



FYLDE BOROUGH COUNCIL



Meeting Agenda

Planning Policy Scrutiny Committee
Lowther Pavilion, Lytham
10 April 2008, 19:00pm

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 Councils Code of Conduct is attached).</i>	4
2. CONFIRMATION OF MINUTES: <i>To confirm as a correct record the Minutes of the Planning Policy meeting held on 21 February 2008 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. DRAFT NORTH WEST REGIONAL SPATIAL STRATEGY – PROPOSED CHANGES	7-18
5. CARAVANS: VARIOUS ISSUES	19-31
6. HOUSING NEEDS AND DEMAND STUDY	32-37
7. CONSULTATION ON INTERIM HOUSING POLICY	38-39

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	10 TH APRIL 2008	4

Draft North West Regional Spatial Strategy - Proposed Changes

Public item

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

Summary

The Committee is asked to consider the content of the Secretary of State for Communities Proposed Changes to the draft North West Regional Spatial Strategy (RSS) for the North West of England.

The Proposed Changes have now formally been published for public consultation purposes so that stakeholders can comment.

The deadline for comments is 23 May 2008.

Recommendations

1. That the content of the report including the initial observations of officers be noted; and
2. That the Committee requests the Executive Manager, Strategic Planning and Development, to meet with senior officers from Blackpool and Wyre councils to identify the shared concerns of the three authorities based on the initial observations of officers contained in the report and that a combined response be submitted to Government Office North West.

Executive Portfolio

The item falls within the following executive portfolio[s]:

Report

INTRODUCTION

1. Government Offices work with regional partners to develop, implement and monitor 'Regional Spatial Strategies,' which set out Government's planning and transport policy for each region for a 15-20 year period. The strategies provide frameworks for determining planning applications, as well as for preparing both Local Development Documents and Local Transport Plans.
2. The North West Regional Assembly (NWRA) published the Submitted Draft Regional Spatial Strategy for the North West of England (the North West Plan), for consultation, in January 2006. This was considered by this Committee on 8 June 2006, and the Council's response was duly submitted to the NWRA. An Independent Panel held an Examination in Public about the draft Plan between November 2006 and February 2007, which your officers participated in. The Panel report setting out recommendations to change the draft Plan was published in May 2007. Members will recall that this was reported to this Committee on 28 June 2007.
3. The Secretary of State (SoS) has now considered the Panel report and is publishing Proposed Changes to the draft Plan for further consultation. Public consultation on the Proposed Changes was launched on 20 March 2008. A copy of the Draft North West Regional Spatial Strategy – Proposed Changes has been placed in the Members Room. The consultation will give the Government an opportunity to hear views on the published proposals from all who want to comment. The consultation will last until 23 May 2008. You can only comment on those parts of the draft RSS which have changed, including maps and diagrams.

PROPOSED CHANGES

4. The purpose of this document is to show the Secretary of State's decisions on each of the Panel's recommendations and the reasons for those decisions. This document also sets out the full text of the revised Draft Regional Spatial Strategy incorporating all the Proposed Changes and the reasons for them.
5. The SoS has recommended that the structure of RSS remains unchanged, but that further maps and diagrams should be included as appropriate. An index of chapters and policies in modified RSS is included in Appendix 1 to this report. The general approach to the Secretary of State's Proposed Changes has been to accept as many as possible of the Panel report's recommendations, with some minor modifications. Selected policies with a specific or direct relevance to Fylde Borough have been highlighted for comment in the report.

Regional Spatial Framework

6. This part of the draft RSS relates to Underlying Strategy, Key Service Centres, Rural Policy and Green Belts. The following particular aspects of the Proposed Changes are highlighted as they significantly depart from, or are additional to, the Panel's recommendations.

Underlying Strategy

7. It is proposed to amend the Regional Spatial Framework this to bring it more closely into alignment with the spatial vision in the Regional Economic Strategy, and the North West Regional Funding Allocations advice.

Initial observation: No objection be raised to this Proposed Change.

Key Service Centres

8. It is proposed to delete the named Key Service Centres and, instead, replace this with a criteria-based approach which will leave their identification to Local Development Frameworks.

Initial observation: No objection be raised to this Proposed Change.

Working in the North West - Achieving a Sustainable Economy

9. Policy W1 – ‘Strengthening the Regional Economy’ identifies the growth potential and opportunities across the region. The SoS’s Proposed Change to this policy includes adding in a reference to Blackpool.

It is noted however that the ‘Proposed Text’ to RSS, incorporating the SoS’ Proposed Changes, does not include reference to Blackpool in Policy W1.

Initial observation: Notwithstanding the fact that the exact wording of the reference to Blackpool in Policy W1 has not been included in the ‘Proposed Text’ as indicated by the SoS Decision in R5.2, the reference to Blackpool is supported in principle. The SoS’s attention should be drawn to this omission.

10. The SoS has rejected the Panel’s recommendation to disaggregate employment land requirements to Local Planning Authority level. The SoS is not currently convinced of the merits of disaggregating to District level. Consequently, this matter is left to the Integrated Regional Strategy. As referred to in the two previous background papers, your officers maintain the view that County-wide employment land requirements are not appropriate.

Initial observation: Raise an objection in respect of the above matter and request that consideration be given to including employment land requirements in the immediate partial review.

11. The SoS accepts the Panel’s recommendation that the Table 8.1 which sets out a list of Regionally Significant Investment Sites should be deleted and replaced with a criteria based approach to guide identification of such sites in Local Development Documents. It is possible that the criteria based approach to the identification of Regional Investment Sites could provide the opportunity for the identification of such a site within the Fylde Peninsula.

Notwithstanding the above there is concern with the proposed wording of the amended Policy W2. The use of the phrase ‘within the urban areas’ leads to confusion and potential conflict when read in the context of the second paragraph which requires sites to have regard to amongst other policies DP4 which applies the sequential approach to site identification and does allow as a last resort sites on the fringes of

settlements to be identified for development. The inclusion of the wording 'within urban areas' in the first sentence of Policy W2 could be interpreted as excluding such locations.

Initial observation: That the Proposed Change is supported in principle, and request that consideration the first sentence of the policy be reworded so as to provide clarity of interpretation when considering the second paragraph of the policy.

Living in the North West - Ensuring a Strong, Healthy and Just Society

12. Amendments have been made to reflect the publication of PPS3 and the availability of new CLG guidance on Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments studies.
13. It is proposed to remove the ceiling to housing figures, in line with the more flexible approach of Planning Policy Statement 3, to enable additional growth and current government initiatives of Housing Growth Points and Eco Towns to be accommodated. They are not intended to act as maximum figures and that, in line with PPS3, in monitoring and managing their housing trajectory, local planning authorities can exceed the figure in any given year.
14. No changes have been made to housing provision figures for Fylde Borough or the Fylde Peninsula. The Annual Average rate of Housing Provision (Net of clearance replacement) for Fylde is therefore 306 dwellings. (5,500 dwellings, Total Housing Provision 2003 – 2021 (Net of clearance replacement)).
15. The indicative target for brownfield land and buildings figures has however altered, as per the Panel recommendation. For the Fylde Peninsula this is 'At least 65%'. This is the figure advocated by your officers at the EIP, which compares with a figure of at least 80% in the Submitted Draft RSS.

Initial observation: That the revised previously developed land target for the Fylde Peninsula is supported.

Transport in the North West - Connecting People and Places

16. It is proposed to remove the detailed information on transport investment priorities, for inclusion in the Implementation Framework.

Initial observation: No objection be raised to this Proposed Change.

17. Blackpool Airport has been added to the list of international and National Gateway Interchanges in Appendix RT (b), to be listed with Manchester Airport, Liverpool John Lennon Airport, Mersey Port and the Manchester Ship Canal, Manchester Piccadilly Railway Station and Liverpool Lime Street.

Initial observation: That the Proposed Change is supported.

Enjoying and Managing the North West

18. It is proposed to replace the on site renewable energy policy, with a new policy on decentralised energy supply.

Initial observation: No objection be raised to this Proposed Change.

Central Lancashire City Region

19. The Proposed Changes confirm that the Central Lancashire City Region (CLCR) should be one of the basic components of the RSS. In practice it consists of four separate but linked and interdependent units, based on Preston, Blackpool, Blackburn and Burnley. It is proposed that these should be developed as relatively self-contained entities, where jobs and services are provided locally.
20. The Panel recommended that at a future review the following questions amongst others should be addressed:
- Does the concept of the Central Lancashire City Region (CLCR) obscure more important linkages? and
 - Is the idea of a single polycentric city region a useful one? (embracing the 3 current City regions identified in draft RSS)

The Secretary of State (SoS) accepted the Panel's recommendation, but clarified they should be considered when the broad thrust of the strategy is reviewed, not within the partial review which has commenced (refer to para 28 below).

Initial observation: The SoS's Decision is noted.

21. Policy CLCR1 : Central Lancashire City Region Priorities

It is proposed that Policy CLCR1, which identifies the priorities for the City Region, be modified. An additional bullet has been added on rural areas as response to comments made by Fylde Borough Council and others. It proposes to support and diversify the rural economy and improve access to services in the rural areas focusing development in locations which accord with RDF2.

Initial observation: That the inclusion of this additional bullet point is supported.

22. Policy CLCR2: Focus for Development and Investment in Central Lancashire City Region

This policy states that development in the Central Lancashire City Region should be located primarily in Preston, Blackburn, Blackpool and Burnley. The extent of the four growth areas has been defined. For this purpose, Blackpool is part of an urban area that includes Fleetwood, Thornton, Cleveleys and Lytham St Annes. This policy has been modified so as to include reference to development in other parts of the Central Lancashire City Region. ie: Outside the Regional Towns and City development should be concentrated in KSCs and Local Service Centres, and will be appropriate to the scale and function of each settlement, as indicated in the proposed revision to Policy RDF2.

In addition to the above an additional paragraph in the supporting text has been proposed which spells out the differences between each of the towns and the potential roles they have to play in the city region. It identifies the strengths and opportunities of each of the four centres. For Blackpool and Preston they are as follows:

“Blackpool

- major tourist centre with potential for casino and conference development;
- need for economic growth to underpin urban restructuring;
- focal point for coastal housing market renewal;
- specialist medical services centred on Blackpool Victoria Hospital;
- centre for retailing, services, public administration and further education;
- public transport hub for the Fylde Peninsula;
- airport with potential for increased use.

Preston

- focal point at the intersection of north-south and east-west transport corridors;
- centre for culture, leisure and quality city living;
- established advanced engineering and aerospace industries;
- centre of public administration, justice and financial services;
- University of Central Lancashire, with links to knowledge-based business;
- specialist medical services centred on Royal Preston Hospital;
- regional public transport gateway and interchange;
- higher order retailing and services.”

In respect of the above there appears to be an inconsistency between the 5th bullet point under Blackpool and the 8th bullet point under Preston. Having regard to policy W5: Retail Development, no distinction is made between Preston and Blackpool, in terms of retail hierarchy. In light of this it is not considered appropriate for “higher order retailing...” to be introduced in policy CLCR2 for Preston, and only “retailing...” be referred to in the case of Blackpool.

For clarity and consistency it is suggested that for each of Central Lancashire City Region’s growth areas, CLCR2 should be amended as follows:-

Either, they should all refer to ‘retailing’, or they should all refer to ‘higher order retailing’.

Initial observation: Support in principle the lowercase text which sets out the strengths and opportunities for each of the four growth centres, but raise an objection in respect of the above matter.

23. New Policy : CLCR3: Green City

An additional policy has been proposed in relation to the Central Lancashire City Region which highlights the “Green City” concept, and the contribution made to the quality of life by the City Region’s extensive rural areas and urban spaces. Those elements of the policy which are relevant to protection and enhancement of the green character in Fylde include maintaining the extent of the Green Belt; and the further development of the Morecambe Bay Regional Park. The SoS considers that the inclusion of this policy differentiates the CLCR and adds to the distinctiveness of policy for the area.

Initial observation: That the inclusion of this policy is supported.

24. General observation:

It is noted that in respect of Proposed Text para 13.1, that the ordering of the centres (Preston, Blackburn, Blackpool and Burnley) has been changed to reflect comment by NWDA. This change is also reported as being replicated in Proposed Text para 13.4. This is not the case.

Initial observation: That for consistency the ordering of the centres, as stated in Proposed Text para 13.1, is replicated in Proposed Text para 13.4 and also in bullet point 1 of Policy CLCR1.

IMPLICATIONS FOR FYLDE

25. The North West Regional Spatial Strategy provides a framework for development and investment in the region over the next fifteen to twenty years. When adopted the draft RSS will form part of the development plan. Other regional, sub-regional, local plans and strategies (including LDDs and SPDs) should adhere to the principles established in the final North West RSS. It is proposed that the Interim Housing Policy, which this Council is to prepare, has due regard to the Proposed Changes.
26. Where there are matters of common ground relating to the Fylde Peninsula it is considered appropriate to endorse the views of both Blackpool and Wyre Borough Councils where we support one another. The substance of their representations is not yet however known at the time of writing this report. It is therefore proposed that each seeks authority for officers to submit a combined response on behalf of the three Fylde Coast authorities, incorporating the shared concerns expressed in individual reports. These shared views can be incorporated in the response that is presented to GONW.

NEXT STAGES

27. Ministers will consider the consultation responses before finalising the Regional Spatial Strategy. It is anticipated that the final version of the Regional Spatial Strategy will be published in mid 2008.
28. The Secretary of State accepts the need for partial review and roll forward of housing, waste and energy policies as a matter of urgency.

Implications	
Finance	No direct implications
Legal	RSS is part of the statutory development plan.
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	Draft RSS is based on the need to achieve sustainable development.
Health & Safety and Risk	No direct implications

Management	
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Report Author	Tel	Date	Doc ID
Mark Sims	(01253) 658656	March 2008	

List of Background Papers		
Name of document	Date	Where available for inspection
Report - Planning Policy Scrutiny Committee. Submitted Draft Regional Spatial Strategy for the North West of England	8 June 2006	Planning Policy Section Town Hall St Annes
Report - Planning Policy Scrutiny Committee. Regional Spatial Strategy for the North West of England – Panel Report	28 June 2007	Planning Policy Section Town Hall St Annes

Attached documents

Appendix 1 : Index of chapters and policies in modified Regional Spatial Strategy.

Appendix 1 : Index of chapters and policies in modified Regional Spatial Strategy

1 The Role and Purpose of RSS

2 Our Region

3 Policy Context

4 Spatial Principles

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP3 Promote Sustainable Development

DP4 Make the Best Use of Existing Resources and Infrastructure

DP5 Manage Travel Demand; Reduce the Need to Travel and Increase Accessibility

DP6 Marry Opportunity and Need

DP7 Promote Environmental Quality

DP8 Mainstream Rural Issues

DP9 Reduce Emissions and Adapt to Climate Change

5 Regional Spatial Framework

RDF1 Spatial Priorities

RDF2 Rural Areas

RDF3 The Coast

RDF4 Green Belts

6 Working in the North West – Achieving a Sustainable Economy

W1 Strengthening the Regional Economy

W2 Locations for Regionally Significant Economic Development

W3 Supply of Employment Land

W4 Release of Allocated Employment Land

W5 Retail Development

W6 Tourism and the Visitor Economy

W7 Principles for Tourism Development

W8 Regional Casinos

7 Living in the North West – Ensuring a Strong, Healthy and Just Society

L1 Health, Sport, Recreation, Cultural and Education Service Provision

L2 Understanding Housing Markets

L3 Existing Housing Stock and Housing Renewal

L4 Regional Housing Provision

L5 Residential Density Policy

L6 Affordable Housing

8 Transport in the North West – Connecting People and Places

RT1 Integrated Transport Networks

RT2 Managing Travel Demand

RT3 Public Transport Frameworks

RT4 Management of the Highway Network

RT5 Airports

RT6 Ports and Waterways

RT7 Freight Transport

RT8 Inter-Modal Freight Terminals

RT9 Walking and Cycling

RT10 Priorities for Transport Management and Investment

9 Environment, Minerals, Waste

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

EM1(a) Landscape

EM1(b) Natural Environment

EM1(c) Historic Environment

EM(d) Trees, Woodlands and Forests

EM2 Remediating Contaminated Land

EM3 Green Infrastructure

EM4 Regional Parks

EM5 Integrated Water Management

EM6 Managing the North West's Coastline

EM7 Minerals Extraction

EM8 Land-won Aggregates

EM9 Secondary and Recycled Aggregates

EM10 A Regional Approach to Waste Management

EM11 Waste Management Principles

EM12 Locational Principles

EM13 Provision of Nationally, Regionally and Sub-Regionally Significant Waste
Management Facilities

EM14 Radioactive Waste

EM15 A Framework for Sustainable Energy in the North West

EM16 Energy Conservation & Efficiency

EM17 Renewable Energy

EM18 Decentralised Energy Supply

10 Manchester City Region

MCR1 Manchester City Region Priorities

MCR2 Regional Centre and Inner Areas of Manchester City Region

MCR3 Southern Part of Manchester City Region

MCR4 Northern Part of Manchester City Region

MCR5 Strategic Framework for Warrington

11 South Cheshire

CH1 Overall Spatial Policy for South Cheshire

12 Liverpool City Region

LCR1 Liverpool City Region Priorities

LCR2 The Regional Centre and Inner Areas of Liverpool City Region

LCR3 Outer part of the Liverpool City Region

LCR4 The remaining rural parts of Liverpool City Region

LCR5 West Cheshire – North East Wales and Vale Royal

13 Central Lancashire City Region

CLCR1 Central Lancashire City Region Priorities

CLCR2 Focus for Development and Investment in Central Lancashire City Region

CLCR3 Green City

14 Cumbria and North Lancashire

CNL1 Overall Spatial Policy for Cumbria

CNL2 Sub-area Development Priorities for Cumbria

CNL3 Spatial Policy for the Lake District

CNL4 Spatial Policy for North Lancashire

15 Implementation, Monitoring and Review

IM1 Implementation

16 Assessment of Replaced and Potentially Saved Structure Plan Policies

Appendix RT

List of Abbreviations

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	10 TH APRIL 2008	5

Caravans: Various Issues

Public/Exempt item

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

Summary

To allow Members to consider some current issues around the use of caravans as permanent living accommodation.

Recommendation/s

1. That members consider the information contained in the report and determine whether to recommend the carrying out of further work on the issues raised.

Executive Portfolio

The item falls within the following executive portfolio[s]:

Development and Regeneration (Councillor Roger Small)

Report

Background

In September 2003 the former Economy and Development Committee established a task and finish group to make recommendations in respect of a number of issues arising from the fact that it was believed that a number of static holiday caravans were being used as residential caravans, contrary to planning permission conditions.

A number of meetings of the task and finish group took place, not all of which were minuted. The last minuted meeting took place on the 13th May 2004 which referred to outcomes being reported back to a future meeting. It is understood that a further meeting

Continued....

did take place (un-minuted), but that resolution of the issues raised by the terms of reference were never formally resolved.

The Committee Structure changed in the period after the above date and the issues continued to be unresolved.

The issues were raised again in April 2007 when a detailed report and addendum paper was considered by this Committee. A copy of the report, the addendum paper and the minute of the meeting is attached for information.

In July 2007 CLG published 'The Good Practice Guide on Planning for Tourism (July 2007)'. This advises that tourist accommodation is now in demand over longer periods of the year and that this is good for the local economy. Whilst acknowledging that tourist caravans should not be allowed to be used as permanent residences, it suggests that:

- seasonal occupancy conditions should be used to restrict holiday use during particular times of the year; e.g. to protect the environment if the breeding season of an important species of bird would be affected by occupation;
- other conditions should be used to ensure that holiday caravans are not used as main residences. The suggested conditions are:
 - a. the caravans are occupied for holiday purposes only;
 - b. the caravans shall not be occupied as a person's sole or main residence;
 - c. the operators of the site shall maintain an up-to-date register of the owners occupiers of the caravans and of their home addresses.

The CLG guidance now undermines the policies of the Fylde Borough Local Plan which require that static holiday caravans be unoccupied for a six week period and touring holiday caravans be removed from the site for a six week period.

It is considered that the suggested conditions will be harder to enforce and thus open up a potential for greater misuse of static and touring holiday caravans as main residences.

It is expected that as the new government guidance become known to site owners, the Council could receive a number of planning applications to extend the operational season of sites.

The previously unresolved issues have once again been raised by some Members (particularly in the light of the 2007 CLG Guidance) and an informal joint member / officer meeting took place on 20th March 2008 at the request of the Chairman attended also by Cllrs Small and Fiddler. The outcome of that meeting was that:

- Officers should consult with other Lancashire authorities to ascertain whether they had identified similar issues, and if so, how they were dealing with the matters.
- One to one meetings with site owners should be undertaken to discuss relevant issues, particularly when planning applications are submitted to extend the season;
- Enforcement action should be undertaken in respect of sites where there is evidence that planning conditions are being breached; and

- Environmental Health officers should research whether there was a means whereby site owners could be charged for enforcement proceedings.

The matters highlighted within the report are undoubtedly matters which affect other local authorities and local communities. An appropriate response to this would be to elicit the views and assistance both of the local MP and the Local Government Association to any further course of action that members believe should be pursued.

Members are therefore asked to consider whether further reports are necessary and, if they are considered to be necessary, what matters they should address.

Implications	
Finance	The allocation of resources to the work described in the report would draw resources from other proactive and reactive work of the Council in the operational areas of planning, licensing, legal, environmental health and finance.
Legal	No direct implications
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	No direct implications
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	March 2008	

List of Background Papers		
Name of document	Date	Where available for inspection
Previous Report to PPSC.	11 th April 2007	Local Plans Section Town Hall St Annes

Attached documents

1. Report of 11th April 2007
2. Addendum Report 11th April 2007
3. Minutes of 11th April 2007 Meeting

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	28 TH MARCH 2007	4

Static Caravans: Various Issues

Public/Exempt item

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

Summary

To identify some issues around the use of static caravans as permanent living accommodation.

To make recommendations to the Portfolio Holders in respect of issues relating to the use of static caravans within commercial sites in the borough.

Recommendation

That Members consider the content of the report and identify to the Portfolio Holders:

- what the main concerns are;
- what outcomes are to be achieved;
- how these are to be addressed and delivered; and
- if necessary whether additional resources are to be made available.

Cabinet Portfolio

The item falls within the following executive portfolios:

Development and Regeneration

Councillor Roger Small

Community and Social Wellbeing

Councillor Patricia Fieldhouse

Culture and Tourism

Councillor Simon Renwick

Report

Background

In September 2003 the former Economy and Development Committee established a task and finish group to make recommendations based upon the following terms of reference.

1. The number and distribution of residential caravans in the Borough;
2. The number of static holiday caravans currently being used as residential caravans, contrary to planning permission conditions;
3. An assessment of the effect of the above on local services and facilities;
4. An assessment of the implications of the above on the Council's housing policy;
5. The social and health implications of people, including elderly people living in residential caravans on sites normally away from essential facilities;
6. The resources needed to undertake the necessary background work;
7. The likely effect if enforcement was undertaken on a large scale in respect of caravans being used unlawfully for residential purposes.

A number of meetings of the task and finish group took place, not all of which were minuted. The last minuted meeting took place on the 13th May 2004 which referred to outcomes being reported back to a future meeting. It is understood that a further meeting did take place (un-minuted), but that resolution of the issues raised by the terms of reference were never formally resolved.

The Committee Structure changed in the period after the above date and the issues to date continue to be unresolved.

Current Position

Some Members have again expressed concerns relating to static caravans a number of related issues are described in this paper to allow the Committee to consider whether it wishes to reopen consideration of any of the matters listed and recommend to the relevant portfolio holders that further work is undertaken.

There are 28 caravan sites in the borough which are currently licensed for some 3,038 static holiday caravans.

There are 32 caravan sites which hold licences for 662 static residential caravans.

Three sites hold licences for 55 chalets.

Additionally, there are 17 sites which hold licences for some 746 touring caravans

Some of the sites hold licences for more than one type of caravan.

A number of issues have been identified in connection with the occupation of static caravans. These are rehearsed below. There may be other issues of which Members are aware.

Enforcement

From time to time, allegations are made that people are living virtually full-time in static caravans licensed and with planning permission for holiday use only.

From a planning perspective Policy TREC 6 of the Local Plan requires a six week period when static holiday caravan sites must be closed (in order to prevent full-time occupation). However, it is commonly believed that some people take up other temporary housing in this period (including extended holidays) and return to the holiday caravan after the six week period.

We do not know the extent of this problem. However, it is accepted that something of a problem exists since examples come to light occasionally to Council officers in different sections e.g. Council Tax, Housing Benefits, Environmental Health, Housing and Planning.

There are no comprehensive monitoring arrangements in place to ensure that all holiday sites actually close for the prescribed period.

There are a number of factors which would hamper a proper structured investigation of the issue:

- Some caravan sites may have been established before there was a requirement to obtain planning permission. It may be difficult to adduce any legal difference in caravans used for residential or holiday uses since there would be no planning permission or planning conditions.
- Some caravan sites with historic planning permissions may have conditions which are unenforceable due to inadequate wording. It would be contrary to the public interest to advertise this fact.
- The occupation of some holiday caravans may be immune from enforcement due to the length of time of unlawful occupation.
- Even where the conditions are enforceable (more likely to be on more recent consents) it would be possible to undertake some investigative and possibly enforcement work. This would be a matter for the Council's enforcement officers, but could involve very significant staff resources. For instance, if people were actually living in holiday caravans full time, it would be an easy matter for them to give fictitious home addresses (e.g. the address of a relative) and it would be very difficult matter if not impossible to disprove such an assertion.
- Even if enforcement action could be taken, this could result in a person or family being made homeless. First of all this could place the Council in a poor light (in terms of public perception). Secondly, there may be legal ramifications of making persons homeless.

Council Tax

Generally speaking, those people who reside in 'lawful' residential caravans pay Council Tax. There is no problem in this respect. Where people 'unlawfully' reside in holiday caravans, they generally do not pay Council Tax unless they are identified and own up to the situation. Where this happens, persons may be paying Council Tax in respect of a holiday caravan which should not be being used for residential purposes.

Occasionally, a person may be paying Council Tax direct to the Council and also paying business rates indirectly through the site owner.

Obtaining Council Tax payments from persons residing in holiday caravans would be difficult because the Council would have to prove that the caravan was the main place of residence.

There is no Council policy which seeks to address unlawful occupation of a caravan and the payment of Council Tax.

Housing Benefits

Occasionally persons residing in holiday caravans will apply for housing benefit, again suggesting that the caravan may be the main place of residence.

The Housing Benefit's Section believe that there is a significant number of people lawfully claiming Housing Benefit who are residing in holiday caravans. There are no available statistics on this issue.

There is no Council policy which seeks to address unlawful occupation of a caravan and the payment of Housing Benefits.

Health, Social Wellbeing and Homelessness

Many people retire to residential and 'holiday' homes on sites in rural situations away from main services. After a number of years, due to age and infirmity of the person, or the deteriorating condition of the caravan, continued residence can become difficult. This places additional pressures on the providers of health and social services. Ultimately, this could increase the number of persons who present themselves as homeless to the Council. The view of the Housing Section is that this aspect should not be underestimated and that the potential resource implications should be fully recognised.

If the Council accepts a duty to house people (such as the elderly with health problems) it would have to accommodate them until they are rehoused by New Fylde Housing Association. That body currently has over 4,000 on the waiting list with only an average of 200 properties a year coming up for letting.

In the meantime whilst such persons would claim Housing Benefit whilst in temporary accommodation, the shortfall is often subsidised by the Council.

There may also be Human Rights Act implications if enforcement action is taken which deprives someone of their permanent home as this could be seen to be in conflict with Art 8 (right to respect of home and family life).

Housing Improvement Grants

The Council pays housing improvement grants and disabled facilities grant to people in residential caravans. It is understood that grants are only paid to persons who reside in residential caravans occupied lawfully.

Tourism

If significant numbers of people are permanently residing in holiday caravans, then there may be an argument to suggest that the 'tourism offer' of the borough is being diminished, and that this in itself requires attention.

There appears to be a trend towards the conversion of existing touring sites to holiday static sites, presumably because the latter are more profitable. This could increase the potential for such caravans to be occupied unlawfully in the future.

There is currently a lack of knowledge about the degree of demand and occupancy of touring sites which makes it problematic to determine planning applications for conversion to static holiday sites.

Conclusion

There are thus a number of issues stemming from the use and occupation of static caravans.

Even where the caravans are legitimately occupied for residential and retirement purposes, this can lead to health and wellbeing issues, which in extreme cases can lead to homelessness.

It is believed that a significant number of holiday caravans may also be being used for residential purposes. This separately raises issues of planning and licensing enforcement, and the fact that the Council may be failing to take enforcement action even when it has evidence to suggest that some persons are paying Council Tax and are in receipt of Housing Benefit.

The Council has no formal policies in place to determine an appropriate course of action in the above circumstances.

Use of holiday caravans for residential purposes will ultimately raise the frequency of the health and wellbeing issues referred to above.

Use of holiday caravans for residential purposes could undermine the tourism offer of the borough and undermine the tourism economy.

Lastly, there are currently inadequate enforcement resources to mount a significant exercise on static caravans, given the level of other existing enforcement work. Also,

Members should only commission such work if the proper resources can be made available and there is a firm political will to progress such work to an effective conclusion.

Members are asked to consider, discuss and identify:

- what the main concerns are;
- what outcomes are to be achieved;
- how these are to be addressed and delivered; and
- if necessary whether additional resources are to be made available.

IMPLICATIONS	
Finance	Greater enforcement could have significant financial implications.
Legal	Enforcement of conditions places the burden of proof with the Council. The Council may not employ coercive means of interrogation or information collection to facilitate enforcement action. Further advice on human rights implications may be needed.
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	There are sustainability implications stemming from people permanently living in rural holiday caravans away from main services and facilities.
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	March 2007	

List of Background Papers		
Name of document	Date	Where available for inspection
None		Local Plans Section Town Hall St Annes

Planning Policy Scrutiny Committee

Static Caravans

Addendum at the request of the Chairman

Possible Work Plan

1. Examine the caravan sites in the borough which are currently licensed for static holiday caravans and chalets with a view to determining which are:
 - exempt from planning control because they pre-date planning legislation;
 - exempt from planning control because there are no restrictive conditions or they are ineffectual;
 - subject to planning control.
2. Obtain a list of those persons residing in holiday caravans who pay Council Tax (if lawful).
3. Obtain a list of those persons residing in holiday caravans who are in receipt of housing benefit (if lawful).
4. Prepare a report to DC Committee recommending enforcement action in respect of persons identified in 2 and 3 above, subject to the provisos in 1 above;
5. Undertake a survey of touring caravan sites with a view to ascertaining occupancy rates over the season. (There are no current resources within the planning department to undertake this work.)

Planning Policy Scrutiny Committee



Date	11 April 2007
Venue	Lowther Pavilion, Lytham
Committee members	Councillor Kevin Eastham (Chairman) Councillor Colin Walton (Vice-Chairman) John Bennett, Maxine Chew, Raymond Norsworthy,
Other Councillors	Karen Henshaw JP
Officers	Ian Curtis, Paul Walker, John Cottam, Mark Evans, Chris Hambly, Tony Donnelly, Lyndsey Lacey, Carolyn Whewell

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 8 February 2007 as a correct record for signature by the chairman.

3. Substitute members

The following substitution was reported under council procedure rule 22.3:

Councillor Maxine Chew for the Mayor, Councillor Harold Butler

4. Static Caravans: Various Issues

Tony Donnelly, Head of Planning (Policy) introduced a report on various issues around the use of 'holiday' static caravans as permanent living accommodation.

Mr Donnelly explained that the subject had been a challenge for the council for many years and had last been considered as recently as 2003 although no formal outcome on the matter had been obtained. There continued to be

general concern that a significant number of holiday caravans were probably being used for residential purposes. He added that when the Council became aware of such cases, e.g. when occupants paid Council Tax or applied for Housing Benefit it had no formal policies in place to determine an appropriate course of action i.e whether or not to take enforcement action.

Mr Donnelly further reported that whilst the council had records in respect of which caravan sites contained holiday caravans, there were no comprehensive monitoring arrangements in place with either licensing or planning to ensure that all holiday sites actually close for the prescribed period. This was due to lack of staff resources.

In brief, the report provided an overview of the background to the matter and highlighted the current position; the number of caravan sites in the borough; enforcement issues; the council tax/ housing benefit position; health and social wellbeing and homelessness issues; the situation with housing improvement grants and tourism related matters.

Members were asked to consider the content of the report and identify to the Portfolio Holders what the main concerns were; what outcomes were to be achieved; how these were to be addressed and delivered and whether additional resources were to be made available.

An addendum report, requested by the chairman at the briefing meeting, was circulated at the meeting which outlined five suggested work streams, if resources could be identified.

Ian Curtis (Head of Legal Services) advised that data protection and human rights issues would need to be taken into account in developing any new policy.

Councillor Nowsworthy suggested that the committee should concentrate on introducing a new set of rules / policy to assist with enforcement. Mr Donnelly suggested that members should only commission such work if the proper resources could be made available and there was a firm political will to progress such work to an effective conclusion.

Councillor Walton enquired about the new valuation system which was likely to come in force and its implications on static holiday caravans.

It was acknowledged that enforcement in relation to caravan issues could involve both the planning and licensing powers. As such, clarification was sought in respect of the purpose of the Caravan Sites and Control and Development Act 1960. Mr Hambly addressed this point. He stated that the purpose of the licence was primarily to address public health and safety issues rather than control occupancy of caravans. This was a matter for planning to control.

After a full discussion the Committee RESOLVED:

1. To recommend to the Portfolio Holders that a review of the policy on the use of static caravans be undertaken and that if possible, this be jointly carried out by Fylde, Wyre and Blackpool.
2. To present the draft policy document to a future meeting of the Planning Policy Scrutiny and Public Protection Committees.

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	10 TH APRIL 2008	6

Housing Needs and Demand Study

Public/Exempt item

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

Summary

To report on the conclusions reached in the update of 2002 Housing Needs Survey undertaken by Fordham Research.

Recommendation/s

That the Committee considers the 2007 Update of the Housing Needs and Demand Study and makes appropriate recommendations to the Portfolio Holder.

Executive Portfolio

The item falls within the following executive portfolio[s]:

Development and Regeneration (Councillor Roger Small)

Report

Background

At the Planning Policy Scrutiny Committee meeting on 12th October 2006, it was resolved that that a new in depth housing needs survey be commissioned to inform the preparation of the Interim Housing Policy which would be needed as the emerging Regional Spatial Strategy approaches adoption.

The Committee was subsequently informed that there would be significant financial implications associated with undertaking a new survey which Members had indicated should be prepared on a more detailed parish basis in the rural areas.

On the basis that PPS3: Housing now requires the undertaking of Strategic Housing Market Assessments (which includes an assessment of housing need) and taking into account the need to make best use of limited financial resources, in February 2007 the Committee resolved to commission an update of the Fordham 2002 Housing Needs Survey.

The Final Report of the update has now been completed and the main conclusions are indicated below.

The report reviews the 2002 Housing Needs Survey and provides an updated and robust estimate of the need for affordable housing in the context of changes that have occurred since the time of the first survey.

Conclusions on Housing Needs (Housing Needs Assessment Model)

The annual net need for affordable housing is now 568 dwelling compared with 420 in 2002. The assessment figure is very close to the assessment provided by DTZ in the draft Strategic Housing Market Assessment of 610 (which has yet to be reported to Members).

Table 6.2 describes the sizes of affordable homes required. It indicates that there are shortfalls for all accommodation sizes. The largest shortfall is for one bedroom properties followed by two bedroom properties. It is of interest to note the shortage relative to supply is greatest for four or more bedroom properties where it is estimated that none of the need can be met.

Table 6.2 Net need for affordable housing by size and type					
Accommodation type	Need	Supply	TOTAL	% of net shortfall	Supply as % of need
1 bedroom	324	83	240	42.3%	25.8%
2 bedroom	253	94	159	28.1%	37.0%
3 bedroom	119	37	82	14.5%	31.0%
4+ bedroom	86	-	86	15.1%	0.0%
TOTAL	782	214	568	100.0 %	27.4%

Source: Fylde 2007 Housing Needs Survey Update (updated from 2002 survey)

Table 6.3 describes the calculated distribution of housing need in different parts of the borough. It shows that St Annes has the largest net shortfall, closely followed by Lytham. St Annes also records the greatest shortage relative to supply.

Table 6.3 Geographical distribution of affordable housing requirements in Fylde					
Area	Need	Supply	TOTAL	% of net shortfall	Supply as % of need
Lytham	264	76	187	33.0%	29.0%
St Anne's	261	44	218	38.3%	16.7%
Kirkham/Wesham	89	26	63	11.1%	29.5%
Freckleton/Warton	89	41	48	8.5%	46.2%
Remaining rural	79	27	52	9.2%	33.8%
Total	782	214	568	100.0%	27.4%

Source: Fylde 2007 Housing Needs Survey Update (updated from 2002 survey)

Table 6.4 describes the household types most in housing need. It shows that a range of household types are in need, including lone parents and single pensioners.

Table 6.4 Need requirement by household type					
Household type	Need requirement				
	In need	Not in need	Total Number of h'holds	% of h'hold type in need	As a % of those in need
Single pensioners	175	5,958	6,132	2.8%	22.3%
2 or more pensioners	32	4,584	4,616	0.7%	4.0%
Single non-pensioners	149	4,860	5,009	3.0%	19.1%
2 or more adults - no kids	112	10,882	10,994	1.0%	14.3%
Lone parent	195	997	1,192	16.3%	24.9%
2+ adults 1 child	52	2,800	2,851	1.8%	6.6%
2+ adults 2+children	68	3,338	3,406	2.0%	8.7%
Total	782	33,418	34,200	2.3%	100.0%

Source: Fylde 2007 Housing Needs Survey Update (updated from 2002 survey)

Table 6.8 estimates the net requirements for each type of affordable housing by size. Overall, the table shows that 7.0% of the net requirement is for intermediate housing.

This varies according to dwelling size. It is estimated that 29.1% of the need for four bedroom properties could be met through intermediate housing, whereas none of the need for one bedroom homes could be met in this way.

Table 6.8 Net annual need for affordable housing for each type of affordable housing (surplus)

Dwelling size	Type of housing		
	Intermedi ate housing	Social rented	TOTAL
1 bedroom	0	240	240
2 bedrooms	0	160	159
3 bedrooms	16	67	82
4+ bedrooms	25	61	86
TOTAL	40	528	568

Source: Fylde 2007 Housing Needs Survey Update (updated from 2002 survey)

It is clear that the full need for affordable housing cannot be met by any percentage figure based on the Draft Regional Spatial Strategy figure of 306 pa. Fordham recommends that a borough-wide percentage target of 40% affordable housing on private sector sites could be adopted and has been by Councils with similar scale problems elsewhere.

Fordham also recommends a site threshold size below the recommended level of 15 dwellings should be considered on urban sites and a site threshold of 2 or 3 dwellings would be justified in the rural areas.

The main requirement is for socially rented affordable housing. However, where intermediate housing can be produced to offer housing costs about half way between social rented and full market costs (and there is little evidence that this is feasible in Fylde) 25% of need could be met by this means. Where intermediate housing cannot offer this degree of affordability, then only 7% of affordable housing should be intermediate housing.

Information from both the housing needs assessment model and the balancing housing market model indicate that a range of affordable property sizes are required. Whilst there is a larger overall need for one and two bedroom properties, the need for larger three and four bedroom homes is more acute. A range of property sizes will also help bring a range of household types to the area and assist in ensuring the communities are mixed and balanced.

In general, the analysis suggests that the level of housing need in Fylde has increased notably since the last survey in 2002. This is the result of rapidly rising house prices and rising market rents in the intervening period.

The evidence would justify a general affordable housing target of 40%, though this is only suggested by Fordham for policy discussion. If intermediate housing could be made available at the 'usefully affordable' cost (midway between social rented and market housing), then around 25% of new affordable housing could be intermediate. In practice it may not be possible to produce that much intermediate housing at this cost level. As a result, it may well be that all or most of the affordable housing negotiated will have to be social rented, as that is the only other viable form of affordable housing at present available.

Conclusions from 'Balancing Housing Markets' Assessment

Additional to the Housing Needs Assessment commented on above, Fordham Research have also undertaken a 'Balancing Housing Markets' assessment. The BHM model has been developed by Fordham Research to identify the imbalances that are likely to exist across the housing market in the next few years. It assesses a range of affordability ratios to identify the tenures and sizes of accommodation for which the mismatch between supply and demand is most acute.

Whilst one of the outputs of the BHM model is an estimate of the shortfall of affordable housing, this estimate is seen as subservient to the estimate provided under the Housing needs Assessment model.

The results of the BHM model have been 'fitted' to the outstanding annual housing requirement of the draft Regional Spatial Strategy which at March 2007 was 341 dwellings pa. The results of the analysis are indicated in the table below.

Table 7.2 Total annual shortfall or surplus (constrained model)					
Tenure	Accommodation requirement				TO TAL
	1 bed	2 bed	3 bed	4 bed	
Owner- occupation	66	111	1	27	205
Private rented	49	0	-24	8	32
Intermediate	18	14	9	3	45
Social rented	-9	33	16	19	59
TOTAL	124	159	2	56	341

Source: Fylde 2007 Housing Needs Survey Update (updated from 2002 survey)

The overall findings of the model show that when growth is constrained to the projected RSS new build target of 341 dwellings per year, 60.1% of the demand will be for owner-occupied property, 9.4% for private rented accommodation, 13.2% for intermediate housing and 17.3% for social rented dwelling.

It is important to note however that the more robust methodology of the DCLG Housing Needs Model means that this provides a more accurate estimate of the annual affordable housing requirement.

Implications			
Finance	No direct implications		
Legal	No direct implications		
Community Safety	No direct implications		
Human Rights and Equalities	No direct implications		
Sustainability	No direct implications		
Health & Safety and Risk Management	No direct implications		
Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	March 2008	
List of Background Papers			
Name of document	Date	Where available for inspection	
Fylde Housing Needs And Demand Study Update 2007	Jan 2008	Local Plans Section Town Hall St Annes	

REPORT



REPORT OF	MEETING	DATE	ITEM NO
STRATEGIC PLANNING AND DEVELOPMENT	PLANNING POLICY SCRUTINY COMMITTEE	10 TH APRIL 2008	7

CONSULTATION ON INTERIM HOUSING POLICY

Public item

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

Summary

This report outlines recent experience in respect of the public consultation exercise undertaken regarding the proposed Interim Housing Policy.

Recommendation

1. The report provides an update for information only at this stage.

Executive Portfolio

The item falls within the following executive portfolio: Development and Regeneration
(Councillor Roger Small)

Report

1.1 Members are aware that an Interim Housing Policy is in preparation and that a consultation in respect of a number of policy options was undertaken between 10th January and 8th February 2008. Following consideration by this Committee in November 2007, consultation documents, including a questionnaire, were sent to 345 Consultees, whom had requested to be consulted. Adverts were also placed in the local press.

1.2 In response to the consultation 486 responses were received and each of these was acknowledged by way of a letter. The previous consultation exercise, which the Council undertook in Aug / Sept 2007, on the Pre-Draft Consultation Questionnaire, generated 106 responses and the level of interest at the recent stage of consultation was considered to be unusually high.

1.3 In response to this situation, Council officers wrote to all respondents who appeared to have submitted a consultation response, to verify whether the submissions received were indeed genuine. Each respondent was asked to confirm that they had prepared and submitted the response received by the Council in relation to the IHP consultation exercise.

1.4 By the deadline set in the correspondence and at the time of writing this report written confirmation from 110 individuals had been received stating that they had prepared and submitted their observations. Although it is acknowledged that some respondents may not have been in a position to submit their confirmation (as they may for example be on holiday) we are proposing to take into account only the 110 confirmed responses as part of the consultation exercise.

1.5 Given the delay caused by this matter, and the high number of responses received to the consultation, it is hoped that the Council's Interim Housing Policy will be considered by the Planning Policy Scrutiny Committee later in the spring.

Implications	
Finance	No direct implications
Legal	No direct implications
Community Safety	No direct implications
Human Rights and Equalities	No direct implications
Sustainability	No direct implications
Health & Safety and Risk Management	No direct implications

Report Author	Tel	Date	Doc ID
Tony Donnelly	(01253) 658610	March 2008	

List of Background Papers		
Name of document	Date	Where available for inspection
Interim Housing Policy: Consultation Document		Local Plans Section Town Hall St Annes

Planning Policy Scrutiny Committee



Date	21 February 2008
Venue	Lowther Pavilion, Lytham
Committee members	Councillor John Bennett (Chairman) Councillor William Thompson (Vice-Chairman) Ben Aitken, Keith Beckett, Maxine Chew, Michael Cornah, Trevor Fiddler, Lyndsay Greening,
Other Councillors	Karen Buckley, David Chedd, Fabian C. Wilson, Paul Hayhurst, Barbara Pagett, Elaine Silverwood, Elizabeth Oades, Janine Owen,
Officers	Phillip Woodward, Claire Platt, Paul Walker, Tony Donnelly, Mark Sims, Peter Welsh
Members of the public	Several members of the public attended the meeting.

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 5 November 2007 as a correct record for signature by the chairman.

3. Substitute members

None

4. Central Lancashire, Blackpool Growth Bid

The report before the committee provided a background of the Growth Point Bid and gave basic details of the bid and its main features.

A report on the Growth Point Bid was considered by Cabinet on 14th November 2007 following the submission of a formal Expression of Interest by the participating Councils.

The Cabinet had resolved 'to support the Growth Point Bid in principle and ensured that the interests of the Borough Council were protected through future officer and member involvement in the development of the bid, if successful'.

The decision of Cabinet was the subject of a call-in request for consideration by the Policy and Service Review Committee. This Committee met on the 13th December 2007 and resolved (inter alia):

1. Not to call-in the decision, on the grounds that it had been taken in the best interests of the residents of Fylde.
2. To recommend, however, that the matter be heard by the Planning Policy Scrutiny Committee.

The Portfolio Holder considered the recommendation of the Policy and Service Review Committee and had supported a further reference to Planning Policy Scrutiny Committee.

In discussions with the other Growth Point Bid Partnership authorities, it was understood that the Dept. of Communities and Local Government had indicated that the Growth Point bid would be strengthened if Wyre and Fylde Councils became full members of the bid partnership and the two local authority areas included within the Growth Point bid area. Wyre Borough Council had already resolved to join the partnership if the bid proceeds to the next stage.

The current consideration was therefore whether this Council should similarly resolve to formally join the Growth Point Bid Partnership should the bid be successful in going through to the next round.

Members were aware that whilst the submitted bid had been made in respect of the council areas of Blackpool, Preston, Chorley and South Ribble, the main document identified the M55 Hub and Blackpool Airport as Economic and Development Hubs which were core elements of the Growth Point Programme. Appendix 3 to the submission document also made specific mention of Whitehills Park and Whyndyke Farm. It indicated that 'discussions with Fylde Borough Council were on-going to discuss their role in the Growth Bid Programme'.

At the present time, the Fylde lands had been referred to in the submission document, potential housing numbers had been estimated in respect of the above sites and an indicative timetable for housing development produced.

On this basis, the Fylde lands appeared to be in an undefined 'grey' area which were not formally part of the Growth Point Bid area but were referred to in the documents as core elements.

Following information provided prior to the meeting by the Chief Executive of Blackpool Borough Council and Jo Lappin from Government Office North West the committee debated the pros and cons for joining the Growth Point Programme and also considered a question submitted from a member of the public concerning possible governance arrangements associated with the bid. The committee raised issues concerning staffing capacity; public consultation; the partial review of the Regional Spatial Strategy; supply of affordable housing; opportunities to access external funding; infrastructures; roof tax and section 106 incomes and noted that there appeared to be a degree of uncertainty around the likely implications of joining the Growth Point bid and in particular what benefits if any would flow to Fylde Borough.

Following a full debate it was RESOLVED to defer making a final decision until additional information emerges as part of the announcement of the next stage by DCLG, to make a more considered response.

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