



Meeting Agenda

**Planning Policy Scrutiny Committee
Town Hall, Lytham St Annes
5 November 2007, 14:30pm**

PLANNING POLICY SCRUTINY COMMITTEE

MEMBERSHIP

CHAIRMAN - Councillor John Bennett
VICE-CHAIRMAN – Councillor William Thompson

Councillors

Ben Aitken	George Caldwell
Michael Cornah	Trevor Fiddler
Keith Beckett	Maxine Chew
Lyndsay Greening	

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CORPORATE OBJECTIVES

The Council's investment and activities are focused on achieving our five key objectives which aim to :

- Conserve, protect and enhance the quality of the Fylde natural and built environment
- Work with partners to help maintain safe communities in which individuals and businesses can thrive
- Stimulate strong economic prosperity and regeneration within a diverse and vibrant economic environment
- Improve access to good quality local housing and promote the health and wellbeing and equality of opportunity of all people in the Borough
- Ensure we are an efficient and effective council.

CORE VALUES

In striving to achieve these objectives we have adopted a number of key values which underpin everything we do :

- Provide equal access to services whether you live in town, village or countryside,
- Provide effective leadership for the community,
- Value our staff and create a 'can do' culture,
- Work effectively through partnerships,
- Strive to achieve 'more with less'.



A G E N D A

PART I - MATTERS DELEGATED

ITEM	PAGE
1. DECLARATIONS OF INTEREST: <i>If a member requires advice on Declarations of Interest he/she is advised to contact the Legal Services Executive Manager in advance of the meeting. (For the assistance of Members an extract from the pocket guide produced by the Standards Board for England is attached).</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Cabinet meeting held on 23 November 2007 attached at the end of the agenda.</i>	4
3. SUBSTITUTE MEMBERS: <i>Details of any substitute members notified in accordance with council procedure rule 26.3</i>	4
4. INTERIM HOUSING POLICY	7 – 74

Personal interests

8.—(1) You have a personal interest in any business of your authority where either—

(a) it relates to or is likely to affect—

- (i) any body of which you are a member or in a position of general control or management and to which you are appointed or nominated by your authority;
- (ii) any body—
 - (aa) exercising functions of a public nature;
 - (bb) directed to charitable purposes; or
 - (cc) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union),

of which you are a member or in a position of general control or management;

- (i) any employment or business carried on by you;
 - (ii) any person or body who employs or has appointed you;
 - (iii) any person or body, other than a relevant authority, who has made a payment to you in respect of your election or any expenses incurred by you in carrying out your duties;
 - (iv) any person or body who has a place of business or land in your authority's area, and in whom you have a beneficial interest in a class of securities of that person or body that exceeds the nominal value of £25,000 or one hundredth of the total issued share capital (whichever is the lower);
 - (v) any contract for goods, services or works made between your authority and you or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi);
 - (vi) the interests of any person from whom you have received a gift or hospitality with an estimated value of at least £25;
 - (vii) any land in your authority's area in which you have a beneficial interest;
 - (viii) any land where the landlord is your authority and you are, or a firm in which you are a partner, a company of which you are a remunerated director, or a person or body of the description specified in paragraph (vi) is, the tenant;
 - (xi) any land in the authority's area for which you have a licence (alone or jointly with others) to occupy for 28 days or longer; or
- (b) a decision in relation to that business might reasonably be regarded as affecting your well-being or financial position or the well-being or financial position of a relevant person to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward, as the case may be, affected by the decision;

(2) In sub-paragraph (1)(b), a relevant person is—

- (a) a member of your family or any person with whom you have a close association; or
- (b) any person or body who employs or has appointed such persons, any firm in which they are a partner, or any company of which they are directors;
- (c) any person or body in whom such persons have a beneficial interest in a class of securities exceeding the nominal value of £25,000; or
- (d) any body of a type described in sub-paragraph (1)(a)(i) or (ii).

Disclosure of personal interests

- 9.—(1)** Subject to sub-paragraphs (2) to (7), where you have a personal interest in any business of your authority and you attend a meeting of your authority at which the business is considered, you must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.
- (2) Where you have a personal interest in any business of your authority which relates to or is likely to affect a person described in paragraph 8(1)(a)(i) or 8(1)(a)(ii)(aa), you need only disclose to the meeting the existence and nature of that interest when you address the meeting on that business.
 - (3) Where you have a personal interest in any business of the authority of the type mentioned in paragraph 8(1)(a)(viii), you need not disclose the nature or existence of that interest to the meeting if the interest was registered more than three years before the date of the meeting.
 - (4) Sub-paragraph (1) only applies where you are aware or ought reasonably to be aware of the existence of the personal interest.

- (5) Where you have a personal interest but, by virtue of paragraph 14, sensitive information relating to it is not registered in your authority's register of members' interests, you must indicate to the meeting that you have a personal interest, but need not disclose the sensitive information to the meeting.
- (6) Subject to paragraph 12(1)(b), where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must ensure that any written statement of that decision records the existence and nature of that interest.
- (7) In this paragraph, "executive decision" is to be construed in accordance with any regulations made by the Secretary of State under section 22 of the Local Government Act 2000(d).

Prejudicial interest generally

- 10.—**(1) Subject to sub-paragraph (2), where you have a personal interest in any business of your authority you also have a prejudicial interest in that business where the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest.
- (2) You do not have a prejudicial interest in any business of the authority where that business—
- (a) does not affect your financial position or the financial position of a person or body described in paragraph 8;
 - (b) does not relate to the determining of any approval, consent, licence, permission or registration in relation to you or any person or body described in paragraph 8; or
 - (c) relates to the functions of your authority in respect of—
 - (i) housing, where you are a tenant of your authority provided that those functions do not relate particularly to your tenancy or lease;
 - (ii) school meals or school transport and travelling expenses, where you are a parent or guardian of a child in full time education, or are a parent governor of a school, unless it relates particularly to the school which the child attends;
 - (iii) statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992, where you are in receipt of, or are entitled to the receipt of, such pay;
 - (iv) an allowance, payment or indemnity given to members;
 - (v) any ceremonial honour given to members; and
 - (vi) setting council tax or a precept under the Local Government Finance Act 1992.

Prejudicial interests arising in relation to overview and scrutiny committees

- 11.—** You also have a prejudicial interest in any business before an overview and scrutiny committee of your authority (or of a sub-committee of such a committee) where—
- (a) that business relates to a decision made (whether implemented or not) or action taken by your authority's executive or another of your authority's committees, sub-committees, joint committees or joint sub-committees; and
 - (b) at the time the decision was made or action was taken, you were a member of the executive, committee, sub-committee, joint committee or joint sub-committee mentioned in paragraph (a) and you were present when that decision was made or action was taken.

Effect of prejudicial interests on participation

- 12.—**(1) Subject to sub-paragraph (2), where you have a prejudicial interest in any business of your authority—
- (a) you must withdraw from the room or chamber where a meeting considering the business is being held—
 - (i) in a case where sub-paragraph (2) applies, immediately after making representations, answering questions or giving evidence;
 - (ii) in any other case, whenever it becomes apparent that the business is being considered at that meeting;
 unless you have obtained a dispensation from your authority's standards committee;
 - (b) you must not exercise executive functions in relation to that business; and
 - (c) you must not seek improperly to influence a decision about that business.
- (2) Where you have a prejudicial interest in any business of your authority, you may attend a meeting (including a meeting of the overview and scrutiny committee of your authority or of a sub-committee of such a committee) but only for the purpose of making representations, answering questions or giving evidence relating to the business, provided that the public are also allowed to attend the meeting for the same purpose, whether under a statutory right or otherwise.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	5 NOVEMBER 2007	4

INTERIM HOUSING POLICY

Public item

This item is for consideration in the public part of the meeting.

Summary

This report informs the Committee of the responses received to the recent consultation exercise. It identifies a number of alternative approaches (options) for the development of policies which have been partially informed by the consultation responses. Through a process of appraisal, the report recommends two preferred policy options to be the subject of further public consultation.

Recommendations

1. That the preferred policy options (and other policy options) be agreed for the purposes of consultation with the general public and other relevant bodies.
2. That the draft Summary Sustainability Appraisal Scoping Report be agreed for the purpose of consultation with the general public and other relevant bodies.
3. That the 'sustainability' and 'policy objectives' appraisals be agreed for the purpose of consultation with the general public and other relevant bodies.
4. That the arrangements for the provision of affordable housing indicated at the end of this report be agreed for the purpose of consultation with the general public and other relevant bodies.

Cabinet Portfolio

The item falls within the following Cabinet portfolio:

Development and Regeneration

Councillor Roger Small

Report

Background

In a report to this Committee in October 2006, it was indicated that there was likely to be a need for the development of an 'Interim Housing Policy', outside the concept of the Local Development Framework. The need stems mainly the fact that a revised draft Regional Spatial Strategy (RSS) is now nearing completion and contains a much higher dwelling requirement for Fylde Borough (306 dwellings pa compared with 155 dwellings pa in the existing Joint Lancashire Structure Plan (JLSP)). This means that Policy HL1 in the Fylde Borough Local Plan (As Altered) (Oct 2005) will cease to have relevance and some form of replacement policy is needed.

A recent appeal decision in Lancaster (taken by the Secretary of State herself) has indicated that more weight now should be attached to the RSS housing requirement figures than those of the JLSP. However other recent appeal decisions have indicated to the contrary i.e. that weight should continue to be accorded to the housing figures in the adopted JLSP. Irrespective of this current state of uncertainty, your officers consider that significant weight will have to be given to the housing figures in the emerging RSS on the publication of the 'proposed changes' to the RSS by the Secretary of State which is expected in the late autumn winter of 2007.

The housing land availability position has been determined by your officers as of the end of March 2007. This shows that there is less than a five year supply of housing land based on the draft RSS figures and thus having regard to recent government guidance, the Council will need to grant further planning permissions for housing to rectify this situation.

The preparation of the Core Strategy and the subsequent Site Allocation Policies DPD as identified in the Local Development Scheme (LDS) will not be fully in place until 2012. There is thus a need for an interim policy to inform decisions on planning applications for housing. The Council has already adopted a 'Small Sites Exception' which will facilitate the granting of planning permissions on small previously developed sites in the larger settlements. However a more comprehensive policy approach to housing development is required pending the completion of the Core Strategy.

In recognition of this the Committee considered a consultation questionnaire at its meeting on 28th June. The questionnaire was agreed by the portfolio holder on 25th July and the consultation took place between 16th August and 14th September.

The structure of this report is as follows:

- Summary of consultation responses;
- Generation of policy options;
- Sustainability appraisal of policy options;

- Policy objectives appraisal of policy options;
- Selection of preferred policies for consultation;
- Off-site provision and payment in lieu of affordable housing.

Consultation Results

106 completed questionnaires have been received from the following groups:

Agents/Planning Consultants/Developers:	18
Parish Councils	7
General Public	56
Other Consultees	25

The results of the consultation exercise are shown in detail in Appendices 1a and 1b. The first part of the appendix is a table which describes the percentage of respondents selecting particular options identified in the questionnaire. The second part a list of other comments made by respondents where they disagreed with the pre-identified options indicated in the questionnaire. An appraisal of each matter raised in the questionnaire is provided below.

Matter 1:

The highest number of respondents (49.5%) favoured Option 3 which would allow the development of housing in the rural villages as well as in the main settlements. The policy options shown in the next section anticipate two policies to cover separately housing development in the main settlements and the rural villages.

Matter 2:

Most favoured (48.6%) was Option 3 which would allow housing development mainly on sustainable previously developed sites within settlements but exceptionally on greenfield sites outside the settlement boundaries. The second most favoured (31.4%) was Option 1 which would restrict housing development to sustainable previously developed sites within the settlement boundaries of settlements. The most favoured option conflicted with the responses to Matter 3 indicated below.

Matter 3

A significant majority of respondents (60.9%) considered that housing development should only be allowed on sites which are not allocated or protected for other purposes in the Local Plan. Referring to the responses to Matter 2 it should be noted that all the land outside the settlement boundaries is classified as Countryside Area or Green Belt.

Taking the two responses together, and having in mind the preparation of the Core Strategy the function of which is to make strategic decisions on matters including greenfield urban extensions, greater weight has been accorded to the responses to Matter 3. None of the policy options shown in the next section allow for development outside the existing settlement boundaries.

Matter 4

Regarding whether the policy should identify a maximum size of site which could be released for housing development, the largest response was in favour of Option 3 which anticipated having a maximum size of site of 100 dwellings but subject to a provision to allow larger sites providing that it was incorporated in a truly mixed development scheme involving other land uses such as employment development. This approach has been included in the Balanced Option (Urban) shown in the next section.

Matter 5

With regard to whether the policy should incorporate a managed release approach to housing land provision, the responses were more evenly spread. The most favoured was Option 2 (35.6%) which anticipated granting additional planning permissions for housing sites only if there was less than an existing seven years supply of housing land. The next popular was Option 3 (31.7%) which anticipated granting planning permissions for housing on sustainable previously developed sites, irrespective of the level of existing housing planning permissions, but only granting planning permission on greenfield sites where there was less than a 7 years supply of housing land.

The former approach is incorporated in the Sustainable Option (Urban) and the latter approach is incorporated on the Balanced Option (Urban).

Matter 6

In relation to the way the five year housing requirement was calculated in the appendix to the questionnaire, a very clear majority of respondents were satisfied that it represented an acceptable basis for policy purposes.

Members should note that the Council is currently commissioning consultants to undertake a Strategic Housing Land Availability Assessment. This will refine the housing supply position in relation to the requirement to maintain a five year supply of housing.

Matter 7

On the issue of whether the policy should rely on the density provisions contained in PPS 3: Housing and the (draft) Regional Spatial Strategy or include additional provisions, the most favoured option (48.5%) reflected the former approach.

All the options in the next section require housing densities to be in accordance with PPS 3: Housing. These are expressed as minimum densities and therefore there is flexibility to go above the minimum if appropriate in the circumstances.

Matter 8

This dealt with the issue of whether the policy should deal only with housing numbers or whether it should consider the types and sizes of housing needed by the community as informed by the Strategic Housing Market Assessment (SHMA). Here there was very broad support for the policy to consider housing types and sizes. The greater number of respondents (39%) favoured Option 2 which anticipated that the SHMA would inform planning applications involving 15 dwellings or over. Almost as many respondents (36.2%) favoured Option 1 which indicated that all planning applications should be informed by the SHMA.

In the light of these findings, the former approach has been included in both the Sustainable and Balanced Options (Urban) and the threshold figure has been reduced from 15 to 10.

The Sustainable Option (Rural) requires all planning applications to meet a local need identified in the SHMA. The Balanced Option (Rural) requires planning applications on greenfield sites to meet such a local need.

Matter 9

In respect of whether the policy should require high levels of sustainability in the provision and construction of new homes, the most favoured was Option 1 which required the highest levels of sustainability. The second most favoured was Option 2 which required more modest levels of sustainability (but higher than currently required though Building Regulations). Only 16.4% of respondents thought that this issue should be left to the market.

Again, on the basis of these findings, the former approach has been adopted in the Sustainable Options (Urban and Rural) and the latter approach has been incorporated in the Balanced Options (Urban and Rural).

Matter 10

This dealt with the issue of the sustainability credentials of the proposed site. Most (49.5%) favoured was Option 2 which anticipated that all proposals would be assessed against sustainability criteria to be contained within the policy. 35.9 % of respondents favoured applicants having to undertake a form of sustainability appraisal on larger sites (10 dwellings or more).

On this basis, the Sustainable Option (Urban) introduces a sustainability criterion which requires that application sites are within 30 minutes public transport time of various facilities. The Balanced Option (Urban) requires developers to demonstrate, in schemes involving more than 100 dwellings, that it is submitted as a mixed development scheme or that it would otherwise help to deliver sustainable and mixed communities.

It was considered that such a requirement in village situations would be inappropriate since those locations tend to be in less sustainable locations. The size of housing developments within villages would in any event be much smaller.

Matter 11

In relation to the circumstances in which affordable housing should be sought, the most favoured (43.1%) was Option 1 which anticipated that affordable housing should be sought only on sites of 15 dwellings or more (the national indicative threshold).

The second most favoured was Option 2 which on the basis of the high need for affordable housing in Fylde Borough reduced the above threshold from 15 to 10.

In the light of the above, and in relation to the high need for affordable housing which exists in the borough, all the 'urban' options indicated in the next section involve the provision of affordable housing (with site thresholds set at either 10 or 15 dwellings) or the requirement for a financial contribution towards provision. The rural options include a requirement for the affordable housing to be determined through the Strategic Housing Market Assessment or other document such as a housing needs survey.

Matter 12

This related to the proportion of affordable housing to be sought. The most favoured (33.0%) was Option 1 which anticipated a maximum provision rate of 40%. The second

most favoured was Option 2 which was based on a maximum provision rate of 40% on sites of 15 dwellings or over, but with a lower provision rate of 30% on sites between 10 and 14 dwellings.

All the 'urban' options indicated in the next section contain maximum provision rates varying from 30% to 50% and/or the requirement for a financial contribution towards provision below the identified threshold figure.

Matter 13

This related to whether the provision of affordable housing should be made on the application site or not. The distribution of responses was quite broadly spread. The most favoured (39.2%) was Option 2 which indicated that on-site provision must be the priority but off-site provision (i.e. on another site) may be made where on-site provision is not possible or desirable. The second most favoured (29.4%) was Option 1 which indicated that on-site provision must be made in all cases. The third most popular (28.4%) was Option 3 which indicated that payment of a financial sum in lieu of provision may be made where on-site and off-site provision is not possible or desirable.

The options generated in the next section do not vary in relation to this issue. The issue is covered in the last part of this report.

Matter 14

Regarding the types and priorities for the provision of necessary infrastructure by housing developers, the most favoured (37.9%) was Option 3 which indicates that the policy should try to reconcile all the needs for infrastructure (including: affordable housing, open space, road improvements, public transport improvements, improvements to town centres and schools etc. The second most favoured option (28.1%) was Option 1 which gives the highest priority to the provision of open space, road improvements, public transport improvements, improvements to town centres and schools etc (but excluding affordable housing). Interestingly, only 5.8% of respondents felt that the highest priority should be given to the provision of affordable housing (Option 2).

The options indicated in the next section include specific criteria for the provision of finance for open space, town centre and public realm improvements.

None of the options include specific criteria for the provision of the types of infrastructure required by the County Council (e.g. contributions to road improvements, public transport improvements, improvements to school etc). These would be notified to this Council by the County Council in the normal way within the planning application consultation process.

Policy Options

If the Committee comes to the view that the IHP should allow some housing development in the smaller rural villages, it is considered that two policies could be more appropriate since these could identify different approaches in the urban and rural settlements having regard in particular to the differences in the scale of development that would normally be expected in these locations.

Taking this view into account, three policy options have been drafted for application in the urban areas, and three for application in the rural villages. These are based on:

1. A delivery option: which has a bias towards delivery of higher housing numbers;

2. A sustainable option: which has a bias towards the provision of sustainable housing in terms of its location and construction;
3. A balanced option which combines some of the advantages of both.

These policy options are set in the context of the 'saved' policies of the Fylde Borough Local Plan (as altered) (Oct 2005) and the policies of the emerging draft Regional Spatial Strategy (RSS) which, after formal publication of the latter document, will constitute the statutory development plan for housing purposes. As indicated in the 'Background' section, Policy HL1 will cease to have significance when weight is transferred from the Joint Lancashire Structure Plan to the RSS.

A fourth policy option (the 'do nothing' option) is also considered. This envisages a situation in which the Council would have to rely on the Local Plan and the RSS to determine planning applications for housing. Since Policy HL1 would cease to have significance, there would be no dedicated policy to set a local context for decision making. Such a lack of policy would create uncertainty for developers, residents, officers and members. It would almost certainly lead to inconsistent decision making on planning applications and lack of local control in respect of where housing development is to take place. (A higher proportion of decisions may well be taken through the appeal process by the Secretary of State or her Inspectors).

The 'urban' policy options are shown in Appendix 2 and the 'rural' policy options are shown in Appendix 3.

Sustainability Appraisal

Stage A of Sustainability Appraisal is the production of a Scoping Report. A draft Summary Sustainability Appraisal Scoping Report is contained in Appendix 4. The Scoping Report sets out the Sustainability Objectives and methodology which are used to appraise the strategic options.

The first part of Stage B of Sustainability Appraisal is the testing of the Policy Objectives against the Sustainability Objectives. The methodology and matrix is included at Appendix 5.

The next Stage is the appraisal of the Strategic Options against the Sustainability Objectives which have previously been agreed by the Council in the Sustainability Appraisal Scoping Report. These are shown in Appendices 6a and 6b.

The Scoring Method used is shown in table 1 below:

Table 1: Explanation of Matrix Notation

Alignment	Description	Symbol
Major Positive Impact	The proposed policy contributes significantly to the achievement of the objective	++
Positive Impact	The proposed policy contributes to the achievement of the objective but not significantly	+
No Impact/ Neutral	There is no clear relationship between the proposed development and/or the achievement of the objective or the relationship is negligible	0
Negative Impact	The proposed policy detracts from the achievement of the objective but not significantly	-
Major Negative Impact	The proposed development detracts significantly from the achievement of the objective	--
Uncertain impact – more information required	The proposed policy either has both a positive and negative relationship to the objective or the relationship is dependant on the way in which the aspect is managed. Insufficient information may be available to enable an assessment to be made.	?

It is important to note that the Urban Options were compared with alternative Urban Options only and the Rural Options were compared with the alternative Rural Options. The Urban Options are much more sustainable than the rural ones because new housing development will only take place in the urban areas where there is much better availability of essential services and less need to make long car journeys. It is difficult to bring out this difference using a system of + and - , but it is very important to give it sufficient weight when considering all of the options.

Policy Objectives Appraisal

The objectives of the Interim Housing Policy are:

- 1.To allow sufficient housing sites to come forward for development in the interim period (until the adoption of the Core Strategy and the Site Allocation Policies DPD) to help meet the numerical housing requirements contained in the (draft) Regional Spatial Strategy 2003 – 2021 and to maintain a minimum five year supply of housing land at the rate indicated in that document.
- 2.To maximise the provision of affordable dwellings to be developed in the interim period, to meet identified needs.
- 3.To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
- 4.To provide housing in sustainable locations and which meets the Code for Sustainable Homes.
- 5.To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
- 6.To meet the above objectives without undermining the purpose and function of the future Core Strategy.

The purpose of the appraisal is to assess how well the various options satisfy the objectives of the policy. Again the 'do nothing' option is assessed.

The appraisal is undertaken by assessing the policy options against the policy objectives. The scoring mechanism is similar to that used in the sustainability appraisal. The policy objectives appraisals of the 'urban' and 'rural' options are shown in Appendix 7.

Preferred Option Urban

The sustainability appraisal identified the 'sustainability option' (as might be expected) as the most sustainable option for the following reasons:

- Development would be concentrated in the main settlements;
- Development would only be permitted on previously developed sites;
- On large developments (100 dwellings or more) the option would promote mixed development schemes or sustainable mixed communities;
- It would provide affordable housing on all sites of 10 dwellings and above;
- On medium sized developments (10 dwellings or more) it would relate the provision of housing to the findings of the Strategic Housing Market Assessment thus better tailoring the dwellings to the needs of the borough;
- It would require the highest levels of sustainability defined in the 'Code for Sustainable Homes'.

It should be noted however that those features of the option which enhance its sustainability credentials, could have the effect of reducing the delivery of housing numbers. Taking into account these factors, and bearing in mind that delivery of sufficient housing is one of the policy objectives, the policy objectives appraisal identified the 'balanced option' as the best option but very closely followed by the sustainability option.

On the basis that there is a compelling need to increase the delivery of housing to meet the housing requirement figures in the emerging Regional Spatial Strategy, and particularly bearing in mind the under-provision of housing in the years 2003 - 2007, it is recommended that the balanced option is selected as the preferred option for consultation purposes.

Preferred Option Rural

The sustainability appraisal identified the 'sustainability option' (again as might be expected) as the most sustainable option for the following reasons:

- Development would be concentrated in the larger villages where at least some local services are available;
- Development would only be permitted on previously developed sites;
- Housing provision would be related to the findings of the Strategic Housing Market Assessment;
- Housing would have to meet the highest levels of sustainability defined in the Code for Sustainable Homes.

Again, whilst these factors enhance the sustainability credentials of this option, the same factors may tend to reduce the deliverability of housing numbers because of the more restricted development opportunities and the additional costs of complying with the 'Code for Sustainable Homes'.

The appraisal of the options in terms of whether they achieve the objectives of the policy also identified the 'sustainability option' as the best option just ahead of the 'balanced option'.

In this case however, on the basis that the numbers of dwellings likely to be delivered in the rural settlements would not be very significant in terms of meeting the RSS housing requirement for the borough as a whole, it is recommended that the 'sustainable option' is selected as the preferred option. This recommendation takes into account two other factors:

- On the basis that all new rural dwellings would have to meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' this would help to off-set the negative impacts of encouraging additional use of private vehicles.
- In terms of market housing, the market may be less price-sensitive to the additional development costs related to meeting the highest levels of the Code for Sustainable Homes because of the attractiveness of the rural location.

For the purposes of consultation, it is recommended that Consultees are asked to express their views on all the options, not just the two preferred options.

Provision of Affordable Housing

All the policy options identified in Appendices 2 & 3 make some reference to the provision of affordable housing. In all cases, where an element of affordable housing is to be provided within a market housing scheme, the clear preference is that the affordable housing should be not only provided on the same site, but should be integrated with the market sector housing.

In some exceptional circumstances (e.g. within a scheme involving a block of flats) it may not be practical or desirable to include the affordable housing on site. In such circumstances, off-site provision would be allowed providing the full element of affordable housing is made available normally within the same housing area (defined within the Fylde Housing Needs Survey).

E.g. where 100 market dwellings are being provided on the primary site, (at a rate of 40% affordable housing) 67 affordable dwellings should be provided on the second site i.e. $(100/60 \times 40)$.

Payment of financial contributions in lieu of provision of affordable housing will generally **not** be acceptable unless there is a very compelling reason to justify it. Where such exceptional circumstances exist, any financial contribution must be sufficient to provide for the full relevant element of affordable housing, including land, design, construction, marketing and any other relevant development costs. There should be no financial advantage to making a financial contribution compared to making provision on site. These costs would be agreed with the Council before planning permission is issued.

IMPLICATIONS	
Finance	<p>Implementation of the policy is likely to increase fee income from additional planning and building control applications.</p> <p>The policy options make provision for financial payments to be made to the Council for the provision of affordable housing, improvements to town centres and the public realm, and for the improvement of public open space.</p>
Legal	<p>As noted in the report, the interim policy will not form part of the development plan. However, it will be a material consideration in relation to planning applications within its remit because its purpose is to manage the application of emerging regional policy which is at odds in material respects with the development plan.</p> <p>The weight to be given to the interim policy is a matter for the decision maker. However, the weight will be greater to the extent that the policy accurately reflects up-to-date national and regional guidance and has been the subject of meaningful consultation.</p>
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Implications referred to in the body of the report.
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Tony Donnelly / Julie Glaister	(01253) 658610	Oct 2007	

List of Background Papers		
Name of document	Date	Where available for inspection
Interim Housing Policy File P/26		Local Plans Section Town Hall St Annes

Attached documents

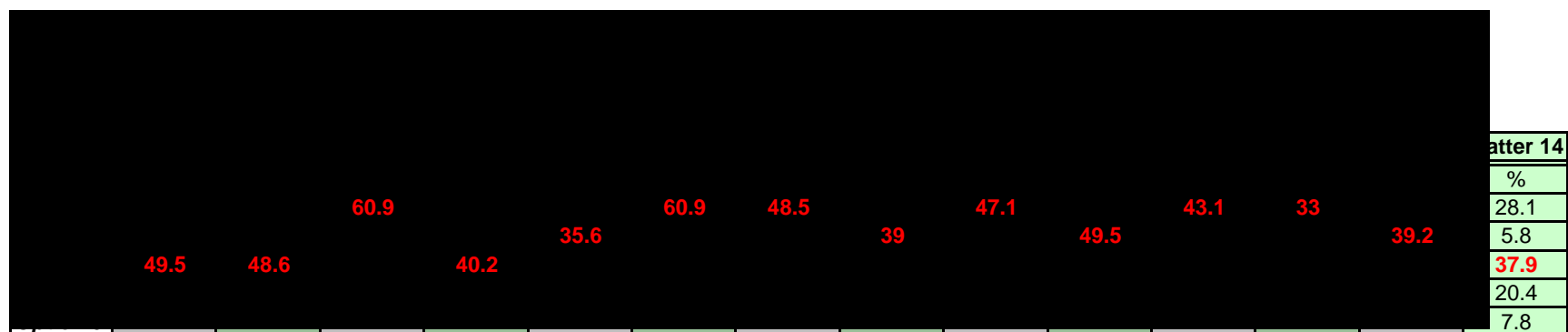
Appendix 1a - Interim Housing Policy Questionnaire - Overall % Response per Option

Appendix 1b - Alternative Options Suggested

- Appendix 2 - Policy Options (Urban Settlements)**
- Appendix 3 - Policy Options (Rural Settlements)**
- Appendix 4 - Draft Summary Sustainability Appraisal Scoping Report**
- Appendix 5 - Testing the Policy Objectives against the Sustainability Objectives**
- Appendix 6a - Sustainability Appraisal Matrix - Urban**
- Appendix 6b - Sustainability Appraisal Matrix - Rural**
- Appendix 7 - Appraisal of Strategic Options**

INTERIM HOUSING POLICY QUESTIONNAIRE - OVERALL % RESPONSE PER OPTION

	Matter 1	Matter 2	Matter 3	Matter 4	Matter 5	Matter 6	Matter 7	Matter 8	Matter 9	Matter 10	Matter 11	Matter 12	Matter 13	Matter 14
	%	%	%	%	%	%	%	%	%	%	%	%	%	%
Option 1	15.2	31.4	60.9	26.5	23.1	60.9	48.5	36.2	47.1	6.8	43.1	33	29.4	28.1
Option 2	21	8.6	28.6	27.4	35.6	14.1	40.8	39	31.7	49.5	28.4	26	39.2	5.8
Option 3	49.5	48.6	10.5	40.2	31.7	7.6	10.7	17.1	16.4	35.9	15.7	13	28.4	37.9
Option 4	14.3	11.4		5.9	9.6	17.4		7.7	4.8	7.8	12.8	28	3	20.4
Option 5														7.8



Alternative Options Suggested

**Matter
1**

As option 3, but restricting development permitted near the borders of the borough (prevent neighbouring towns from merging).

Warton Needs additional housing, but the former by-pass needs reinstating.

This overcrowded borough is a giant car park which cannot sustain any more housing.

Option 3 with developments being restricted to smaller numbers of units.

New housing should largely be in line with option 2, but affordable housing should be permitted in rural villages. New housing should be concentrated in areas which could easily be served by public transport.

Policy should be developed after a Housing Land Availability Assessment and a Strategic Housing Market Assessment have been conducted. The most critical output for the house building industry is that land is available for development or redevelopment of housing.

Spread housing throughout the borough on the most suitable land or site.

Most development should be in Lytham/St Annes and Kirkham/Wesham. If the findings of the forthcoming Strategic Housing Land Availability Assessment identify local housing needs, consideration should be given to identifying sites in Freckleton/Warton and rural villages.

Scope of the policy could include other settlements as long as it is in line with a clearly justified spatial framework at the local level.

Allow new sites only within existing settlement boundaries as defined in the adopted local plan. No development should be allowed on Greenfield sites in countryside or green belt.

As option 3 but exclude Little Eccleston, Treales, Weeton, Wharles and Singleton.

As option 3 plus rural development must be within existing settlement boundaries and only restricted to affordable housing.

Specifically state that affordable housing in small rural settlements would in principle be acceptable subject to local need.

Adopt a flexible approach in any location linked to a sustainability test.

Matter 2 Concentrate building on Cypress Point – Peel area, including link road. Also Railway corridor Lytham – Kirkham.

Same as option 3, but limit the size of new sites to smaller blocks or units to avoid the sprawl effect on each community.

Option 3 with priority given to the development of new housing on previously developed land.

Fill in plot between other houses that are gardens.

Option 1 only but with brownfield ex industrial sites included.

Option 3, but precluding any development on green field sites within settlement boundaries.

Option 3 with the provision that development on Greenfield sites outside settlement boundaries should be permitted in areas which are or could be served by public transport.

Preference to PDL sites, but if none available to meet supply then consider green field sustainable sites in settlements and then on edge of settlements.

Brownfield first, but not at the expense of sites which could create sustainable jobs.

Greenfield sites in sustainable locations must be released to allow quality developments.

Allow housing on PD sites on the edge of or outside settlement boundaries. These site should be preferred to Greenfield releases within and beyond settlement boundaries, particularly where the site in a more sustainable location.

Matter 3 Same as option 2 with – only include badly allocated land such as stables only or industry not green belt.

Stop all building before the quality of life is eroded.

Only allow development on brown filed sites but look for re-use of existing dormant council property.

Council should employ a flexible approach to deciding whether housing should be allowed on sites which have been allocated for other purposes in the Local Plan.

Brownfield first, but not at the expense of sites which could create sustainable jobs.

If sites are to be released for housing then this is most appropriately done

through a comprehensive review of commitments as part of the development plan process.

Prior to adopting the core strategy, sites allocated for business and employment within existing settlement boundaries could be used for housing, especially affordable housing. Land protected for other purposes in the Local Plan should not be used.

Deal with each application on its merits. Recognise that some existing sites designated for employment purposes should be reassessed for housing.

Allow development on land specifically allocated for alternative uses. Release for housing development should be justified by evidence that other uses are no longer viable.

Matter 4 Stop all building, services cannot stand any more. You are ruining the borough.

There should be a fixed upper limit of 100 dwellings and all development over 20 units must contribute towards infrastructure.

Have a limit based on the local infrastructure and employment capacity.

Option 3 with the provision that new mixed developments are in areas which are or could be served by public transport.

Comply with existing JLSP and Local Plan (Statutory Policies).

Option 2 plus with size limit specifically 100 dwellings, or 2ha applicable until core strategy is agreed.

Matter 5 Stop all building. Developments at Cypress Point and Fylde Rugby Club should not have been allowed.

As option 3, but do not allow building in gardens of existing properties.

Comply with release rates required by and Local Plan (Statutory Policies).

Only grant permissions for the 5 year supply, otherwise wait for the core strategy to justify release.

Grant planning permission for housing only if there is less than 5 year supply.

New strategy will need to be developed to achieve objectives set out in matter 6.

Any proposal to manage the release of land should be supported by a strategic evidence base. It would seem premature to suggest any other option without a robust evidence base.

The need for housing, particularly with regard to affordability, requires a front loading of housing release. Restraint policies only serve to drive up housing prices.

Although PPS3 states that a 5 year supply of deliverable sites needs to be maintained, it also states that LPAs should identify a 6-10 and an 11-15 year supply of housing.

Matter 6 No attempt should be made to increase the rate of housing development over the rest of the period to allow for low building rate 2003 – 2007.

Less emphasis on multi occupancy expensive flats and more on affordable housing.

Types of housing required need to be included in the calculation. The need for housing types for specific purposes such as the existing populations needs should be prioritised over investment potential properties for investors when calculating housing needs.

5 year housing supply should be calculated to reflect the type of housing needed. There are a large number of empty properties held as investments whilst affordable housing is still in short supply.

A preferable way to calculate this would be option 1, but affordable housing should not contribute towards the supply. Lack of affordability is a result of planning regime restricting supply.

Supply position grossly over estimated.

Although the calculation of the housing requirement looks reasonable is there a way to monitor whether the growth in the period 03-07 actually matches that calculated?

Formula and background needed.

Do not allow large developers to take up the full allocation not giving smaller developers an opportunity.

This is a very technical question. I have insufficient knowledge to make any suggestion.

Housing supply requirements should be based on local needs, not imported needs from other parts of the borough. Umbrella approach to planning should not be taken.

The 5 year requirement should be based on the existing statutory documents (JLSP & Local Plan). Calculation for small sites has been under estimated.

There are too many dwellings in the area. The density is too high leading to slums of the future. Build as few as we can to sustain the open character, particularly in St Annes.

Use a more regular system of review as requirement is not constant but can increase or change over time with demographic changes.

Better utilisation of the existing housing stock must be encouraged. Estimates of

supply should account for unoccupied dwellings and potential conversions.

Same as option 1, but any affordable housing should not contribute towards the annual supply.

Council should adopt a 5 year moratorium on the granting of planning permission on new market price housing development.. The Council should adopt a policy to encourage 500 affordable homes per annum.

Matter 7 There needs to be a more flexible approach depending upon the area of the proposed development. In all cases density level should be in keeping with the surrounding properties.

Stop all building

Towards option 1, but feel that all density policy should also allow the building of a single home.

30 dw/ha should be seen as a target average a) to avoid overprovision of flats, b) to allow some lower density solutions meeting the needs and demand.

More affordable housing is needed.

Densities need to comply with PPS3. Overall supply should have a sufficient range of densities.

Should be determined on a site by site basis. Should not be either a minimum or maximum number of houses per hectare.

There are too many dwellings in the area. The density is too high leading to slums of the future. Build as few as we can to sustain the open character, particularly in St Annes.

The SHMA and SHLAA will identify the type of housing required and the available land. This will then indicate the density of housing required. The policy should indicate that density will be informed by the SHMA and SHLAA.

It may be relevant to set out different housing density figures across the district where there are clear reasons for doing so.

Offer a mixed development approach based on needs with no fixed density limits.

Emphasis should be given to quality of design which is not achieved by reliance upon box ticking density policies.

Matter 8 Tell the developers to get out of town.

Density would depend greatly on the site in question.

Consider local requirements. Creeping developments should be addressed

within policy where additional development for 10 houses is considered based upon previous approvals in the same area.

There is no justification for varying the current local plan policy on affordable housing.

A Strategic Housing Market Assessment should be carried out. Advise against making policy on this issue too prescriptive. Achieving a mixed community does not mean that all areas have to have the same mix of dwelling type.

All proposals for housing development must be informed by the Strategic Housing Market Assessment.

New strategy will need to be developed to achieve objectives set out in matter 6.

In addition to the Housing market Assessment, house type and mix should also be informed by the character of the local area.

PPS3 states that market responsiveness is a key principle of residential development. It also states that LPAs should provide a sufficient quantity of housing taking into account need and demand and that developers should bring forward proposals for market housing that reflects demand.

Matter 9 Stop all building.

Government's environmental targets are broadly welcomed. However, home builders cannot achieve them alone. Council must recognise that changes cannot happen overnight. Policy approach should allow flexibility. There should not be hard and fast requirements for achieving non-statutory and unenforceable criteria.

Support aiming for the highest levels.

The Council will require the highest levels of quality of sustainability from 2010 and negotiate higher levels in the interim.

Accept option2 with the added requirement to achieve level 6 by 2015.

Any requirement should be introduced by the LDF process and when introduced should be proposed as target requirements.

Matter 10 Option 3 could be used, but a policy which does not discount a site because it is beyond the settlement boundary would be better. Such sites could offer better sustainability credentials than ones within the settlement boundary.

Large housing in a borough like this would be hell on earth.

A tougher version of options 2 & 3.

Sustainability criteria should be determined on a site by site basis. Number one issue should be to ensure everyone has the opportunity of a decent and

affordable home which meets their needs.

A combination of all 3 options whereby the developer would need to fund the Council commissioning an independent and comprehensive impact assessment of the proposed development.

Subject to only allowing development of sites within existing settlement boundaries as defined in the adopted local plan, large applications should require the developer to undertake a sustainability appraisal.

To identify within the policy a specific set of quality sustainability criteria against which applications would be judged and enforced.

Option 3 could be used but a policy that doesn't discount a site because it is beyond the existing settlement boundary would be better as such a site could offer significantly better sustainability credentials than ones within the settlement boundary.

**Matter
11** Stop all building.

All permissions for dwellings should make an affordable provision. Suggest a financial payment only for up to 10 or 15 units. Suggest a 10% levy of up to 10 % on small brownfield sites.

There should be a demonstrable need in the immediate region for people who live and work in the region.

There is no justification for varying the current local plan policy on affordable housing.

The issue of affordable housing cannot be divorced from consideration of the issue of overall supply. If housing requirements are set at rates lower than the need and demand for new housing then it should not be a surprise that affordability is worsening.

No change to existing local plan policy regarding thresholds for small sites.

Require affordable housing on planning applications of sites of 3 dwellings or more at a rate of 35% or more affordable housing.

Adopt new policy to reflect the demands created by matter 6 strategy.

Define an affordable housing policy and have all sites available for affordable housing in different locations.

Provision should be subject to the findings of up to date housing needs assessment and be reasonably related to the scale of development.

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

If a size threshold is to be adopted then the Council should, in line with para 29

of PPS3, undertake an informed assessment of the economic viability of the thresholds and proportions of affordable housing proposed, including likely impact on overall levels of housing delivery. Without this assessment there should be no site size threshold.

Affordable housing should be sought on all developments irrespective of size and developers should be given the option to pay a commuted sum in lieu of on site provision. This would ensure that all residential developments contribute to the affordable housing requirement of the borough.

Matter 12 Affordable housing requirement should be replaced by a requirement for low cost non-subsidised housing for private purchase.

Keep the current 60% affordable development limits. We do not need more luxury homes at all and commuted do not provide the level of affordable homes required whilst spoiling the area with a density of property not appropriate to the existing nature of the towns.

Affordable housing requirement should at a minimum of 50% for developments of more than 2 dwellings.

Be consistent in how requirement is applied.

Option 1 is acceptable with a lower affordable housing requirement (30%). Any affordable housing should not contribute to the overall supply.

Stop all building

40% min on 10+
50% min on 15+

S106 agreements are advocated by government for infrastructure contributions. To limit affordable housing to 25% for all sites over 15 dwellings is a reasonable balance.

Small scale developments (under 15 dwellings) should not have an affordable housing provision. All greenfield development should have a minimum of 50%.

All developments should provide 20% affordable housing.

The development priority should be brown field first, and when they have been exhausted, then and only then when they are exhausted should greenfield be considered in exceptional circumstances.

There is no justification for varying the current local plan policy on affordable housing.

Although the Council is in the process of updating the 2002 Housing Needs Survey, it is important to note that such surveys are now changing and the Government is now placing more emphasis on Housing Market Assessments. Until that work is complete the present policy is not founded on a robust and credible evidence base. A proper Housing Market Assessment should be undertaken.

Affordable housing should be sited in the most suitable areas. Concern should also be given to the provision of key workers who provide valuable service and care.

Seek to encourage the maximum rate of affordable housing.

In the situation of critical shortage, the Council should not reduce the 60% affordable housing target.

Requires a minimum of 30% negotiating towards a maximum of 50% for all developments. There should be no policy of commuted sums in lieu of affordable housing.

Option 1 is acceptable with a lower affordable housing requirement (30%). Any affordable housing should not contribute to the overall supply.

Revise policy to reflect the demands created by matter 6 strategy.

Support the requirement of 50% of units on Greenfield sites to be affordable, with a lower figure on brown field sites.

Affordable housing provision is subject to the ability of the site to financially support its provision, particularly on brownfield sites.

Inflicting percentages of 40% and 50% affordable housing usually leads to the sites being financially unviable. Each site should be viewed on its own merits and a % negotiated.

Suggest a fixed percentage of 20% on all sites greater than 14 units with the exception of managed retirement homes and other sheltered units. Fylde's track record of affordable housing provision is not good because the 60% requirement prevented land being released. A fixed percentage provides certainty. Payments in lieu of provision should also be considered.

Until the Fordham research is completed it is premature to include a target figure.

30% urban sites.

40% Greenfield sites.

(Both with a mix of low cost & rentable)

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

The provision and scale of affordable housing provision should be considered in conjunction with local need but should also be considered against site specific factors that will often change between individual sites. In addition a policy that makes a differentiation between large and more modest sized proposals seems appropriate.

Affordable housing provision should be based on an up to date and robust assessment of need and it should be negotiated on a site by site basis.

Affordable housing provision should be a maximum of 20%. The financial

burden of current policy deters development and therefore defeats the objective of the policy. It follows that a lower affordable housing requirement the more development activity will occur and the greater the number of affordable homes.

Matter 13 Stop all building.

Affordable housing should be placed in the immediate proximity where requirement exists and where comprehensive services exist. Affordable housing should be a prerequisite to the associated market housing.

Indicate that on site provision must be made in all but exceptional cases.

Cross subsidy of affordable housing from open market housing only serves to drive up costs and a more imaginative/creative approach is needed to provide homes.

Matter 14 Forget affordable housing, it only helps to devalue the community.

Option 1, unless the proposed development is less than 10 units, where a fixed tariff should apply.

It is crucial that any planning gain requirements are fully considered in relation to site viability. If planning gain requirements are unrealistic then land owners will not sell their sites. Any obligation must meet the requirements of Circular 05/2005.

Indicate that the highest priority will be given to the provision of necessary infrastructure.

Any request for monies should be clearly linked to the adopted development plan policy and accompanied by a transparent evidence base. It is inappropriate to use the implementation of an interim housing policy, which primarily deals with housing, as a means of obtaining financial contributions. This should be dealt with under the LDF process.

Any infrastructure requirements should be proven to be a necessity of the development and not drawn from a wish list.

It should assess the needs for infrastructure provision based on the proposal and its potential impacts, the site and its location and the assessment of the various aspects of infrastructure carried out or commissioned by the Council.

Retain maximum flexibility to decide on priorities on a site by site basis, whilst remembering that if too big a burden is placed on the developer then the development will not proceed.

Policy Options (Urban Settlements)

Delivery Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/Wesham, Freckleton, Warton and Wrea Green as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. In respect of proposals involving 14 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
5. In respect of proposals of 15 dwellings or more:
 - a. on previously developed sites, 40% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 50% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL.
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Sustainable Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, and Kirkham/Wesham as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The application site is a previously developed site;
4. In respect of proposals involving more than 100 dwellings, the application is either submitted as a mixed development scheme, or would otherwise help to deliver sustainable and mixed communities;
5. There is less than a 7 years supply of developable and deliverable housing land in the borough and the proposal would not increase the supply beyond 7 years;
6. The density is in accordance with the requirements set out in PPS 3: Housing;
7. In respect of proposals involving more than 10 dwellings, the mix of housing types and sizes is in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document.
8. Dwellings should meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' (Level 6 Zero Carbon Home);
9. The application site is within 30 minutes public transport time of: a doctor's surgery, a hospital, a primary school, a secondary school, areas of employment and a major retail centre;
10. In respect of proposals involving 9 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
11. In respect of proposals of 10 – 14 dwellings:

30% of the units should be affordable units provided on site, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;

12. In respect of proposals of 15 dwellings or more:

40% of the units should be affordable units provided on site, within the terms identified within the council's latest housing needs survey and provided through an RSL;

13. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *

14. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Balanced Option (Urban)

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of Lytham St Annes, the urban parts of Blackpool at Squires Gate Lane and Normoss, Kirkham/Wesham, Freckleton, Warton and Wrea Green as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005);
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005).
3. In respect of greenfield sites, the applicant is able to show:
 - a. the need for the development of the site (that there is less than a 7 year supply of land* and that the current application would not increase the supply beyond 7 years; and
 - b. the development of the site would not significantly harm the character of the settlement.
4. In respect of proposals involving more than 100 dwellings, the application is either submitted as a mixed development scheme, or would otherwise help to deliver sustainable and mixed communities;
5. The density is in accordance with the requirements set out in PPS 3: Housing;

6. In respect of proposals involving 10 dwellings or more, the mix of housing types and sizes is in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document;
7. The proposed dwellings will meet Level 3 in the 'Code for Sustainable Homes in the period prior to 2010 and Level 5 from 2010;
8. In respect of proposals involving 9 dwellings or less, a financial contribution of 5% of the open market value of each dwelling is made towards the facilitation of affordable housing within the borough; *
9. In respect of proposals of 10 – 14 dwellings:
 - a. on previously developed sites, 30% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 40% of the units should be affordable units, within the terms identified within the council's latest housing needs survey and provided through an RSL.
10. In respect of proposals of 15 dwellings or more:
 - a. on previously developed sites, 40% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL or;
 - b. on greenfield sites, 50% of the units should be affordable units, within the terms identified within the Council's latest housing needs survey and provided through an RSL.
11. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards town centre and public realm improvements; *
12. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

*

80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation

to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).

Policy Options (Rural Settlements)

Delivery Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining; Little Eccleston; Treales; Weeton; Wharles; or Singleton;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. In respect of greenfield sites, the applicant is able to show that the development of the site would not significantly harm the character of the settlement;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed;
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

Sustainable Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;
4. The application site is a previously developed site;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed.
6. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
7. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate Provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *
8. Dwellings should meet the highest levels of sustainability defined in the 'Code for Sustainable Homes' (Level 6 Zero Carbon Home);

Balanced Option Rural

Planning permission for residential development will be granted subject to all the following criteria:

1. The application site is within the settlement boundaries of one of the following settlements as defined in the Fylde Borough Local Plan (As Altered) (Oct 2005): Elswick; Newton; Clifton; Staining; Little Eccleston; Treales; Weeton; Wharles; or Singleton;
2. The application site is not designated for other purposes or protected by policies in the Fylde Borough Local Plan (As Altered) (Oct 2005);
3. The density is in accordance with the requirements set out in PPS 3: Housing;

4. In respect of greenfield sites, the applicant is able to show that the development of the site would not significantly harm the character of the settlement;
5. The proposal would meet a local need identified in the Fylde Sub-Regional Strategic Housing Market Assessment or other relevant document for affordable dwellings and the mix of housing types and sizes proposed;
6. The proposed dwellings will meet Level 3 in the 'Code for Sustainable Homes in the period prior to 2010 and Level 5 from 2010;
7. In respect of all proposals, a financial contribution of 2.5% of the open market value of each dwelling is made towards public realm improvements in the area; *
8. In respect of all proposals where under the terms of Policy TREC 17 of the Fylde Borough Local Plan (As Altered) (Oct 2005) no provision (or inadequate provision) of open space is made on the site, or the requirement for open space on the site would be less than 0.2 ha, a financial contribution of 2.5% of the open market value of each dwelling is made in lieu of on site provision; *

* **80% of the required financial contribution(s) shall be paid to the Council prior to commencement of the development. Within 56 days of the initial occupation of the property, the second instalment shall become due, or a refund made if the sale price is less than the first sum paid. Where there is a dispute in relation to the open market value, or the property is not sold, the contribution will be based on a valuation by the Valuation Office (to be paid for by the developer).**



Interim Housing Policy

Draft Summary Sustainability Appraisal Scoping Report

October 2007

Introduction

This draft Summary Sustainability Appraisal Scoping Report has been prepared for the purposes of consultation on the scope and level of detail that should be included in the Sustainability Appraisal (SA) of the emerging Interim Housing Policy (IHP). It should be read in conjunction with the parent document Sustainability Appraisal of the Local Development Framework Scoping Report which is accessible on the Council's website at www.fylde.gov.uk.

The Purpose and Objectives of the Interim Housing Policy

Currently, the release of additional housing land through the granting of planning permissions for housing is significantly restricted because there is a large over-supply of housing land. Policy HL1 of the Fylde Borough Local Plan (As Altered) Oct 2005 is the relevant policy.

As a result of the planned publication of a new Regional Spatial Strategy for the North West by the Government in Spring 2008, it is likely that the amount of housing to be developed within Fylde Borough up to 2021 will be increased.

The housing land availability position has been determined by your officers as of the end of March 2007. This shows that there is less than a five year supply of housing land based on the draft RSS figures and thus having regard to recent government guidance, the Council will need to grant further planning permissions for housing to rectify this situation.

The Council is therefore in the process of preparing an Interim Housing Policy which will indicate how the Council will determine planning applications for housing development in the interim period before the Local Development Framework (LDF) is prepared.

The purpose of the policy will be to inform the wider community, including applicants and developers who may wish to apply for planning permission how the Council is likely to determine planning applications and to provide a basis for the Council to make fair and consistent decisions on planning applications for housing in this interim period.

Sustainability Appraisal

Sustainability Appraisals are now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act).

SA is undertaken to assess and improve the Interim Housing Policy so that it promotes sustainable development. The most widely accepted definition of sustainable development is: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Bruntland Report 1987).

In principle, the main purpose of the SA is to appraise the social, environmental and economic effects of plans, strategies and policies from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. The most recent guidance is 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents ' published by the Office of the Deputy Prime Minister (ODPM) in November 2005. This guidance will inform the preparation of the SA.

The SA Process and the Production of the Interim Housing Policy

PRE PRODUCTION
SA Stage A: Setting the Context, establishing the baseline and deciding on the scope.
Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence the Interim Housing Policy
Collecting baseline information
Identify key sustainability issues and problems
Developing the Sustainability Appraisal framework
Test the Interim Housing Policy objectives against the sustainability objectives and whether the Interim Housing Policy objectives are consistent.
Produce scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions
Consulting on the scope of the Sustainability Appraisal
PRODUCTION
SA Stage B: Developing and Refining Options
Carry out appraisal of the Interim Housing Policy options and make recommendations for improvement
SA Stage C: Appraising the effects of the Draft Interim Housing Policy
Predict the effects and carry out detailed assessment of the effects of the draft Interim Housing Policy
Propose measures to maximise beneficial effects and mitigate adverse effects
Develop proposals for monitoring
Prepare final SA report along with the draft Interim Housing Policy
SA Stage D: Consultation on the SA Report and Draft Interim Housing Policy
Consult on the final SA report along with draft Interim Housing Policy
Carry out, where necessary, appraisal of any significant changes made as a result of representations

ADOPTION and MONITORING
Inform consultees that Interim Housing Policy has been adopted
Issue statement summarising information on how the SA results and consultee opinions were taken into account. The reasons for the choice of options and proposals for monitoring, including any recommended changes
SA Stage E: Monitoring and Implementation of the Interim Housing Policy
Monitor significant effects of the Interim Housing Policy to identify at an early stage any unforeseen adverse effects
Undertake appropriate remedial action where necessary, including possible review of Interim Housing Policy

This Scoping document is the final part of stage A. Stage B has also taken place and will be put out for consultation with this Scoping Report.

Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence Interim Housing Policy

The Council has already produced a Sustainability Appraisal Scoping Report for the Local Development Framework. This has a section that identifies all of the policies and programmes that could affect or influence the Interim Housing Policy. This document has already been put out for consultation and has been amended accordingly.

This document can be viewed in the Council's website www.fylde.gov.uk at Environment and Planning>Local Plans>Local Development Framework>Go to Downloads>Sustainability Appraisal of the Local Development Framework Scoping Report.

Collecting Baseline Information

The baseline information describes the current state of the Borough with respect to environmental, social and economic factors and highlights existing issues and opportunities which should be considered by the Interim Housing Policy.

The Council has already produced a Sustainability Appraisal Scoping Report for the Local Development Framework (the parent Scoping Report). This has a section which includes all of the baseline information for the Borough and an analysis of it.

This document can be viewed on the Council's website as above.

Additional to the data collected within the parent Scoping Report is the following:

- The Council has updated its Housing Land Availability Schedule to a base date of 31st March 2007, this is also available on the website. This indicates the most up-to-date position with regard to housing matters, including the number of dwellings being completed, and with planning permission.
- A new update of the Housing Needs Survey is in the course of being carried out by Fordham Research. Early indications are that the requirement for affordable housing has increased from 420 dwellings p.a. in 2002 to over 500 in 2007.

At the present time, this work has not been completed and is not in the public domain. However, it is hoped that it will have been completed by the time the draft Interim Housing Policy has been published for consultation. In the meantime, the 2002 Housing Needs Survey is available on the Council's website.

Identify Key Sustainability Issues and Opportunities

Population

High proportion of elderly people. This has particular implications for appropriate housing and service provision.

Large recent population rise due to in-migration has implications for housing provision and prices.

Whilst urban dwelling can be more sustainable, rural populations should be maintained in order for essential services such as primary schools to survive.

Education and Qualifications

High levels of educational attainment and aspiration should be maintained.

Gap between skills and aspiration and availability of skilled jobs can lead to loss of young skilled professionals.

Human Health

Levels of health are comparable to national averages. Health improvements would benefit the economy and would enhance overall quality of life of the borough.

Reducing the proportion of residents with a long term limiting illness would have economic benefits.

Water

River water quality is generally poor across the borough and measures should be encouraged to improve this.

Strategic aquifer affords protection.

Bathing water quality could be improved to attain the Guideline Standards under the Bathing Water Directive. Tourism implications.

Soil and Land Quality

Need to maintain levels of re-use of brownfield land in preference to greenfield, although this should be considered on a site-by-site basis as many brownfield sites can be more bio-diverse than greenfield if left to colonise for long enough.

Air Quality

No major air quality issues identified, although efforts should be made to reduce emissions further through current local authority controls and traffic reduction objectives.

Expansion of Blackpool Airport may have air quality implications for the wider surrounding area.

Climatic Factors and Energy

Flooding and flooding potential are important issues that are illustrative of climate change and have severe effects for residents. Flooding as a constraint should be given serious consideration in the development of the IHP. The causes of localized flooding and the means to reduce it should also be given serious consideration.

There are opportunities for the development of renewable energy . Potential for on and offshore wind energy.

Biodiversity, Flora and Fauna

High quality environment warrants protection. There may be potential threats from increased tourism.

Sand extraction activities should continue to be monitored.

International designated sites must be afforded the highest level of protection.

Should make a positive contribution to achieving BAP targets.

Cultural Heritage

Distinct cultural heritage resource affords protection. This poses opportunities for tourism potential.

In addition to preserving statutory sites it is important to ensure that the wider historic environment is protected and that cultural heritage issues are taken into consideration in all new developments that occur in the borough.

Landscape

The borough has a distinctive landscape which is closely linked to the environmental designations along the coast, the area's historical development and to the agricultural practices that are undertaken further inland. The landscape is a characteristic of the borough and it is important that it is preserved and enhanced for marketing the area's image as a place to live and visit and for contributing to the quality of life for its residents.

In addition to considering the wider strategic preservation of the borough's landscape, opportunities should be sought to enhance, design and landscaping at the local level to improve the quality of the local environment.

Minerals and Waste

Fylde contains two major strategic landfill sites. The transport and environmental implications of these must be managed carefully.

Potential environmental issues associated with sand extraction at St. Annes are monitored regularly.

Fylde appears to be performing well in terms of recycling and composting. Opportunities should be sought to further enhance performance.

Sustainable sourcing and waste management principles should be promoted for all new developments that occur in the borough.

Transportation

Some congestion issues relating to the M55 and M6 junction due to commuting and tourist traffic.

Poor public transport provision in rural areas. Loss of number 58 bus and failed attempts of rural partnerships to improve rural bus services have added to this . Opportunity to build upon proportion of new dwellings being built with access to bus stops.

High car dependency due to geography of the borough. This has implications for pollution, congestion and climate change.

Proximity of Blackpool Airport is an opportunity.

Economy

Need to maintain strong economic performance.

Need to diversify employment base to ensure long-term protection of employment and economic strength as currently a high dependence on a small number of employers.

Need more highly skilled jobs in local area to attract resident higher skilled population and retain students.

Opportunities to market the borough's image as a place to set up new businesses.

Employment in farming is under threat.

Levels of in-commuting are high.

Opportunity for developing the tourism industry, although must be sustainable and avoid environmental impacts.

Deprivation

Crime rates are low and should be maintained although areas such as fear of crime, anti-social behaviour and drug and alcohol related crime are still problems, particularly in urban areas.

Deprivation as a whole is low. Although there are pockets in particular wards, most notably the central urban wards that require attention. Wards of Ashton, Central and Kilnhouse in St Annes have SOAs in the bottom third of IMD nationally.

There is an opportunity to improve access to basic services and amenities in rural areas.

Housing

High demand for housing, related to increase in population and in-migration.

Average house prices are high leading to affordability problems, particularly for local employees in lower income jobs.

There is a need for more affordable family housing, particularly in Lytham St. Annes.

There is also a need for more social housing.

New housing should be developed within easy access of public transport and basic goods, services, amenities and greenspace.

Developing the Sustainability Appraisal Framework

The SA framework underpins the assessment methodology. A series of environmental, social and economic SA objectives have been developed to use as methodological yardsticks against which LDF options and policies will be assessed. The same yardsticks will be used to assess the Interim Housing Policy.

SA Objective		Sub-Objectives
1	To reduce crime, disorder and fear of crime	To reduce levels of crime
		To reduce the fear of crime
		To reduce alcohol and drug misuse
		To reduce levels of anti-social behaviour
2	To improve levels of educational attainment for all age groups and all sectors of society	To improve access to and involvement in lifelong learning opportunities.
		To increase levels of participation and attainment in education for all members of society.
3	To improve physical and mental health for all and	To improve access to health and social care services in isolated areas

SA Objective		Sub-Objectives
	reduce health inequalities	<i>To reduce health inequalities amongst different groups in the community</i> <i>To promote healthy lifestyles</i>
4	To ensure housing provision meets local needs	<i>To reduce the number of unfit homes</i> <i>To increase the availability of affordable housing for all</i>
5	To protect and enhance community spirit and cohesion	<i>To improve relations between all social groups</i> <i>To develop opportunities for community involvement</i>
6	To improve access to basic goods, services and amenities for all groups	<i>To improve access to cultural and recreational facilities</i> <i>To maintain and improve access to essential services and facilities including in rural areas.</i>
7	To encourage sustainable economic growth and business development across the borough	<i>To diversify the economy</i> <i>To increase employment opportunities</i> <i>To encourage economic growth</i> <i>To encourage new business formation</i> <i>To encourage sustainable tourism</i> <i>To improve access to employment land</i>
8	To encourage rural regeneration and rural diversification	<i>To improve access to basic goods and services in rural areas</i> <i>To encourage sustainable farm diversification</i>
9	To promote economic inclusion	<i>To reduce levels of unemployment in areas most at need</i> <i>Improve household earnings</i>
10	To deliver urban renaissance	<i>Improve vitality and vibrancy of town centres</i> <i>To improve access to public transport in urban areas</i> <i>To promote adjacency of employment, recreation and residential areas in urban areas (areas of mixed use)</i>
11	To develop and market the borough as a place to live, work and do business	<i>To support the preservation and or development of high quality built and natural environments within the borough</i> <i>To promote the area as a destination for short and long term visitors and new residents</i> <i>To enhance the borough's image as an attractive place to do business</i>
12	To protect and enhance biodiversity	<i>To protect and enhance designated sites of nature conservation importance</i> <i>To protect and enhance wildlife especially rare and endangered species</i> <i>To protect and enhance habitats and wildlife corridors</i> <i>To maintain and enhance opportunities for recreational access to greenspace and the wider countryside</i>
13	To protect and enhance the	<i>To protect and enhance landscape character and quality</i>

SA Objective		Sub-Objectives
	borough's landscape and townscape character and quality	<i>To protect and enhance townscape character and quality</i> <i>To promote sensitive design in development</i>
14	To protect and enhance the cultural heritage resource	<i>To protect and enhance historic buildings and sites</i> <i>To protect and enhance historic landscape/townscape value</i>
15	To protect and enhance the quality of water features and resources	<i>To protect and enhance ground and surface water quality</i> <i>To protect and enhance coastal water quality</i>
16	To guard against land contamination and encourage the appropriate re-use of brownfield sites	<i>To reduce the amount of derelict, contaminated, and vacant land.</i> <i>To encourage development of brownfield land where appropriate</i> <i>Maintain and enhance soil quality</i>
17	To contribute to the ability to adapt to the impacts of climate change	<i>To reduce or manage flooding</i> <i>To reduce or minimise greenhouse gas emissions</i> <i>To encourage the inclusion of SuDs in new development</i>
18	To protect and improve air quality	<i>To protect and improve local air quality</i>
19	To increase energy efficiency and require the use of renewable energy sources	<i>To increase energy efficiency</i> <i>To increase the use of renewable energy</i> <i>To reduce the use of energy</i>
20	To ensure sustainable use of natural resources	<i>To reduce the demand for raw materials</i> <i>To promote the use of recycled and secondary materials in construction</i>
21	To minimise waste, increase re-use and recycling	<i>To increase the proportion of waste recycling and re-used</i> <i>To reduce the production of waste</i> <i>To reduce the proportion of waste landfilled</i>
22	To promote the use of more sustainable modes of transport	<i>To reduce the use of car and HGV traffic</i> <i>To encourage walking, cycling and the use of public transport</i> <i>Encourage the uptake of ICT/home-working</i>
23	To protect and improve tranquillity	<i>To reduce or minimise noise pollution including that caused by transport and development</i>
		<i>To reduce or minimise light pollution</i>

The complete SA framework with indicators and targets is shown in the Sustainability Appraisal of the Local Development Framework Scoping Report which is on the Council's website at www.fylde.gov.uk .

Test the Interim Housing Policy objectives against the Sustainability Appraisal objectives.

The purpose of the Interim Housing Policy will be to inform the wider community, including applicants and developers who may wish to apply for planning permission how the Council is likely to determine planning applications and to provide a basis for the Council to make fair and consistent decisions on planning applications for housing in the interim period until policies of the Local Development Framework have been developed to a material stage.

The objectives of the Interim Housing Policy are:

1. To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.
2. To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.
3. To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
4. To provide housing of a sustainable nature located in sustainable locations.
5. To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
6. To meet the above objectives without undermining the purpose and function of the future Local Development Framework.

The Council's assessment of these policy objectives against the Sustainability Objectives is contained in the main SA Report. It should be noted that the level of additional housing required by the draft Regional Spatial Strategy (306 dwellings p.a.) has itself already been subject to sustainability appraisal. As such, this report is concerned only with how the Interim Housing Policy seeks to inform the Council's consideration of planning applications for housing.

Appraisal of Policy Options

A key requirement of the Sustainability Appraisal is to consider reasonable alternative approaches (options) to the formulation of the policy as part of the assessment process. The policy options to be assessed in relation to the Interim Housing Policy will be derived from the matters identified in the Pre-Draft Consultation Questionnaire and the associated consultation responses received.

The policy options to be assessed will be based on the following:

- Having an Interim Housing Policy which promotes delivery.
- Having an Interim Housing Policy which promotes sustainability.
- Having an Interim Housing Policy which takes a balanced approach.
- Having no Interim Housing Policy at all.

The policy options would also have to be assessed in terms of whether they meet the policy objectives.

Produce a scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.

The Government (through the Environmental Assessment Regulations for Plans and Programmes 2004) has designated the Environment Agency, Natural England and English Heritage as “authorities with environmental responsibilities”. These agencies must be consulted by plan making authorities on the content of the Scoping Report and SEA requirements.

These agencies have already been consulted on the detailed content of the parent Sustainability Appraisal Scoping Report which is on the Council' website www.fylde.gov.uk . The parent Scoping Report has been amended to take into account of their consultation responses.

Consultation

This draft summary scoping report which should be read in conjunction with the parent document, is itself the subject of consultation.

We would welcome any general comments on the Sustainability Appraisal Scoping Report (as a whole) but would particularly value your views on the specific questions raised below.

1. **Are there any other plans, programmes or strategies that should have been considered in the parent report?**
2. **Do you know of any further data that should have been considered in establishing the baseline?**
3. **Are there any other sustainability issues that should have been considered?**

4. Are the draft sustainability objectives and indicators suitable?
5. Should there be any additional objectives or indicators?

Testing the Policy Objectives Against the Sustainability Objectives

The policy objectives are:

1. To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.
2. To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.
3. To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.
4. To provide housing in sustainable locations and which meets the Code for Sustainable Homes.
5. To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.
6. To meet the above objectives without undermining the purpose and function of the future Core Strategy.

The sustainability appraisal objectives are:

SA Objective		Sub-Objectives
1	To reduce crime, disorder and fear of crime	To reduce levels of crime
		To reduce the fear of crime
		To reduce alcohol and drug misuse
		To reduce levels of anti-social behaviour
2	To improve levels of educational attainment for all age groups and all sectors of society	To improve access to and involvement in lifelong learning opportunities.
		To increase levels of participation and attainment in education for all members of society.
3	To improve physical and mental health for all and reduce health inequalities	To improve access to health and social care services in isolated areas
		To reduce health inequalities amongst different groups in the community
		To promote healthy lifestyles
4	To ensure housing provision meets local needs	To reduce the number of unfit homes
		To increase the availability of affordable housing for all
5	To protect and enhance community spirit and cohesion	To improve relations between all social groups
		To develop opportunities for community involvement

SA Objective		Sub-Objectives
6	To improve access to basic goods, services and amenities for all groups	<p>To improve access to cultural and recreational facilities</p> <p>To maintain and improve access to essential services and facilities including in rural areas.</p>
7	To encourage sustainable economic growth and business development across the borough	<p>To diversify the economy</p> <p>To increase employment opportunities</p> <p>To encourage economic growth</p> <p>To encourage new business formation</p> <p>To encourage sustainable tourism</p> <p>To improve access to employment land</p>
8	To encourage rural regeneration and rural diversification	<p>To improve access to basic goods and services in rural areas</p> <p>To encourage sustainable farm diversification</p>
9	To promote economic inclusion	<p>To reduce levels of unemployment in areas most at need</p> <p>Improve household earnings</p>
10	To deliver urban renaissance	<p>Improve vitality and vibrancy of town centres</p> <p>To improve access to public transport in urban areas</p> <p>To promote adjacency of employment, recreation and residential areas in urban areas (areas of mixed use)</p>
11	To develop and market the borough as a place to live, work and do business	<p>To support the preservation and or development of high quality built and natural environments within the borough</p> <p>To promote the area as a destination for short and long term visitors and new residents</p> <p>To enhance the borough's image as an attractive place to do business</p>
12	To protect and enhance biodiversity	<p>To protect and enhance designated sites of nature conservation importance</p> <p>To protect and enhance wildlife especially rare and endangered species</p> <p>To protect and enhance habitats and wildlife corridors</p> <p>To maintain and enhance opportunities for recreational access to greenspace and the wider countryside</p>
13	To protect and enhance the borough's landscape and townscape character and quality	<p>To protect and enhance landscape character and quality</p> <p>To protect and enhance townscape character and quality</p> <p>To promote sensitive design in development</p>
14	To protect and enhance the cultural heritage resource	<p>To protect and enhance historic buildings and sites</p> <p>To protect and enhance historic landscape/townscape value</p>
15	To protect and enhance the quality of water features and resources	<p>To protect and enhance ground and surface water quality</p> <p>To protect and enhance coastal water quality</p>

SA Objective		Sub-Objectives
16	To guard against land contamination and encourage the appropriate re-use of brownfield sites	To reduce the amount of derelict, contaminated, and vacant land.
		To encourage development of brownfield land where appropriate
		Maintain and enhance soil quality
17	To contribute to the ability to adapt to the impacts of climate change	To reduce or manage flooding
		To reduce or minimise greenhouse gas emissions
		To encourage the inclusion of SuDs in new development
18	To protect and improve air quality	To protect and improve local air quality
19	To increase energy efficiency and require the use of renewable energy sources	To increase energy efficiency
		To increase the use of renewable energy
		To reduce the use of energy
20	To ensure sustainable use of natural resources	To reduce the demand for raw materials
		To promote the use of recycled and secondary materials in construction
21	To minimise waste, increase re-use and recycling	To increase the proportion of waste recycling and re-used
		To reduce the production of waste
		To reduce the proportion of waste landfilled
22	To promote the use of more sustainable modes of transport	To reduce the use of car and HGV traffic
		To encourage walking, cycling and the use of public transport
		Encourage the uptake of ICT/home-working
23	To protect and improve tranquillity	To reduce or minimise noise pollution including that caused by transport and development
		To reduce or minimise light pollution

Matrix for Comparing Policy Objectives Against SA Objectives						
SA Obs	Policy Objectives					
	1	2	3	4	5	6
1						
2						
3		+				
4		+	+	+		+
5		+	+			
6				+		+
7		+				
8						
9						
10					+	
11		+	+		+	
12				+		
13					+	
14						
15				+		
16				+		
17				+		
18				+		
19				+		
20				+		
21				+		
22				+		+
23				+		

+ positive compatible - possible conflict blank : no links

Notes and Conclusions

It should be noted that the number of houses to be provided within Fylde Borough over the years 2003 - 2021 as detailed in Draft Regional Spatial Strategy for the North West has already been subject to Sustainability Appraisal in the preparation of that strategic document. As such, no assessment of the sustainability of the first policy objective has been carried out in this exercise.

Policy Objective 5 is "To ensure that infrastructure needed as a result of the development of dwellings is paid for the developer". The policy options only relate to town centre/public realm improvements and improvement of public open space. Therefore the policy objectives have only been assessed in relation to these types of infrastructure and not other infrastructure including that provided by the County Council.

The matrix above shows that there are no conflicts between the sustainability appraisal objectives (as identified in the Sustainability Appraisal Scoping Report) and the policy objectives.

Sustainability	Option A (Urban)		Option B(Urban)		Option C(Urban)		Option D(Urban)	
Objective	Delivery		Sustainability		Balanced Approach		Do Nothing	
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
Social								
To reduce crime, disorder and fear of crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve levels of educational attainment for all age groups and all sectors of society	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve physical and mental health for all and reduce health inequalities	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes to level 6 of the CFSH may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes to Level 3-5 of the CFSH may improve physical and mental health of those currently in sub standard accommodation	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To ensure housing provision meets local needs	+	This option requires either a contribution to affordable housing or affordable housing on all sites, the mix of housing types does not have to be in line with the findings of the Fylde Sub Regional Strategic Housing Market Assessment	++	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment. It is considered that the difference between options B and C in terms of numbers of affordable units produced is insignificant	++	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment. It is considered that the difference between options B and C in terms of numbers of affordable units produced is insignificant	- -	The requirement for 60% affordable housing has prevented any significant level of affordable housing being built although £3.5M of commuted sums has been received

To protect and enhance community spirit and cohesion	0	Negligible effect, this option requires affordable dwellings, or contributions to affordable sites on all sites this may have a small positive effect on community cohesion	+	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment, it will have a positive impact on community spirit and cohesion	+	This option requires either a contribution to affordable housing or affordable housing on all sites and the mix of housing must be in line with the findings of the Fylde Sub-Regional Strategic Housing Market Assessment, it will have a positive impact on community spirit and cohesion	- -	No significant affordable family housing has been built in recent years this prejudices the ability of some to live in a decent home and has a detrimental effect on community spirit and cohesion
To improve access to basic goods, services and amenities for all groups	+	Most new dwellings will be in the largest settlements which will provide for access to services for the occupants	++	Most new dwellings will be concentrated in the largest settlements which will provide for access to services for the occupants, the application site also has to be within 30 minutes of a doctors etc however, this would be the case for most sites within the urban area. This option excludes Freckleton, Warton and Wrea Green	+	Most new dwellings will be in the largest settlements which will provide for access to services for the occupants	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Economic								
To encourage sustainable economic growth and business development across the borough	++	This option maximises the amount of new housing which will be built attracting more people to the area to live and work and providing a boost to the local economy	+	This option may provide less housing than Option A providing a smaller boost to the economy	+	This option may provide less housing than Option A but more than Option B it is difficult to estimate and the differences in the effect on the economy are not considered significant	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option

To encourage rural regeneration and rural diversification	0	This option does not address the provision of dwellings in the rural area	0	This option does not address the provision of dwellings in the rural area	0	This option does not address the provision of dwellings in the rural area	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To promote economic inclusion	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To deliver urban renaissance	+	New housing will be dispersed throughout the main settlements	++	New housing will be concentrated in the largest settlements and for proposals of more than 100 dwellings either a mixed development scheme or a sustainable mixed community should be delivered	++	New housing will be concentrated in the largest settlements and for proposals of more than 100 dwellings either a mixed development scheme or a sustainable mixed community should be delivered	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To develop and market the borough as a place to live work and do business	+	The provision of new dwellings will make the borough a more attractive place to live	+	The provision of new dwellings will make the borough a more attractive place to live	+	The provision of new dwellings will make the borough a more attractive place to live	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to market the Borough as a place to live work and do business

Environmental

To protect and enhance biodiversity	0	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast	+	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast. Dwellings must be built to Level 6 of the CFSH which means ecological features must be designed for positive enhancement	+	New dwellings will be built in existing settlements which will protect biodiversity but there will be extra pressure on wildlife habitats which are used for leisure especially along the coast. Dwellings must be built to Level 3-5 of the CFSH which means ecological features must be designed for positive enhancement	?	The uncertainty of delivery of housing without an Interim Housing Policy would have a questionable effect on biodiversity
To protect and enhance the borough's landscape and townscape quality	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	+	In respect of all proposals a financial contribution will be made towards town centre and public realm improvements	-	The local plan does protect the landscape of the borough and these policies will continue to be saved however it does not contain any requirements for contributions to the public realm
To protect and enhance the cultural heritage resource	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan
To protect and enhance the quality of water features and resources	-	There is no mention of the CFSH which sets standards for water consumption and surface water run off	++	New dwellings must meet Level 6 of the CFSH	+	New dwellings must meet Level 3 of the CFSH	-	The saved policies of the Local Plan protect floodplains and the Fylde Aquifer but there are no policies on enhancement or conservation of the water resource

To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	++	This option only permits new dwellings on brownfield sites	+	This option does not restrict the provision of new dwellings on brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on encouraging the appropriate use of brownfield a sites
To contribute to the ability to adapt to the impacts of climate change	0	This option does restrict the building of new dwellings to within the settlement boundaries of the largest settlements which will minimise the number and length of car journeys people have to make but it does not require new dwellings to be built in line with the CFSH	++	This option does concentrate new dwellings within the boundaries of the largest settlements which will minimise the number and length of car journeys people have to make and it does require sites to be within 30 minutes public transport time of six major services, new dwelling have to meet Level 6 of the CFSH	+	This option does restrict the building of new dwellings to within the settlement boundaries of the largest settlements which will minimise the number and length of car journeys people have to make, new dwellings have to meet Level 3-5 of the CFSH	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to adapt to the impacts of climate change
To protect and improve air quality	0	New dwellings have to be built within settlement boundaries which minimises the length and frequency of car journeys people have to make, there is no mention of the CFSH	++	New dwellings have to be built within the boundaries of the largest settlements which minimises the length and frequency of car journeys people have to make and sites have to be within 30 minutes public transport time of six major services. Dwellings must achieve Level 6 of the CFSH	+	New dwellings have to be built within settlement boundaries which minimises the length and frequency of car journeys people have to make. Dwellings must achieve Level 3 -5 of the CFSH	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to protect and improve air quality

To increase energy efficiency and require the use of renewable resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires new dwellings to be energy efficient	++	Dwellings must meet Level 6 in the CFSH	+	Dwellings must meet Level 3-5 in the CFSH	--	There is no requirement for new dwellings to be built according to the Code for New Homes
To ensure sustainable use of natural resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires responsible sourcing of materials	++	Dwellings must achieve Level 6 in the CFSH this includes responsible sourcing of materials	+	Dwellings must achieve Level 3-5 in the CFSH this includes responsible sourcing of materials	--	There is no requirement for dwellings to be built in a sustainable way
To minimise waste, increase re-use and recycling	--	There is no requirement for new dwellings to be built according to the CFSH which requires the provision of recycling facilities	++	Dwellings must achieve Level 6 in the CFSH this includes the provision of recycling facilities	+	Dwellings must achieve Level 3-5 in the CFSH this includes the provision of recycling facilities	--	There is no requirement for recycling facilities within new housing developments
To promote the use of more sustainable modes of transport	+	Dwellings must be built in the largest settlements which will minimise the number and length of car journeys people have to make and public transport is readily available	++	This option concentrates the building of new dwellings within the boundaries of the largest settlements which will minimise the number and length of car journeys people have to make also sites must be within 30 of minutes public transport time of six major services	+	Dwellings must be built in the largest settlements which will minimise the number and length of car journeys people have to make and public transport is readily available	?	The uncertainty of the delivery of housing without an Interim Housing Policy would have a questionable effect on the ability to promote the use of more sustainable modes of transport
To protect and improve tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility	++	New dwellings will be concentrated in the largest settlements which will reduce their impact on tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility	+	New dwellings will be provided in existing settlements which will reduce their impact on tranquility

**Summary of
Sustainability
Appraisal**

Sustainable Option B (Urban) is the most sustainable choice for the following reasons : Development will be concentrated in the main settlements of the Borough; development will only be permitted on previously developed sites; it promotes mixed development schemes or sustainable mixed communities; the mix of housing types and sizes must be in line with the findings of the Fylde Sub- Regional Strategic Housing Market Assessment; all dwellings must achieve Level 6 of the CFSH the requirements of which are closely related to the objectives of sustainability appraisal; the site must be accessible by public transport; for all sites either affordable housing must be built or a contribution must be made; contributions must also be made to town centre and public realm improvements and public open space. The **Balanced Option C (Urban)** is less sustainable mainly because development is more dispersed and dwellings only have to achieve Level 3-5 of the CFSH. The **Delivery Option A (Urban)** is not sustainable because development is more dispersed and the CFSH is not a requirement. The **Do Nothing Option D (Urban)** is unsustainable because very little affordable housing is being built, the rate of building of market housing will slow down having a negative effect on the local economy. The CFSH which is a crucial part of ensuring that housebuilding is sustainable in the future is not mentioned.

Sustainability	Option A(Rural)		Option B(Rural)		Option C(Rural)		Option D(Rural)	
Objective	Delivery		Sustainability		Balanced Approach		Do Nothing	
	Effect	Comments/Explanation	Effect	Comments/Explanation	Effect	Comments/Explanation	Effect	Comments/Explanation
Social								
To reduce crime, disorder and fear of crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations leading to a reduction in crime	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve levels of educational attainment for all age groups and all sectors of society	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	0	Negligible effect provision of affordable dwellings may improve lifestyles and raise aspirations of young people	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To improve physical and mental health for all and reduce health inequalities	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	0	Negligible effect provision of affordable homes may improve physical and mental health of those currently in sub standard accommodation	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To ensure housing provision meets local needs	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	++	Any proposal would have to meet a local need identified in the Fylde Sub- Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed	- -	The Rural Exception Site Affordable Housing Policy requires 100% affordable housing. Very little affordable housing has been achieved local people on modest incomes cannot afford to buy properties in the rural villages

To protect and enhance community spirit and cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	+	Modest positive effect, any proposal would have to meet a local need identified in the Fylde Sub Regional Strategic Housing Market Assessment in terms of the number and proportion of affordable dwellings and the mix of housing types and sizes proposed this may have a small positive effect on community cohesion	-	The Rural Exception Site Affordable Housing Policy requires 100% affordable housing. Very little affordable housing has been achieved local people on modest incomes cannot afford to buy properties in the rural villages and this will have had a negative effect on community cohesion
To improve access to basic goods, services and amenities for all groups	- -	This option permits housing development in the smallest villages in Fylde which have poor access to services	-	This option only permits housing in the largest four villages of Elswick, Newton, Clifton and Staining. It is slightly better than Option A but it will still result in many car journeys by people wishing to access the services in the main towns	- -	This option permits housing development in the smallest villages in Fylde which have poor access to services	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Economic								
To encourage sustainable economic growth and business development across the borough	0	There is likely to be a negligible effect on the economy	0	There is likely to be a negligible effect on the economy	0	There is likely to be a negligible effect on the economy	0	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To encourage rural regeneration and rural diversification	0	This option has no links to the Sustainability Appraisal sub objective	0	This option has no links to the Sustainability Appraisal sub objective	0	This option has no links to the Sustainability Appraisal sub objective	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To promote economic inclusion	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	0	There may be a small boost to the local economy which will have a negligible effect on unemployment and household earnings	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option

To deliver urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	This option permits housing in the rural area it does not promote urban renaissance	0	The rural housing policies of the Local Plan are not linked to urban renaissance
To develop and market the borough as a place to live work and do business	+	Some new housing will increase the attractiveness of the Borough as a place to live	+	Some new housing will increase the attractiveness of the Borough as a place to live	+	Some new housing will increase the attractiveness of the Borough as a place to live	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
Environmental								
To protect and enhance biodiversity	+	New dwellings will be built in existing settlements which will protect existing nature conservation sites but there will be more pressure on the edges of villages for dog walking etc	++	New dwellings will be built in existing settlements which will protect existing nature conservation sites but there will be more pressure on the edges of villages for dog walking etc. Dwellings must be built to Level 6 of the CFSH which means ecological features must be designed for positive enhancement	++	New dwellings will be built in existing settlements which will protect nature conservation sites but there will be more pressure on the edges of villages for dog walking etc. Dwellings must be built to Level 3 of the CFSH which means ecological features must be designed for positive enhancement	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and enhance the borough's landscape and townscape quality	+	In respect of all proposals a financial contribution will be made towards public realm improvements	+	In respect of all proposals a financial contribution will be made towards public realm improvements	+	In respect of all proposals a financial contribution will be made towards public realm improvements	-	The local plan does protect the landscape of the borough and these policies will continue to be saved however it does not contain any requirements for contributions to the public realm
To protect and enhance the cultural heritage resource	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan	0	The cultural heritage resource will continue to be protected through the saved policies of the Local Plan

To protect and enhance the quality of water features and resources	-	There is no mention of the CFSH which sets standards for water consumption and surface water run off	++	New dwellings must meet Level 6 of the CFSH	+	New dwellings must meet Level 3 of the CFSH	-	The saved policies of the Local Plan protect floodplains and the Fylde Aquifer however, there is requirement to meet the CFSH
To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	++	This option only permits new dwellings on brownfield sites	+	This option does not restrict the provision of new dwellings to brownfield sites however it does restrict new dwellings to within settlement boundaries which will mean that most of them are built on brownfield sites	0	Policy HL3 Rural Exception Site Affordable Housing does permit housing on greenfield sites however the impact of this policy is likely to have been negligible
To contribute to the ability to adapt to the impacts of climate change	--	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys also there is no mention of the CFSH	+	This option does permit new dwellings in the four largest villages which will cause an increase in car journeys on the positive side dwellings do have to achieve Level 6 in the CFSH	0	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys on the positive side dwellings do have to achieve Level 3 in the CFSH	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and improve air quality	--	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys also there is no mention of the CFSH	+	This option does permit new dwellings in the four largest villages which will cause an increase in car journeys on the positive side dwellings do have to achieve Level 6 in the CFSH	0	This option does permit new dwellings to be built in the outlying villages causing an increase in car journeys on the positive side dwellings do have to achieve Level 3 in the CFSH	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To increase energy efficiency and require the use of renewable resources	--	There is no requirement for new dwellings to be built according to the Code for New Homes	++	Dwellings must meet Level 6 in the CFSH	+	Dwellings must meet Level 3 in the CFSH	--	There is no requirement for new dwellings to be built according to the Code for New Homes

To ensure sustainable use of natural resources	--	There is no requirement for new dwellings to be built according to the CFSH which requires responsible sourcing of materials	++	Dwellings must achieve Level 6 in the CFSH this includes responsible sourcing of materials	+	Dwellings must achieve Level 3 in the CFSH this includes responsible sourcing of materials	--	There is no requirement for dwellings to be built in a sustainable way
To minimise waste, increase re-use and recycling	--	There is no requirement for new dwellings to be built according to the CFSH which requires the provision of recycling facilities	++	Dwellings must achieve Level 6 in the CFSH this includes the provision of recycling facilities	+	Dwellings must achieve Level 3-5 in the CFSH this includes the provision of recycling facilities	--	There is no requirement for recycling facilities within new housing developments
To promote the use of more sustainable modes of transport	--	Dwellings will be built in the outlying villages this will promote the use of the private car	-	Dwellings will be built in the four largest rural settlements this will promote the use of the private car but not as much as option A	--	Dwellings will be built in the outlying villages this will promote the use of the private car	?	The uncertainty of having no interim housing policy means it is difficult to assess the impact of this option
To protect and improve tranquility	+	New dwellings will be provided in existing small settlements which will minimise their impact on rural tranquility	++	New dwellings will be built in the four largest rural settlements which will minimise their impact on rural tranquility	+	New dwellings will be provided in existing small settlements which will minimise their their impact on rural tranquility	+	New dwellings will be provided in existing small settlements which will minimise their their impact on rural tranquility

SUMMARY OF SUSTAINABILITY APPRAISAL

Sustainable Option B (Rural) The most sustainable option of the rural options is option B, however , this is not sustainable at all compared to the urban options especially in relation to the generation of car journeys and the related impact on climate change. It is difficult to bring out the difference between the rural and urban options in this respect . The only difference between the **Delivery and Balanced Options A and C (Rural)** is that the balanced has to meet Level 3 in the CFSH which does make the balanced more sustainable. In Relation to the **Do Nothing Option D (Rural)** there is not much change in the urban/rural population split which shows that the proportion of people living in the countryside is not changing although the numbers are increasing which is a negative aspect, it also fails on the CFSH

Appraisal of Strategic Options

Policy	Option A		Option B		Option C		Option D	
Objective	Delivery (Urban)		Sustainability (Urban)		Balanced Approach (Urban)		Do Nothing (Urban)	
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.	++	This option allows development in a larger range of settlement and does not include restrictions relating to maximum number of dwellings, the type and tenure of dwellings, managed release mechanism, and providing the most sustainable dwellings and locations. It would maximise the delivery of housing.	-	This option restricts developments to previously developed sites, and includes restrictions relating to maximum number of dwellings, the type and tenure of dwellings, managed release mechanism, and providing the most sustainable dwellings and locations. It would reduce delivery of housing.	+	This option allows development in a larger range of settlements, but includes some restrictions on the use of greenfield sites, the mix of housing types and sizes, and the provision of sustainable housing. It would provide less housing than Option A but more than Option B.	--	Policy HL1 of the Local Plan would be in conflict with (draft) RSS and would not be an appropriate mechanism for the consideration of planing applications. The LPA would have no effective and consistent way of assessing planning applications. The effect on housing delivery is unknown.
To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.	++	This option involves a site threshold of 15 dwellings and a requirement for 40% and 50% proportions of affordable housing respectively on previously developed and greenfield sites. Below the threshold, the option requires a financial contribution in lieu of provision. Compared to the other options this would probably provide the most affordable housing because of the lack of other development restrictions and	+	This option involves split site thresholds of 10 and 15 dwellings (requiring 30% and 40% elements of affordable housing respectively). Below the threshold, the option requires a financial contribution in lieu of provision. However, because of the additional development restrictions in the option (see above), a lower amount of affordable	+	This option is broadly similar to Option B in relation to its requirements for affordable housing but allows development on greenfield sites subject to a provision of a 50% element of affordable housing. It would probably provide less affordable housing than Option A but more than Option B.	--	Draft RSS contains a policy on affordable housing but this relates to the provision of 'plans and strategies' not to planning applications. Delivery of affordable housing could be significantly prejudiced.

To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.	--	This option does not include provisions for the control of housing tenure type and size.	++	This option seeks to influence the mix of housing tenure, types and sizes on sites involving more than 10 dwellings. It should meet the policy objective.	++	This option also seeks to influence the mix of housing tenure, types and sizes on sites involving more than 10 dwellings. It should meet the policy objective.	--	Without the Interim Housing Policy there would be no formal mechanism to influence the mix of housing tenure, types and sizes. The policy objective would not be met.
To provide housing in sustainable locations and which meets the Code for Sustainable Homes.	-	This option requires that development takes place within settlements and indicating minimum density requirements. However, the option does not include provisions to secure housing which meets the Code for Sustainable Homes.	++	As well as requiring that development takes place within a range of settlement and stating minimum density requirements, this option includes provisions for the development of previously developed sites only, for sites to be in sustainable locations relative to services and facilities, and for dwellings to meet the highest levels of sustainability in the Code for Sustainable Homes.	+	As well as requiring that development takes place within a range of settlement and stating minimum density requirements, this option includes provisions for dwellings to meet medium levels of sustainability in the Code for Sustainable Homes.	--	Reliance would have to be placed on Policy L4 of the draft RSS which is a weak development control policy. In effect higher standards of sustainability than those required by the Building Regulations would be difficult to achieve.
To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.	+	This option contains a requirement for a financial contributions to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	--	Without the Interim Housing Policy there would be no policy mechanism to secure necessary infrastructure. The policy objective would not be met.

To meet the above objectives without undermining the purpose and function of the future Local Development Framework.	O	This option would not prejudice the policy objective.	O	This option would not prejudice the policy objective.	O	This option would not prejudice the policy objective.	O	The 'do nothing option' would not prejudice the policy objective.
Score	2		5		6		-10	

Appraisal of Strategic Options

Policy		Option A		Option B		Option C		Option D
Objective		Delivery (Rural)		Sustainability (Rural)		Balanced Approach (Rural)		Do Nothing (Rural)
	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/explanation	Effect	Comments/Explanation
To allow sufficient housing to come forward in the interim period to meet the numerical requirements contained in (draft) RSS and to maintain a five year supply of housing land.	+	This option allows for development within the settlement boundaries of all the rural settlements identified in the Local Plan (other than those listed in the urban options). It allows development on greenfield sites and there is no provision for the dwellings to meet the Code for Sustainable Homes. However, the number and type of dwellings would be restricted to identified local needs. The option would make a modest contribution to the policy objective.	+	This option allows for development within the settlement boundaries of a smaller group of the larger villages. It restricts development to previously developed sites and the number and type of dwellings would be restricted to identified local needs. Dwellings would have to meet the highest levels of sustainability in the Code for Sustainable Homes. The option would make a modest contribution to the policy objective.	+	This option allows for development within the settlement boundaries of all the rural settlements identified in the Local Plan (other than those listed in the urban options). It allows development on greenfield sites. However, the number and type of dwellings would be restricted to identified local needs and they would have to meet the medium levels in the Code for Sustainable Homes. The option would make a modest contribution to the policy objective.	?	Without the Interim Housing Policy the LPA would have no effective and consistent way of assessing planning applications for housing. The effect on housing delivery is difficult to assess.
To maximise the provision of affordable dwellings to be developed in the interim period to meet identified needs.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	+	The proportion of affordable housing derived under this option would be geared to identified local needs. The option would help to meet the policy objective.	--	Reliance on the Local Plan would restrict the provision of affordable housing to rural exception sites (Policy HL3). Only one site has obtained planning permission over a 10 year period.

To provide for market and affordable housing of appropriate tenure, size and type to best meet the needs of the community.	++	This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.	++	This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.	++	This option seeks to gear provision directly to the needs identified by the Strategic Housing Market Assessment. It would meet the policy objective.	++	Reliance on the Local Plan would restrict the provision of affordable housing to rural exception sites (Policy HL3). This would ensure that provided housing would meet local needs.
To provide housing in sustainable locations and which meets the Code for Sustainable Homes.	--	Development in rural villages is generally unsustainable because of their distance from normal sources of employment, shops and other services. This option does not require compliance with the Code for Sustainable Homes.	+	Whilst development in rural villages is unsustainable because of their distance from normal sources of employment, shops and other services, this option allows for development within the settlement boundaries of a smaller group of the larger villages. It restricts development to previously developed sites and dwellings would have to meet the highest levels of sustainability in the Code for Sustainable Homes. It would meet only part of the policy objective.	0	Development in rural villages is generally unsustainable because of their distance from normal sources of employment, shops and other services. This option only requires dwellings to meet the medium levels in the Code for Sustainable Homes.	-	The uncertainty created by having no Interim Housing Policy makes it difficult to assess how much housing development would take place and where it would be located. There would be no policy requirements to encourage development to comply with the Code for Sustainable Homes. In respect of the provision of affordable housing, reliance would have to be placed on Policy L4 of the draft RSS which is a weak development control policy.

To ensure that infrastructure needed as a result of the development of dwellings is paid for by the developer.	+	This option contains a requirement for a financial contribution to be made towards public realm improvements in the area, and where provision is not made on site, for public open space requirements. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	+	This option contains a requirement for a financial contribution to be made towards town centre and public realm improvements, and where provision is not made on site, for public open space requirements. No requirements are included in respect of matters controlled by the County Council. This option would partly meet the policy objective.	-	Without the Interim Housing Policy there would be less opportunity to secure necessary infrastructure.
To meet the above objectives without undermining the purpose and function of the future Local Development Framework.	0	This option would not prejudice the policy objective.	0	This option would not prejudice the policy objective.	0	This option would not prejudice the policy objective.	0	The 'do nothing' option would not prejudice the policy objective.

Planning Policy Scrutiny Committee



Date	23 October 2007
Venue	Town Hall, St Annes
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman) Christine Akeroyd, Keith Beckett, George Caldwell, Maxine Chew, Lyndsay Greening, Angela Jacques
Other Councillors	Kevin Eastham
Officers	Paul Walker, Tony Donnelly, Mark Sims, Lyndsey Lacey
Members of the public	Representatives of St Annes on the Sea Town Council

1. Declarations of interest

Members were reminded that any personal/prejudicial interests should be declared as required by the Council's Code of Conduct adopted in accordance with the Local Government Act 2000.

2. Confirmation of minutes

RESOLVED: To approve the minutes of the Planning Policy Scrutiny Committee meeting held on 13 September 2007 as a correct record for signature by the chairman.

3. Substitute members

The following substitutions were reported under council procedure rule 25.3:

Councillor Christine Akeroyd for Councillor Michael Cornah

Councillor Angela Jacques for Councillor Ben Aitken

4. Extending your Home- Supplementary Planning Document

Mark Sims (Principal Planning Officer- Policy) presented an updated report on the work jointly undertaken between Blackpool, Fylde and Wyre councils on the draft supplementary planning document (extending your home)

Mr Sims explained that the Supplementary Planning Document (which formed part of the Council's emerging Local Development Framework) had now been finalised. He added that it provided detailed guidance for householders/ applicants and their agents on the preparation of high quality and sustainable designs for house extensions across the three boroughs. A copy of the full document was circulated with the agenda.

Mr Sims added that the SPD document intended to ensure;

1. Consistency and fairness in making decisions on planning applications;
2. That impacts on neighbours are acceptable;
3. That impacts on the character of the local environment are positive through adoption of good design principles; and
4. That the needs of home owners are met in so far as is compatible with the above.

After discussion it was RESOLVED:

1. To recommend to Council that the Supplementary Planning Document (as circulated) be adopted for development control purposes.
2. In the event of both Blackpool and Wyre councils being unwilling to adopt the SPD, officers be authorised to liaise with the Portfolio Holder for Development and Regeneration and the Committee Chairman and Vice - Chairman to decide an appropriate course of action.

5. Saved Local Plans policies

Mark Sims (Principal Planning Officer-Policy) reported that following Fylde Borough Council's submission to Government Office North West in March 2007, to save various Local Plan policies beyond September 2007, the Secretary of State had issued a Direction.

He explained that the Direction (dated 18 September 2007) indicated those policies which would be saved beyond 27 September 2007. In brief all policies in the Local Plan had been saved with the exception of Policy TR9: Car Parking Within New Developments. A copy of the Direction and accompanying letter was circulated with the agenda.

Following consideration of this matter it was RESOLVED to advise the Development Control Committee which Local Plan policies have been saved by way of a Direction issued by the Secretary of State.

6. Interim Housing Policy

Following discussion it was RESOLVED:

1. To defer this matter to allow detailed review of the Interim Housing Policy at a scrutiny workshop followed by a specially convened meeting of the Planning Policy Scrutiny Committee.
2. To arrange the workshop and Special meeting of Committee on 5 November and that the Special Meeting commence at 2.30pm

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