

Development Plan Policies

Support text and Policy SP2 of the Fylde Borough Local Plan:

Development in Countryside Areas

- 2.16 A fundamental element of the urban concentration strategy is the need to strictly control development in the open countryside. Policies of restraint in rural areas will, on the one hand, encourage development and investment in existing settlements and, on the other hand, will help to protect the intrinsic value and rural character of the countryside.
- 2.17 This approach is commensurate with the objective of sustainable development, the Government's policies of safeguarding the countryside for its own sake and protecting non-renewable and natural resources.
- 2.18 However, whilst acknowledging the duty placed on local planning authorities to protect the character of the countryside, certain forms of development are necessary to support rural life and maintain or enhance the rural economy. Policy [SP2](#) defines the categories of development which are acceptable in the open countryside in appropriate circumstances.
- 2.19 Most development allowed in the open countryside will be for agricultural, horticultural or forestry purposes where this is necessary for the efficient and effective running of the enterprise. The Council consults the Land Agency Manager of Lancashire County Council's Property Consultancy in respect of most agricultural development proposals to establish whether there is a genuine need for development. Applications for agricultural workers dwellings are considered in relation to Policy [SP10](#).
- 2.20 Some forms of tourism development can be appropriate within the rural areas. These include small-scale tourist accommodation, caravan sites and very exceptionally larger scale tourism development. The Council's policies in respect of these matters are included in [Chapter 6](#).
- 2.21 The re-use of substantial brick or stone buildings, which are structurally sound, may be an appropriate way of preserving an important local feature in the landscape or providing for a rural use which otherwise may have required a new building.
- 2.22 Where large developed sites already exist within open countryside, it is appropriate to allow their re-use or redevelopment for purposes that are appropriate in a countryside setting and which would not prejudice the rural character of the area. Policy [SP7](#) gives further guidance on this issue.
- 2.23 Minor extensions to existing dwellings and other non-residential buildings are also acceptable in principle, providing they do not prejudice the character of the countryside and are appropriately designed.

2.24 Whilst Policy SP2 below deals with the principle of development in Countryside Areas, the Council recognises the importance of obtaining high standards of design reflecting, where appropriate, local building styles and traditions and the character of the landscape. Policy [EP11](#) covers the issue of quality of development.

POLICY SP2

IN COUNTRYSIDE AREAS, DEVELOPMENT WILL NOT BE PERMITTED EXCEPT WHERE PROPOSALS PROPERLY FALL WITHIN ONE OF THE FOLLOWING CATEGORIES:-

- 1. THAT ESSENTIALLY REQUIRED FOR THE PURPOSES OF AGRICULTURE, HORTICULTURE OR FORESTRY; OR OTHER USES APPROPRIATE TO A RURAL AREA, INCLUDING THOSE PROVIDED FOR IN OTHER POLICIES OF THE PLAN WHICH WOULD HELP TO DIVERSIFY THE RURAL ECONOMY AND WHICH ACCORD WITH POLICY [SP9](#);*
- 2. THE REHABILITATION AND RE-USE OF PERMANENT AND SUBSTANTIAL BUILDINGS WHICH ARE STRUCTURALLY SOUND, IN LINE WITH POLICIES [SP5](#) AND [SP6](#);*
- 3. THE RE-USE, REFURBISHMENT OR REDEVELOPMENT OF LARGE DEVELOPED SITES IN LINE WITH POLICY [SP7](#);*
- 4. MINOR EXTENSIONS TO EXISTING RESIDENTIAL AND OTHER BUILDINGS.*
- 5. DEVELOPMENT ESSENTIALLY NEEDED FOR THE CONTINUATION OF AN EXISTING ENTERPRISE, FACILITY OR OPERATION, OF A TYPE AND SCALE WHICH WOULD NOT HARM THE CHARACTER OF THE SURROUNDING COUNTRYSIDE.*

Policy CS5 of the Lancashire Minerals and Waste Development Framework

Alternatives to the bulk transportation of minerals by road will be encouraged. Existing or potential transport, storage, handling or reprocessing facilities will be safeguarded where they offer the potential for the use of rail, water or other means to transport minerals.

Criteria will be developed for the site identification process, and also for considering other proposals brought forward outside the plan-making process, to ensure that:

- i) our natural resources including water, air, soil and biodiversity are protected from harm and opportunities are taken to enhance them;*
- ii) features and landscapes of historic and cultural importance and their settings are protected from harm and opportunities are taken to enhance them;*
- iii) workings will not adversely contribute to fluvial flood risks or surface water flooding;*
- iv) proposals for mineral workings incorporate measures to conserve, enhance and protect the character of Lancashire's landscapes;*
- v) the amenity, health, economic well-being and safety of the population are protected by the introduction of high operating standards, sensitive working practices and environmental management systems that minimise harm and*

nuisance to the environment and local communities throughout the life of the development;

- vi) essential infrastructure and services to the public will be protected;*
- vii) sensitive environmental restoration and aftercare of sites takes place, appropriate to the landscape character of the locality and the delivery of national and local biodiversity action plans. Where appropriate, this will include improvements to public access to the former workings to realise their amenity value.*

Concurrent mineral working will be encouraged where it will maximise the recovery of the materials worked, including secondary materials. Waste materials will be used positively wherever appropriate and will not constitute a nuisance before a suitable use can be found.

Policy DM2 of the Lancashire Minerals and Waste Local Plan Site Allocation and Development Management Policies – Part One:

Development for minerals or waste management operations will be supported where it can be demonstrated to the satisfaction of the mineral and waste planning authority, by the provision of appropriate information, that all material, social, economic or environmental impacts that would cause demonstrable harm can be eliminated or reduced to acceptable levels. In assessing proposals account will be taken of the proposal's setting, baseline environmental conditions and neighbouring land uses, together with the extent to which its impacts can be controlled in accordance with current best practice and recognised standards.

In accordance with Policy CS5 and CS9 of the Core Strategy developments will be supported for minerals or waste developments where it can be demonstrated to the satisfaction of the mineral and waste planning authority, by the provision of appropriate information, that the proposals will, where appropriate, make a positive contribution to the:

- *Local and wider economy*
- *Historic environment*
- *Biodiversity, geodiversity and landscape character*
- *Residential amenity of those living nearby*
- *Reduction of carbon emissions*
- *Reduction in the length and number of journeys made*

This will be achieved through for example:

- *The quality of design, layout, form, scale and appearance of buildings*
- *The control of emissions from the proposal including dust, noise, light and water.*
- *Restoration within agreed time limits, to a beneficial afteruse and the management of landscaping and tree planting.*
- *The control of the numbers, frequency, timing and routing of transport related to the Development*