

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	11 SEPTEMBER 2019	6
DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT			

PUBLIC ITEM

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

SUMMARY

The Draft Affordable Housing Supplementary Planning Document (Appendix 1) is presented here for members' agreement, prior to consultation on this draft document. The Affordable Housing SPD gives the Council support in its implementation of Policy H4 of the Local Plan, by requiring pre-application engagement with affordable housing Registered Providers by applicants, requiring certain matters detailed in an Affordable Housing Statement to be submitted with a planning application, and providing detailed guidance on the calculation of discounts for Discount Market Sales Housing and for the calculations for the contributions required where affordable housing is to be provided off-site.

If members agree, this draft SPD will be subject to sustainability appraisal screening, then published for consultation. A final version will be presented to members prior to adoption.

RECOMMENDATIONS

1. That the Draft Affordable Housing Supplementary Planning Document (Appendix 1) be approved for public consultation.

SUMMARY OF PREVIOUS DECISIONS

27th February 2019 Planning Committee noted the results of the consultation into the Affordable Housing SPD (Scoping) and approved the Draft Affordable Housing SPD for further work and Sustainability Appraisal prior to being issued for public consultation.

14th November 2018 Planning Committee approved the Affordable Housing SPD Scoping document for public consultation.

CORPORATE PRIORITIES	
Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

1. Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
2. The Affordable Housing SPD is proposed to be one of the initial suite of four SPDs produced to support the policies of the recently-adopted Local Plan. The Affordable Housing SPD is considered necessary for a number of reasons:
 - To provide guidance about the tenures of affordable housing that are required;
 - To provide clarity for cases where occupancy restrictions should be applied to a parish or ward and for how long those restrictions should be applied when letting;
 - To prevent affordable housing within developments being of poor quality, segregated, poorly designed, poorly located or not provided;
 - To provide guidance as to whether off-site provision will be acceptable;
 - To provide a detailed framework where a developer wishes to challenge the requirement for affordable housing on a site on grounds of viability;
 - To prevent a failure to engage with the Council by developers prior to submission of an application;
 - To prevent negotiation of S106 agreements becoming prolonged;
 - To determine the level of discount required for discounted market sales housing;
 - To promote the supply of a range of affordable home tenures and sizes, including some larger units; and
 - To promote innovative affordable housing products.

Previous consultation

3. The results of the Scoping consultation were presented to members in February 2019. The Draft SPD was amended to incorporate necessary changes, and these were explained previously.

The Draft SPD

4. Further amendments to the draft SPD have been made since February to refine significant matters within the document. Principal amongst these are:
 - The inclusion of templates for two types of Affordable Housing Statement, one for outline applications and the other for full or reserved matters applications. The latter requires a significant degree of detail to be provided by the applicant as part of the planning application process, rather than being left until after permission has been granted;
 - In relation to Discounted Market Sales Housing, the level of discount which the Council will require to be applied, which will vary between settlements. The supporting evidence for the varied discounts is included in Appendix 4 of the document, and is based on the affordability of dwellings in the settlements concerned;
 - A means of calculating off-site contributions in cases where the Council considers these are appropriate;
 - Requirements for the phasing of affordable housing delivery to be specified by developers.
5. The report to the 27th February Planning Committee gave a description of the full document which is not repeated here.
6. The Affordable Housing SPD should result in more certainty in the delivery of affordable housing, faster decision-making and more certainty for applicants, by providing greater clarity as to the Council's requirements.

Next steps

7. A Sustainability Appraisal Screening will be carried out. The draft SPD will then be put out for consultation; members will have a further opportunity to consider the SPD in the light of any comments received as a result of the consultation exercise, prior to final adoption.

IMPLICATIONS	
Finance	Contributions realised through Section 106 agreements will provide potential funding for future affordable housing projects where off-site provision is agreed by the Council. Decisions to release s106 developer contributions in respect of any future schemes will be taken by Council or the Finance and Democracy Committee in accordance with the Council's financial regulations.
Legal	The SPD will undergo consultation in accordance with Regulations 12 and 13 of The Town and Country Planning (Local Planning) (England) Regulations 2012
Community Safety	None
Human Rights and Equalities	The Affordable Housing SPD is intended to augment the supply of affordable housing which will improve access to accommodation for disadvantaged individuals and families.
Sustainability and Environmental Impact	The Affordable Housing SPD promotes sustainable forms of development
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Eddie Graves	Eddie.graves@fylde.gov.uk 01253 658419	22/8/2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

Attached documents:

Appendix 1: Fylde Council Draft Affordable Housing Supplementary Planning Document (August 2019)