B sets out the information that is required and will be published for any interested party to complete and submit to the Planning Authority. Sites either brownfield or greenfield, in the urban area or in the countryside that may have development potential, or has special value that means it should be protected can be submitted for consideration. This can include for example sites for housing, employment, retail, leisure, health, community uses, open space, sites for gypsies and travellers, sites for travelling showpeople, or a mix of uses.

Sites submitted will be considered for:

- Allocation/designation in Part 2 of the Blackpool Local Plan
- Inclusion in the Blackpool Housing and Employment Land Availability Assessment, which forms part of the Local Plan evidence base, if housing or economic development uses are proposed
- Inclusion in the Council's Brownfield Register, if housing is proposed on brownfield land

Putting a site forward does not guarantee that the Council will allocate it, or support its development in the future, as all sites will need to be assessed in accordance with relevant planning policies and other considerations including sustainability and accessibility criteria.

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

The Sustainability Appraisal Scoping Report is designed to draw together information about Blackpool to establish a sustainability baseline and determine the key challenges for the area.

The information compiled in the Sustainability Appraisal Scoping Report will form the foundations of the sustainability appraisal which will be used to test how well the Local Plan Part 2 aligns with sustainability objectives.

The main objectives of the Sustainability Appraisal are to address the following:

- Ensure that the Local Plan Part 2 accounts for policies, plans and programmes on an international, national and local scale;
- Establish an updated baseline assessment of Blackpool, outlining the environmental, social and economic characteristics and raising any issues for which the plan will need to take account;
- Creating a sustainability framework that respects the sustainability of Blackpool;
- Testing sites and policies as part of the Local Plan Part 2 against the Blackpool sustainability framework to assess the impact of the policy options;
- Ensuring that realistic and meaningful alternative options are tested as part of the process, reflecting on potential improvements to the Local Plan Part 2.

5.8 It is a requirement of Regulation 12 (5) of the SEA Regulations that the Environment Agency, Historic England and Natural England are consulted on the Sustainability Appraisal Scoping Report. These bodies were consulted in early January for a period of 5 weeks and their comments have been incorporated into the final Sustainability Appraisal Scoping Report.

5.9 Does the information submitted include any exempt information? No

5.10 **List of Appendices:**

Appendix 2a - Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Development Plan Document - Regulation 18 Scoping Document

Appendix 2b - Call for Sites Form

Appendix 2c - Sustainability Appraisal (SA) Scoping Report (March 2017)

6.0 **Legal considerations:**

6.1 The Local Plan Part 2, when adopted by the Council will be a key spatial document forming part of the Council's statutory Local Plan.

7.0 **Human Resources considerations:**

7.1 The Local Plan Part 2 is being resourced by existing staff within the Planning Strategy Team.

**8.0 Equalities considerations:**

8.1 As part of plan preparation it is the intention to undertake an Equality Assessment taking into account all relevant and appropriate equality considerations.

**9.0 Financial considerations:**

9.1 The work is being undertaken within existing budgetary provisions.

**10.0 Risk management considerations:**

10.1 The Local Plan Part 2 is a key document which along with Part 1: Core Strategy (Adopted January 2016) will provide the statutory planning framework to enable and assist the delivery of Blackpool's future development requirements. Without its progress, acquisition, land assembly and planning approval for key regeneration and development projects will be undermined and delayed. The Council needs to ensure that it has a planning framework that is directing development within the borough which reflects the community and elected members priorities and needs and to avoid national policy being the principle basis for making decisions. The latter could lead to an increase in appeals if applications are received proposing development which is not in line with the priorities and needs of Blackpool.

**11.0 Ethical considerations:**

11.1 No adverse ethical considerations. The Local Plan Part 2 will contribute to the Council priorities set out in the Council Plan and will be subject to an equality assessment.

**12.0 Internal/ External Consultation undertaken:**

12.1 Consultation will be undertaken in line with the Council's Statement of Community Involvement and in accordance with the statutory requirements and regulations for Local Plan preparation.

**13.0 Background papers:**

13.1 Blackpool Local Plan Part 1: Core Strategy (adopted 2016)

Blackpool Local Plan (2006) 'Saved Policies'

**14.0 Key decision information:**

14.1 Is this a key decision? Yes

14.2 If so, Forward Plan reference number: 7/2017

14.3 If a key decision, is the decision required in less than five days? No

14.4 If **yes**, please describe the reason for urgency:

**15.0 Call-in information:**

15.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

15.2 If **yes**, please give reason:

**TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE**

**16.0 Scrutiny Committee Chairman (where appropriate):**

Date informed: 12 April 2017 Date approved:

**17.0 Declarations of interest (if applicable):**

17.1

**18.0 Executive decision:**

18.1

**18.2 Date of Decision:**

**19.0 Reason(s) for decision:**



19.1 **Date Decision published:**

20.0 **Executive Members in attendance:**

20.1

21.0 **Call-in:**

21.1

22.0 **Notes:**

22.1