



Agenda

Planning Committee

Date:	Thursday, 23 September 2021 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman)</p> <p>Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.</p>

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 1 September 2021 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
PLANNING POLICY	PLANNING COMMITTEE	23 SEPTEMBER 2021	4
AFFORDABLE HOUSING SPD - ADOPTION			

PUBLIC ITEM

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

SUMMARY

The Affordable Housing SPD (Appendix 1) gives the Council support in its implementation of Policy H4 of the Local Plan, by requiring prior engagement with affordable housing Registered Providers, 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. A Template Affordable Housing Statement is provided to assist applicants.

The SPD has been revised from the draft version having regard to representations received during the consultations and to address other specific issues including changes to national policy that have arisen since publication of the draft. The Summary of Responses (Appendix 2) and Summary of Additional Responses (Appendix 3) give details of the representations made to the consultation and provides a consideration of the response proposed by the Council, noting where changes are considered necessary.

The Screening Opinion which concludes that Strategic Environmental Assessment/ Sustainability Appraisal is not required on the Draft Affordable Housing SPD is also provided for members' information (Appendix 4).

RECOMMENDATIONS

1. That the results of the Screening Opinion conducted on the Draft Fylde Affordable Housing SPD as set out in Appendix 4 are noted.
2. That the responses to the consultation on the Draft Fylde Affordable Housing SPD as set out in the Summary of Representations (Appendix 2) and the Summary of Additional Representations (Appendix 3) are noted.
3. That the Fylde Council Affordable Housing Supplementary Planning Document (Appendix 1) is adopted for development management purposes.

SUMMARY OF PREVIOUS DECISIONS

On the 11th September 2019 Planning Committee resolved that the draft Affordable Housing Supplementary Planning Document be approved for public consultation.

On the 27th February 2019 Planning Committee resolved:

1. That the results of the consultation into the Affordable Housing SPD (Scoping) as set out in the Summary of Representations be noted; and
2. That the Draft Affordable Housing Supplementary Planning Document be approved for further work and Sustainability Appraisal prior to being issued for public consultation.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

- 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.
- The Affordable Housing SPD has a range of objectives:
 - To prevent disagreements 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, for how long should those restrictions be applied when letting;
 - To prevent affordable housing within developments being of poor quality, segregated, poorly designed, poorly located or not provided;
 - To prevent disagreements as to whether off-site provision will be acceptable;
 - To provide a 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 sizes including some larger units; and
 - To promote the range of affordable housing products and to clarify how the most popular of these should be operated in Fylde.
- The Affordable Housing SPD was initially introduced through a Scoping consultation conducted between November 2018 and January 2019. This consisted of an early draft setting out the main elements of the proposed document with a series of consultation questions. The results of the consultation were used to develop the Draft SPD which was presented to this committee along with the summary of the scoping consultation, on 27th February 2019.
- The Draft SPD was screened to assess whether a Strategic Environmental Assessment/Sustainability Appraisal would be required. This screening opinion found that there was no requirement to do so as the issue had been dealt with through the Sustainability Appraisal of the Local Plan. The screening document is provided as Appendix 3.
- Consultation on the Draft SPD took place between 7th November 2019 and 5th December 2019. Representations were received from seventeen respondents, broken down as: three parish councils, six statutory consultees, two national associations, one registered provider of affordable housing, two developers and three individuals of whom two are members of the Council. The responses are set out in the attached Appendix 2 in the order of the content of the document.
- Following further amendments to the document in response to the Draft SPD consultation, and amendments made in response to national policy and legislation changes, a draft of this final document was offered for consultation to all the previous respondents to the main consultation and to all the Registered Providers of affordable housing active in Fylde, for a short period in August-September 2021. Appendix 3 provides the

results: only two respondents provided replies which are set out along with the suggested response from officers to the comments.

7. Comments made within the consultation responses (at both stages) included:

- Acknowledged that a number of the issues apparent at scoping stage have been resolved: in particular the requirement to have a pre-drafted S106 agreement has been removed;
- Some of the proposed tenures would not be genuinely affordable;
- The variation in the discount for discounted market sales housing is not justified;
- Park homes can provide affordable housing on-site and are themselves affordable based on the Council's own threshold for affordability;
- Park homes have provided homes for affordable rent elsewhere in the country;
- 30% affordable housing is a very large number of homes: is there really demand for that much Council housing?
- The phasing requirement is too strict and would cause cashflow problems for developers;
- The requirements to submit an Affordable Housing Statement and identify a registered provider at outline stage should be removed;
- Indication of the mix of affordable dwelling types at outline stage should be removed;
- Off-site contributions must be based on the type of properties that are to be built on the site, not on a notional requirement that differs. In particular, contributions in respect of a residential park home site should be based on the value of park homes on the site;
- The occupancy restrictions are too lenient;
- The requirement to relate any viability assessment back to the viability assessment that supported the Local Plan highlights that it is out-of-date and requires refreshing;
- Guidance on rent-to-buy as an alternative tenure to those listed should be included within the SPD.

8. Amendments have been made to the consultation draft SPD to: amend the calculation of off-site contributions, in particular so that it relates directly to the form of development proposed on the site; to remove the requirements to provide an Affordable Housing Statement at outline stage, and to identify a Registered Provider at that stage; to provide guidance on the rent-to-buy tenure; to note the Partial Review; to moderate the phasing requirement slightly whilst ensuring that obligations will be met; to clarify how "Designated Protected Area" status will limit staircasing in rural settlements; and to add a clause that acts in the event of the default of the Registered Provider on borrowings they have made to take on the units.

9. The SPD includes sections on:

- A review of policy and guidance,
- The tenures of affordable housing that the Council will accept and detail of how they should operate
- How the amount of affordable housing is calculated
- The requirement for pre-application engagement
- The Affordable Housing Statement
- Size, type, design and distribution of affordable housing
- Off-site contributions
- Management arrangements including the allocation of properties
- Viability appraisal
- Guidance on legal agreements and undertakings which cross-refers to documentation provided by the Council's legal department
- Decision-taking, implementation and monitoring
- Glossary

- Appendices provide details of registered providers, a template affordable housing statement which it is intended to provide as a Word version on the Council's website on adoption, a pro-forma for the calculation of off-site contributions and the evidence supporting discount levels.

10. The Affordable Housing SPD will assist applicants in identifying and providing to the Council the information it requires to progress the application, at an earlier stage than previously, thereby leading to more rapid and certain decision-making. Members are therefore invited to adopt the SPD, which will give the SPD significant weight as a material consideration in decision-making and in the Council's dealings with applicants during the consideration of proposals.

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 has undergone 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	6 th September 2021

Attached documents:

Appendix 1 - Fylde Council Affordable Housing SPD

Appendix 2 - Summary of Responses Received on the Draft Affordable Housing SPD

Appendix 3 - Summary of Additional Representations Received on the AHSPD (draft final version) Additional Consultation

Appendix 4 - SEA Screening Consultation



Affordable Housing

Supplementary Planning Document

September 2021

How to Use This Document

The Fylde Council Affordable Housing SPD is designed to assist applicants, developers, agents and registered providers of affordable housing understand the Council's Local Plan policies that relate to the provision of affordable housing. It provides guidance that gives further detail on the application of those policies in order to help applicants meet policy requirements. This should enable more rapid decision-making on applications which have followed the guidance set out in the SPD.

Structure of the SPD

Following the introduction and review of policy and guidance, the SPD continues in a series of thematic chapters, each of which considers a particular aspect that will require consideration. It is very important that the SPD be read as a whole. Applicants will normally need to have regard to all of the chapters, except those relating to off-site provision and viability assessments which relate to specific circumstances.

Appendices provide information on registered providers, a template Affordable Housing Statement, a pro-forma for the calculation of provision off site and data supporting the discounts for discounted market sales housing. The template and pro-forma are also provided as Word versions on the Council's website. A template legal agreement is not provided: this is provided separately by the Council's Legal Services department; reference should be made to chapter 11 for a full explanation of how the Council deals with any legal agreement needed.

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1. Introduction

- 1.1 Supplementary Planning Documents (SPDs) provide further detail and guidance in relation to policies and proposals within the Development Plan, in this case the Fylde Local Plan to 2032 which was adopted by the Council on 22nd October 2018, as amended by the Partial Review (when adopted). The main objective of the SPD is to provide greater detail with respect to the requirement for affordable housing on development sites and other issues relating to the provision of affordable housing. It seeks to provide clarity to applicants as to the requirements for an application in respect of this subject.
- 1.2 The context of the Borough of Fylde means that the provision of affordable housing is critical in delivery of sustainable, mixed communities within Fylde. Fylde has higher house prices than generally elsewhere in the North West region or the Fylde Coast sub-region. Although incomes are typically higher than the region and sub-region also, the affordability of homes for lower income groups is poor. The lower-quartile affordability ratio is very high at 6.67, meaning that the lower-quartile property ranked by price costs 6.67 times the lower-quartile gross annual income (of those working in the borough). The housing stock profile is slightly larger than average, with a limited supply of smaller, lower value homes suitable for first-time buyers.
- 1.3 The Local Plan, adopted in October 2018 (to be amended by the Partial Review when adopted), provides the principal planning framework that applies under planning law across the Borough of Fylde. This SPD is written in support of the policies contained in the Local Plan, in particular the Affordable Housing policy H4, to provide further detail on the application of the policies of the Local Plan. Chapter 2 of this document explains more fully the relevant policies of the Local Plan and other policy and guidance to which the Council must have regard in producing this document.
- 1.4 The current total stock for Registered Providers in April 2018 is 3,248 units, 619 of which have been built under a S106 agreement where sites are 10 units or more and there is a requirement to provide 30% affordable housing. Fylde has seen a growth in affordable housing provision across all tenures: delivery is shown in Table 1 below:

Table 1: Affordable Housing Delivery

Affordable Housing delivery	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Affordable rent	23	47	77	186	123	41
Shared Ownership	0	18	13	32	90	28
Discounted market sale	0	0	17	14	14	21
TOTAL UNITS DELIVERED	23	65	107	232	227	90

- 1.5 There are currently thirteen registered providers of affordable housing with stock in Fylde: Community Gateway, ForViva (ForHousing), Great Places Housing Group, Heylo Housing, Jigsaw Homes Group / Adactus, Legal & General Affordable Homes, Manchester and District Housing Association (Your Housing Group), Muir Group Housing Association, Progress Housing Group, Places for People, Sage Housing, Step Forward Homes/Auxesia and YMCA Fylde Coast.
- 1.6 The need for affordable housing in Fylde is quantified in the Fylde Coast Strategic Housing Market assessment (SHMA). The provision of affordable housing in order to contribute to meeting the needs identified, is an element of Strategic Objective 1 of the Fylde Local Plan to 2032. The SHMA (including its Addenda) identified a high level of affordable housing need in the Borough, of 249 affordable homes per annum for the remainder of the plan period (SHMA Addendum 1, 2014).
- 1.7 The main settlements of St Anne's, Lytham, Kirkham, Wesham, Warton and Freckleton are surrounded by rural settlements of Newton, Staining, Wrea Green, Elswick, Singleton, Weeton, Clifton, and Singleton. The Local Plan concentrates new development in four strategic locations: Lytham/St. Anne's, Kirkham/Wesham, the Fylde-Blackpool Periphery and Warton, with a limited amount of development in the other settlements. Affordability in the rural areas of the Borough is a particular issue, and it is therefore important that affordable housing needs are met in those locations.
- 1.8 It is therefore considered important by the Council that the affordable housing policy H4 of the Local Plan is supported by detailed guidance in order to ensure delivery of the maximum amount of quality affordable housing for the Borough.

Review and Monitoring

- 1.9 Fylde Council's Affordable Housing SPD will be kept under review, including through monitoring within the Council's Authority Monitoring Report, to ensure that it remains fit for purpose and that it reflects current delivery, housing need, affordability and wider circumstances.

2. Policy and Guidance Review

- 2.1 This chapter provides an overview of the policy and guidance documents, and some more general reference documents, that inform this SPD. The range of documents includes formal Development Plan Documents and national policy documents, non-planning documents that have relevance, best practice documents and existing non-statutory documents produced by the Council.

Fylde Local Plan to 2032

- 2.2 The Fylde Local Plan to 2032, adopted October 2018, as amended by the Partial Review when adopted (see below), together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD, plus the Bryning-with-Warton Neighbourhood Development Plan and the St. Anne's on the Sea Neighbourhood Development Plan for those designated Neighbourhood Areas, form the statutory Development Plan for Fylde.
- 2.3 Policy H4 of the Local Plan provides the principal development plan policy requirements regarding affordable housing. It requires all market housing schemes of 10 or more homes to provide 30% affordable housing. In the rural settlements this will be primarily to meet local needs. The presumption is that affordable housing will be provided on the application site. The tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and other Local Plan policies. Stipulations are made about the size and type of affordable housing, and requirements for supporting evidence in the event that the applicant wishes to justify reduced provision of affordable housing on the grounds of viability. The full text of the policy is reproduced below for ease of reference:

Policy H4

Affordable Housing

On-site provision of affordable housing

All market housing schemes of 10 or more homes will be required to provide 30% affordable housing, unless robust viability testing has demonstrated that the cost of the affordable housing provision would prevent the development from being delivered.

- a. For residential developments within or in close proximity to the Key Service Centres and Local Service Centres (i.e. the urban areas), the provision of affordable housing will be to meet the requirements identified for borough wide needs.
- b. For residential developments within rural areas, the provision of affordable housing will be primarily to meet the requirements identified for the closest **Tier 1 Larger Rural Settlements**: i.e. Newton, Staining and Wrea Green or **Tier 2 Smaller Rural Settlements**: i.e. Clifton, Elswick, Singleton and Weeton. If, having regard to an agreed assessment, the level of identified local need is less than the equivalent of 30% of the homes proposed, the balance of the provision will be delivered for borough wide needs.

The presumption is that affordable housing will be provided on the application site so that

it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing equivalent in value to the provision of 43% of the number of market homes to be built on site, this being the equivalent of providing 30% affordable housing on-site.

Tenure

The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.

Size and Type

Schemes of sheltered/extra care housing for social rent/affordable rent to the elderly may be provided to meet affordable housing requirements, in conjunction with a Registered Social Landlord. Such schemes should meet the requirements of 100% specialist accommodation for the elderly in policy **H2**.

Affordable housing provided for social rent or affordable rent should be 1, 2 or 3-bedroom homes. Starter homes should normally be 1 and 2-bedroom homes. The size and type of affordable housing on an individual scheme should be determined with reference to the SHMA or subsequent housing needs assessments undertaken by or on behalf of the Council. Affordable housing should meet the requirements of the National Technical Standards and policy **GD7** of this plan.

Viability

The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than that set out above is proposed for a specific scheme, the Council will expect robust financially-based justification to be provided by the applicant, demonstrating that the development would be unviable with a higher level of affordable housing than proposed. The Council may seek to independently verify such information, with any costs associated with the verification met by the applicant, before approving a scheme with lower levels of affordable housing than that specified above.

- 2.4 Policy H2 of the Local Plan specifies the mix of dwellings required on development sites. It requires a broad mix of types and sizes of home, suitable for a broad range of age groups, on all development sites. The mix should provide for the requirements in the SHMA or any future housing needs assessments. Some specific requirements are added relating to the sizes of home. Whilst Policy H2 relates to all types of housing, the mix of affordable housing on development sites will combine with the market housing mix to provide the overall mix on any site, which will need to comply with this policy.
- 2.5 Policy INF2 states that the Council will require contributions from development to mitigate impact on infrastructure, services and environment, and that this may include affordable housing.
- 2.6 Policy GD7 sets out design requirements for all types of development. It requires a consistently high standard of design and provides a series of considerations in respect to

design. Affordable housing is not mentioned specifically, as this is a policy applying to all types of development.

- 2.7 The Fylde Local Plan to 2032 was published and submitted for Examination in Public before the production of the new National Planning Policy Framework (2018) and its subsequent updates the National Planning Policy Framework (2019) and the National Planning Policy Framework (2021) (the Framework) (see also the section below). It was examined under the transitional arrangement set out in paragraph 214 of the 2018 Framework, whereby it was considered, for the tests of soundness, against the 2012 Framework. The glossary of the Local Plan includes a definition of affordable housing which derives from the 2012 Framework. However, paragraph 219 of the 2021 Framework states that due weight should be given to Local Plan policies dependent on their consistency with the 2021 Framework. Reference to affordable housing in Policies H4 and INF2 will henceforth need to be interpreted according to the definition in the Framework (2021). The definition contained in the Local Plan is amended through the Partial Review of the Fylde Local Plan to 2032 (see below), once this is adopted.
- 2.8 Although these policies are being highlighted as being particularly relevant to affordable housing, the plan should be read as a whole and other policies and supporting text will be relevant.
- 2.9 Supplementary Planning Documents may not make policy, but must reflect policy that exists, then provide further explanatory detail. The Affordable Housing SPD therefore primarily reflects Local Plan Policies, in particular Policies H4 and INF2, as they are the relevant statutory development plan policies for Fylde.

Partial Review of the Fylde Local Plan to 2032 (FLP32)

- 2.10 The Council has undertaken a Partial Review of the FLP32 to ensure that Local Plan policies are in accordance with the updated Framework (initially the 2019 Framework but subsequently also with the 2021 Framework), and to consider the issue of unmet housing need in the neighbouring Borough of Wyre. The Partial Review was submitted for Examination on 21st October 2020.
- 2.11 The Partial Review does not alter the policies most relevant to the provision of affordable housing. However, as noted above, it amends the definition of affordable housing in the glossary to accord with that in the 2021 Framework.

St Anne's on the Sea Neighbourhood Development Plan

- 2.12 The St Anne's on the Sea Neighbourhood Development Plan was made on 24th May 2017. Policy DH1 requires the design of all new development to have regard to the principles contained within the St Anne's Design Guide. Policy HOU1 supports housing developments on previously developed land and within the settlement boundary; Policy HOU2 provides criteria for developments of flats and HMOs; Policy HOU3 relates to retirement accommodation; Policy HOU4 sets out specific requirements regarding the design of housing development.

Bryning with Warton Neighbourhood Development Plan

- 2.13 The Bryning with Warton Neighbourhood Development Plan was made on 24th May 2017. Although there are no policies within the Bryning with Warton Neighbourhood Development

Plan that are directly relevant to affordable housing, it is part of the statutory development plan and due regard must be given therefore to its policies within its defined area.

National Planning Policy Framework

- 2.14 The National Planning Policy Framework (July 2021) (the Framework) supersedes the previous versions of the Framework, of 2019, 2018 and 2012.
- 2.15 Paragraph 20 of the Framework requires that strategic policies make sufficient provision for housing including affordable housing. Paragraphs 39-42 encourage pre-application discussion including in relation to affordable housing. Paragraphs 43-44 recommend that applicants discuss the information requirements for the application in advance and states that local planning authorities should publish a list of their information requirements, which should be the minimum needed to make decisions. Paragraph 57 allows planning obligations to only be sought where they are necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale and kind to the development.
- 2.16 Section 5 of the Framework concerns the specific issue of the supply of homes. Paragraph 62 requires that the size, type and tenure of housing needed for different groups in the community be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 2.17 Paragraph 63 requires that the type of affordable housing prescribed be identified in planning policies and that it normally be met on site. Paragraph 64 states that affordable housing should only be required for major developments apart from designated rural areas, and that the amount required should be reduced where vacant buildings are to be reused or redeveloped. Paragraph 65 states that 10% of major developments should be available for affordable home ownership. Exceptions to the requirement would be for 100% build-to-rent schemes, specialist accommodation e.g. for the elderly or students, for custom- and self-build homes or where the scheme is a 100% affordable housing exception site.
- 2.18 Paragraph 57 states that planning obligations should only be sought where they meet all of the following tests: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
- 2.19 Annex 2 of the Framework is the Glossary, and this provides the Government's definition of affordable housing. This is significantly altered from the 2012 Framework. The definition is considered further elsewhere in this document.

First Homes Written Ministerial Statement

- 2.20 From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of 'affordable housing' for planning purposes. The First Homes Criteria means discounted by a minimum of 30% against the market value and after discount the first sale price no higher than £250,000; LPAs may set a higher discount. at either 40% or 50% and impose lower price caps, demonstrated through evidence. The same discount percentage must apply each time it is sold in perpetuity, secured through a planning

obligation. Local authorities should provide for a mortgage lender enforcing its security over a First Homes to be able to realise the full market value of the property.

- 2.21 Eligibility: First Homes must be prioritised for first-time buyers (as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers) and not be sold to any household with a combined annual income in excess of £80,000 (or £90,000 in Greater London). Local authorities will be able to apply additional criteria at a local level. For example, they may wish to set a lower income cap, prioritise key workers (who also meet the first-time buyer definition) and / or specify a particular local connection requirement based on work or current residency. Members of the Armed Forces, veterans and their spouses/civil partners are exempt from local connection restrictions. All purchasers must use a mortgage or home purchase plan for at least 50% of the discounted purchase value. Local criteria are limited to 3 months from the start date of marketing the property. Purchasers may rent out the property for a maximum of two years, more at the discretion of the local authority.
- 2.22 A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. This is a national threshold which should be applied for England. Homes are expected to be delivered on-site unless off-site provision or an appropriate financial contribution in lieu can be robustly justified. Where cash contributions are secured instead, 25% of these contributions should be used to secure First Homes.
- 2.23 The minimum discount for First Homes should be 30% from market value, which will be set by an independent registered valuer. The valuation should assume the home is sold as an open market dwelling without restrictions. Where evidence justifies it (either in the local or neighbourhood plan, an emerging policy or, where appropriate, a Supplementary Planning Document), the minimum discount in an area can be increased to 40% or 50%.
- 2.24 Transitional Arrangements: Local plans and neighbourhood plans should take into account the new First Homes requirements from 28 June 2021. Local authorities may therefore need to review the tenure mix for the remainder of the affordable housing that they are seeking to secure. Local plans and neighbourhood plans that have been submitted for Examination before 28 June 2021 are not required to reflect the First Homes policy requirements. Across all local authorities, the new requirement for 25% First Homes will not apply to sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021 (or 28 March 2022 if there has been significant pre-application engagement), although local authorities should allow developers to introduce First Homes to the tenure mix if they wish to do so. This transitional allowance will also apply to permissions and applications for entry-level exception sites.
- 2.25 Shared ownership: The minimum share for initial Shared Ownership purchases will be lowered to 10% from the current 25%. The maximum share at initial purchase will remain unchanged at 75%. New shared owners will be able to staircase in 1% increments for 15 years enabling shared owners to purchase up to 15% through this route. This option will be accompanied by reduced fees. It will still be possible to staircase in larger increments with the minimum additional share purchase reduced from 10% to 5%. Shared owners wishing to staircase in 5% increments or more will have to pay the range of fees as currently, such as a valuation fee, legal and mortgage costs as appropriate. The new Shared Ownership model will end the provider's resale nomination period at the four-week point if they wish to pursue a sale on the open market. The new shared ownership model introduces a new 10-

year period during which the Shared Ownership Leaseholder will receive support from their landlord with the cost of repairs and maintenance in new build homes. Only after 10 years will the shared owner take on full responsibility for any repairs and maintenance costs. All new leases must be issued with a minimum lease length term of 990 years.

Planning Practice Guidance (PPG)

- 2.26 Planning Practice Guidance (PPG) is produced by government in support of the policy provided in the Framework. Much of the content has been updated in 2019 to reflect the 2019 Framework.

Housing Needs of Different Groups

- 2.27 Addressing the Needs for Different Types of Housing, Paragraph: 001 Reference ID: 67-001-20190722, states that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method. When producing policies to address the need of specific groups strategic policy-making authorities will need to consider how the needs of individual groups can be addressed within the overall need established.

Housing and Economic Needs Assessment PPG

- 2.28 Affordable Housing, Paragraph: 018 Reference ID: 2a-018-20190220 to Paragraph: 024 Reference ID: 2a-024-20190220, states that all households whose needs are not met by the market can be considered in affordable housing need. The considerations involved in calculating affordable housing need are detailed, involving assessments of the current number whose needs are unmet, together with projections of the likely number of newly forming households whose needs are likely to be unmet. This section then sets out how the current affordable housing supply should be assessed. The total needs, having subtracted stock, then should be converted into an annual flow based on the plan period. The affordable housing need can then be considered in the context of the likely delivery through new development sites, taking account of the probable proportion of affordable housing to be delivered by market housing-led developments.

Before submitting an application PPG

- 2.29 Paragraph: 005 Reference ID: 20-005-20150326 states that the level of information necessary for effective pre-application engagement will vary depending on the scale and nature of the proposed development; in all cases the level of information requested by the LPA needs to be proportionate to the development proposed.

Planning Obligations PPG

- 2.30 Planning obligations policy should be set out in development plans. The relevant tests must be met: necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. Planning obligations should not normally be a requirement for validation on a local list; if they are, the local planning authority should be able to justify their inclusion in relation to any particular development.

- 2.31** Local planning authorities are encouraged to use and publish standard forms and templates to assist with the process of agreeing planning obligations. These could include model agreements and clauses (including those already published by other bodies), that could be made publicly available to help with the planning application process. Any further information required by the local planning authority, or issues raised by the applicant regarding planning obligations, should be addressed at an early stage of the planning application process. Use of model agreements does not remove the requirement for local planning authorities to consider on a case by case basis whether a planning obligation is necessary to make the development acceptable in planning terms.

Viability PPG

- 2.32** The viability PPG sets out a methodology that should be adopted for viability assessments. Viability assessments should be undertaken at plan-level; development in accordance with the plan should then be assumed to be viable.
- 2.33** The inputs and findings of any viability assessment should be set out in a way that aids clear interpretation and interrogation by decision makers. Reports and findings should clearly state what assumptions have been made about costs and values (including gross development value, benchmark land value including the landowner premium, developer's return and costs). At the decision making stage, any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence.

First Homes PPG

- 2.34** The national standards for a First Home are that: a) a First Home must be discounted by a minimum of 30% against the market value; b) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London); and, c) the home is sold to a person who meets the First Homes eligibility criteria, as set out in first 2 paragraphs under First Homes eligibility criteria. In addition, to qualify as a First Home, there should be a section 106 agreement securing the necessary restrictions on the use and sale of the property, and a legal restriction on the title of the property to ensure that these restrictions are applied to the property at each future sale. The price cap of £250,000 (or £420,000 in Greater London), however, applies only to the first sale and not to any subsequent sales of any given First Home.
- 2.35** Homes meeting the above minimum criteria can be sold as First Homes and should be considered to meet the definition of 'affordable housing' for planning purposes.
- 2.36** The landowner should enter into a planning obligation under section 106 of the Town and Country Planning Act 1990 enforceable by the local planning authority that: (a) secures the delivery of the First Homes; and, (b) ensures that a legal restriction is registered onto a First Home's title on its first sale. When a First Home is sold by the developer to the first owner, a restriction is to be entered onto the title register identifying the unit as a First Home. This restriction should ensure that the title cannot be transferred to another owner unless the relevant local authority certifies to HM Land Registry that the First Homes criteria and eligibility criteria have been met, including the discounted sale price. In circumstances where this restriction needs to be removed, such as an invocation of the Mortgagee Protection Clause, the Local Authority will be required to apply to enable the removal of the restriction.

- 2.37 In order to qualify as a First Home, a property must be sold at least 30% below the open market value. Therefore, the required minimum discount cannot be below 30%. However, the First Homes Written Ministerial Statement does give local authorities and neighbourhood planning groups the discretion to require a higher minimum discount of either 40% or 50% if they can demonstrate a need for this. In such circumstances, the minimum discount level should be fixed at either 40% or 50% below market value and should not be set at any other value. In each case, these percentages represent the minimum discount required for a home to qualify as a First Home. Developers who are able to offer higher discounts within their contributions should be free to do so but the local authority cannot require this. In such cases, whatever discount (as a percentage of market value) is given at the first disposal should be the same at each subsequent sale. These minimum discounts should apply to the entire local plan area (except if Neighbourhood Plans are in place in certain areas) and should not be changed on a site-by-site basis.
- 2.38 In order to qualify as a First Home, the initial sale of the home cannot be at a price greater than £250,000 (or £420,000 in Greater London) after the discount has been applied. Therefore, local authorities cannot set price caps higher than these national caps. However, the First Homes Written Ministerial Statement of 24 May 2021 does give local authorities and neighbourhood planning groups the discretion to set lower price caps if they can demonstrate a need for this. Local price caps should not be set arbitrarily and should only be used if evidence demonstrates a need for intermediate housing at particular price points. Whilst the national standard price caps will be high for many local areas across England, homes built as First Homes will need to be of appropriate size and price for first-time buyers in any area. The national price caps should not be used as justification for delivering more expensive properties than are necessary or required in any area.
- 2.39 First Homes should be physically indistinguishable from the equivalent market homes in terms of quality and size. Developers should obtain a valuation from a registered valuer acting in an independent capacity, and that valuation should be in accordance with the Royal Institution of Chartered Surveyors red-book valuation guidance for new-build homes. When the home is resold in future, the seller should secure a valuation in the same way in accordance with RICS's guidance. When a mortgage or home purchase plan offer is being considered, the lender will also value the property in the usual way. The sale price of the property should not change unless this valuation is lower than the agreed sale price. In this case, the lender's valuation (after the discount has been applied) should act as a price cap for the sale of the property.
- 2.40 A purchaser (or, if a joint purchase, all the purchasers) of a First Home should be a first-time buyer as defined in paragraph 6 of schedule 6ZA of the Finance Act 2003 for the purposes of Stamp Duty Relief for first-time buyers. Purchasers of First Homes, whether individuals, couples or group purchasers, should have a combined annual household income not exceeding £80,000 (or £90,000 in Greater London) in the tax year immediately preceding the year of purchase. A purchaser of a First Home should have a mortgage or home purchase plan to fund a minimum of 50% of the discounted purchase price. These national standard criteria should also apply at all future sales of a First Home.
- 2.41 Local authorities or neighbourhood planning groups can apply eligibility criteria, to be secured through the section 106 agreements, in addition to the national criteria described above. This may involve lower income caps (if this can be justified with reference to local average first-time buyer incomes), a local connection test, or criteria based on employment

status and affordability. Local connections may include (but are not limited to) current residency, employment requirements, family connections or special circumstances, such as caring responsibilities.

- 2.42 Any locally set income caps should be considered with reference to mortgage requirements and loan-to-income ratios for appropriate homes for the area's identified target market for First Homes. Income caps should not be set at a level which would prevent a borrower from obtaining a 95% loan-to-value mortgage for the discounted price of suitable properties.

3. Tenures of Affordable Housing for Fylde

- 3.1 Affordable housing is defined in the Framework, within Annex 2 (Glossary). The Framework (2018, 2019 and 2021) definition is as follows:

Affordable housing: *housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:*

*a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

*b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.*

*c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

*d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

- 3.2 The Framework of July 2021 does not amend the above definition. The Written Ministerial Statement of 24th May 2021 states that First Homes meet the definition. It states:

"From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of 'affordable housing' for planning purposes. The First Homes Criteria means:

- A First Home must be discounted by a minimum of 30% against the market value; and,*

- *after the discount has been applied, the first sale of the home must be at a price no higher than £250,000 (or £420,000 in Greater London).*

Local authorities will be able to set a deeper minimum discount at either 40% or 50% and impose lower price caps, if they can demonstrate a need for this through evidence. However, the same level of discount as a percentage below market value must apply to the home each time it is sold in perpetuity (subject to certain specific exclusions), so that communities continue to benefit from the homes for years to come. The discount in perpetuity should be secured through a planning obligation.”

Tenures of Affordable Housing Required in Fylde

3.3 Local Plan Policy H4 states:

The precise requirements for tenure of affordable homes will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.

3.4 The Council will normally require a tenure mix that consists of at least 60% of the affordable homes for affordable rent, with up to 40% for other affordable housing tenures. This preferred mix, and the tenure of affordable homes providing up to 40% of the total, will be subject to negotiation as set out in Local Plan Policy H4 as shown above.

3.5 National policy in paragraph 65 of the Framework currently requires 10% of homes on major development sites to be for affordable home ownership, subject to some exceptions:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

a) provides solely for Build to Rent homes;

b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

c) is proposed to be developed by people who wish to build or commission their own homes; or

d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

3.6 This national requirement, where it applies, is provided for within the “other affordable housing tenures” element of the Council’s preferred tenure mix as set out in paragraph 3.4 above, based on the overall requirement of 30% on-site affordable homes. Shared ownership homes, discounted market sales housing and rent-to-buy homes can all contribute to this national requirement.

3.7 National policy has introduced the requirement for 25% of affordable homes secured through developer contributions or S106 agreements to be First Homes, although a transitional arrangement applies. Where required, these will be an element of the ‘other

affordable housing tenures' element of the development leaving the target of at least 60% of affordable homes on a site to be affordable rent unaffected by this obligation.

- 3.8 Tenures of affordable housing required by the Council will be specified and updated when required in this SPD. The requirement will reflect the particular circumstances of Fylde, including the strategic level of affordable needs for different types of accommodation and tenure and the tenures that are considered suitable by Registered Providers operating in Fylde. Exceptions to the preferred tenure mix will only be permitted where:
- It is supported by the Council's Housing Services Manager;
 - The applicant's proposed tenure mix is supported by a Registered Provider that has agreed with the applicant to be recipient of the proposed affordable housing once completed;
 - The affordable housing to be provided will fulfil the requirements of Local Plan Policy H4; and
 - The proposed tenure mix will contribute to the fulfilment of the objectives of the Council.

Maximising opportunities to deliver a Basket of Tenures

- 3.9 Fylde Council are keen to maximise opportunities that provide a basket of tenures on new build schemes to ensure we are meeting the housing needs of households with a range of incomes, including economically active households.
- 3.10 For developments including 15 or more affordable homes, the Council would welcome a basket of affordable housing tenures to be provided within the site. A mix may also be required on smaller sites, but this will be subject to negotiation, considering issues such as the configuration of the site, its location and affordable housing need locally (the latter will only be relevant at non-strategic locations).
- 3.11 The Local Plan policy H4 states that the tenure mix will be negotiated on a case-by-case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan. Wherever possible the tenure mix should be discussed with the Council in advance of the submission of the planning application, considered below in Chapters 5 and 6.

Affordable Rent

- 3.12 Affordable rent provides a tenure of affordable housing that attempts to ensure that those on low incomes can be housed satisfactorily. Rental levels (including service charges) are restricted to a maximum of 80% of the market rents that the individual properties would achieve. Further details are set out in the Capital Funding Guide produced by Homes England. Eligibility is restricted (see Chapter 9).
- 3.13 Affordable rent should normally be the form of tenure for the majority of affordable homes on development sites as noted in paragraph 3.4 above.
- 3.14 Housing provided for affordable rent will be required to be transferred to a Registered Provider. This may be one of the existing Registered Providers active in Fylde, which are listed in Appendix 1, or an alternative provider proposed by the applicant and approved by the Council.

- 3.15 Housing for affordable rent must be retained as affordable rent in perpetuity, unless sold under right-to-buy legislation; where disposed of through the right to shared ownership, the subsidy should be recycled (see Chapter 9). The Affordable Housing Statement (see Chapter 6) will need to confirm these restrictions, as well as those relating to the allocation of the properties, and these will be tied to any planning permission through condition or Section 106 agreement.
- 3.16 Affordable rented accommodation is available by registering with [MyHomeChoiceFyldeCoast](#). Residents with a local connection to Fylde are able to apply to join the Choice Based Lettings system. Applicants must be over 18 to hold a tenancy. Fylde Council does not have any housing stock but there are 8 providers who collectively make up MyHomeChoiceFyldeCoast who have accommodation across Blackpool, Fylde and Wyre. Further details are set out in Chapter 9.

Shared Ownership

- 3.17 Shared ownership provides an alternative to other forms of low-cost home ownership products that is well-established and tested. It allows for a higher level of discount on the market price than discounted market sales housing providing that sufficient subsidy is available at the outset.
- 3.18 Shared ownership requires the involvement of a Registered Provider. The occupier will purchase a percentage of the equity, which may be as low as 10% or as high as 75%. The remainder of the property is owned by the Registered Provider, and the occupier must pay rent on that share of the property. Shared ownership allows the occupier to increase their share of the property that they own by purchasing tranches of the remaining share from the Registered Provider (sometimes known as “staircasing”), each time reducing the residual amount on which rent is payable. The occupier may purchase the entire remaining share so as to own the property outright at open market value. Restrictions may be applied to give first refusal on any subsequent sale of the property to the Registered Provider.
- 3.19 Rent to buy (which includes a period of intermediate rent) may be offered by Registered Providers as a route into shared ownership (see section later in this chapter).
- 3.20 Provisions are necessary to ensure that any discount (which is the element of equity held by the Registered Provider at the outset) is recycled for further affordable housing provision.
- 3.21 In rural parishes of the Borough¹, shared ownership properties are subject to additional restrictions, being Designated Protected Areas (DPA) as defined in Schedule 5, Part 6 of The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009². The effect of the restriction is that shared ownership housing must be offered by Registered Providers with a lease that contains provisions that either:
- a) restrict staircasing to no more than 80%; or
 - b) in instances where the leaseholder is permitted to acquire more than 80% (i.e. up to full ownership), then there is an obligation on the landlord (or a designated alternative

¹ Elswick, Greenhalgh-with-Thistleton, Little Eccleston-with-Larbreck, Newton-with-Clifton, Ribby-with-Wrea, Singleton, Staining, Treales Roseacre and Wharles, Weeton-with-Preese, Westby-with-Plumpton

² <https://www.legislation.gov.uk/uksi/2009/2098/contents/made>

landlord) specified in the lease that commits them to repurchase the property when the leaseholder wishes to sell

- 3.22 The purpose of the restriction is to prevent the loss of affordable housing in rural communities where affordable housing is in short supply.
- 3.23 The Council requires the above restrictions to be applied but takes a flexible approach by allowing the following exceptions:
- a) In the event that the shared ownership units are not being acquired with Homes England grant funding (and so are outside the restrictions of their standard clauses which would deal with the DPA status) then any staircasing out to 100% will only be permitted: (i) where this is agreed in writing with the Council and there must be legitimate reasons for that (i.e. that a new eligible purchaser cannot be found after a set period of marketing and evidence of that marketing provided); (ii) after a minimum period of 10 years; and (iii) providing that the 20% staircasing funds received after the 10 year period are recycled/reinvested in Fylde – including an agreed mechanism for that to take place (e.g. notices from the Registered Provider as to when that occurs, confirmation of the sale price and a time limit for the relevant monies to be paid into the Council's affordable housing S106 fund thereafter).
 - b) In the event that an eligible person to occupy the shared ownership units cannot be found within a period of 6 months of marketing, the tenure of the unsold units can be transferred to affordable rent in agreement with the Council.
- 3.24 Applicants are advised to discuss the details of any proposed shared ownership arrangement with the Council prior to the submission of the planning application.

Discounted Market Sales Housing

- 3.25 Discounted market sales housing will provide an element in the delivery of affordable housing going forward. Government policy as stated in the Framework promotes the provision of discounted market sales housing. The Council has included discounted market sales housing as part of the affordable housing mix on sites for some time, and its key features are set out in this section. The Government is prioritising the delivery of discounted market sales housing through its introduction of the First Homes scheme, which has some different features, and is considered separately below.
- 3.26 The 2018/2019 Framework introduced a requirement that at least 10% of all homes on major development sites to be available for affordable home ownership; although it should be noted that shared ownership and rent-to-buy homes could alternatively fulfil this requirement, or contribute alongside discounted market sales housing.
- 3.27 Discounted market sales housing offers a route to outright home ownership: the purchaser acquires 100% of the equity in the property and with it all of the responsibility for repair and maintenance costs. The need for the Council to provide routes to affordable home ownership reflect the high affordability ratio in the borough: the high cost of house purchase in relation to incomes, which has left people in affordable housing need as they are unable to raise sufficient finance to make a house purchase within the borough on the open market.

- 3.28 Discounted market sales housing therefore meets an affordable housing need for those people who aspire to home ownership but are unable to access market housing for purchase (although they may be able to access private rented housing).
- 3.29 It is critical that any affordable housing will meet identified affordable housing need, in order for the requirement for such affordable housing to be justified in relation to the tests that a planning obligation must pass, set out in The Community Infrastructure Levy Regulations 2010, regulation 122(2), and reiterated in the Framework. Therefore, it is critical that the resulting discounted market sales homes will be genuinely affordable to those who have been assessed as being in housing need. This means that the level of discount must be sufficient to make the homes affordable to the target group of those in affordable housing need.
- 3.30 The Council uses the lower quartile workplace-based earnings, and the lower quartile house prices, to make its assessment of the appropriate level of discount. The earnings (2018) for the lower quartile worker in Fylde were £21,445. The Council uses a multiple of 1.5 incomes per household, to reflect the fact that such households reflect a spectrum of circumstances. Using a standard mortgage multiple of 3, and allowing for a 10% deposit, this means that householders earning the lower quartile Fylde worker's income could raise £107,225 towards the cost of a home purchase.
- 3.31 The lower quartile house price in Fylde is £143,000 (year to September 2018). As such those earning at around the lower quartile level, which will often be the younger cohorts of the working population, are some way distant from affording even those homes in Fylde at the cheaper end of the market, without intervention.
- 3.32 However, there is a high degree of variation in house prices in the borough. In seeking to assist potential home buyers in affordable housing need, the discount will need to be appropriate in relation to the prevailing prices in the local market and the open market value of the affordable dwelling. For instance, the lower quartile house price in Elswick and Little Eccleston is £160,500 and in Lytham is £185,791 but for those in St Anne's and Kirkham/Wesham is around £130,000. The discount applicable for the different areas of the borough has therefore been pitched to make the dwellings as affordable as possible whilst remaining viable for the developer as part of the affordable housing mix. The discount applicable from the open market value is shown in the right-hand column of Table 2 below. The data used to derive these is provided in Appendix 3.
- 3.33 The open market value of the dwellings should be established. This should be through the mean of valuations by independent RICS-accredited property surveyors, and should then be verified by the Council. The appropriate level of discount shall then be applied to the open market value, to give the discounted market sale price. The valuation undertaken by the lender providing the mortgage must be provided to the Council to verify the valuation: where the valuation of the mortgage lender is lower, the mortgage lender's valuation will be the open market valuation to which the discount will be applied to give the discounted market sale price.
- 3.34 Discounted market sales properties will be marketed by the developer. Those who wish to purchase the properties will be required to fill in an application form that will be passed to the Council for an assessment as to their eligibility. Controls on eligibility are essential to ensure that the homes provide for those in affordable housing need, and in accordance with

eligibility as detailed in MyHomeChoiceFyldeCoast Consistent Assessment Policy³. Further details are set out in Chapter 9.

- 3.35 Once purchased, a discounted market sale property is the absolute property of the purchaser, but restrictions are put in place so that on resale, the property may not be sold for more than the open market value minus the same discount that was applied initially, and that the subsequent purchaser will also be eligible for affordable housing, in accordance with eligibility as detailed in MyHomeChoiceFyldeCoast Consistent Assessment Policy. The developer must provide information to the purchaser so that the restrictions are clearly understood, notwithstanding any legal enquiry that the purchaser may also carry out. Chapter 9 gives further details. The developer will need to declare the restrictions will apply within the Affordable Housing Statement (Chapter 6 and Appendix 2).

First Homes

- 3.36 The First Homes scheme requires 25% of all affordable homes delivered through developer contributions (rather than directly grant-funded) to be First Homes on sites where the transitional arrangement set out in paragraph 3.38 below does not apply. In Fylde, this 25% will be a proportion of the up-to-40% of “other affordable housing tenures” element of the required affordable housing mix. Under the 30% on-site overall affordable housing requirement, this means 7.5% of all homes on a development site will be required to be First Homes under national policy.
- 3.37 The First Homes scheme requires a level of discount of a minimum of 30%. Higher discount levels of 40% or 50% are allowable, but only Borough-wide or through a Neighbourhood Plan. Accordingly, in Fylde the discount level under the First Homes scheme is set at 30%, to ensure compliance with national guidance.
- 3.38 The First Homes scheme also allows for a cap on the sale price after the application of discount. The default national figure is £250,000 but this is considered by the Council to be an excessive figure for Fylde as it even exceeds the median house price in the Borough (£205,000 in September 2020) by a very considerable margin. Fylde Council will therefore set a cap on the price of a First Home lower than the national figure. This will be set to ensure that the sale price (with discount applied) is in reach of a typical household with lower quartile earnings in the Borough, as considered above. The cap is therefore set at £113,790 (for 2021-22), the amount (based on 2020 data) that the example lower quartile household could raise. This equates to an open market property valuation of £162,557, which is comfortably higher than the lower quartile property value in Fylde of £146,000 (2020). The cap of £113,790 will be indexed using the change in the lower quartile, workplace-based earnings figure⁴ in the borough compared to the baseline 2020 figure.

The transitional arrangement

- 3.39 The Council’s discounted market sales housing tenure will accord with the Government’s First Homes Scheme where this is required for compliance with national policy: the discount

³ <https://www.myhomechoicefyldecoast.co.uk/Data/Pub/PublicWebsite/ImageLibrary/MHC CAP 1.0 Final 2018.pdf>

⁴ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>, updated annually

applicable is shown in the middle column of Table 2 below. Sites granted planning permission prior to or shortly after the introduction of the First Homes policy, including outline permissions, are covered by a transitional arrangement. The Written Ministerial Statement of 24th May 2021 states:

“Across all local authorities, the new requirement for 25% First Homes will not apply to sites with full or outline planning permissions already in place or determined (or where a right to appeal against non-determination has arisen) before 28 December 2021 (or 28 March 2022 if there has been significant pre-application engagement), although local authorities should allow developers to introduce First Homes to the tenure mix if they wish to do so.”

Therefore, the requirements of the First homes policy do not apply on sites where there is an existing permission, or where permission is granted before those dates. In such cases, discounted market sales housing will have a discount in accordance with the Council’s own evidence, as set out in the right-hand column of Table 2 below.

Table 2: Discount Level for Discounted Market Sales Housing

Settlement(s)	Amount of discount, % of open market value (First Homes)	Amount of discount, % of open market value (transitional arrangement)
St Annes	30*	20
Kirkham and Wesham	30*	20
Fylde-Blackpool Periphery (Whitehills, Whyndyke and Squires Gate)	30*	20
Warton and Freckleton	30*	25
Clifton and Newton	30*	25
Elswick, Singleton, Weeton and Staining	30*	40
Lytham	30*	40
Wrea Green	30*	40

* To accord with the minimum 30% discount level in the Government’s First Homes scheme

The data underpinning these required levels is set out for information in Appendix 3.

Rent-to-Buy

- 3.40 Rent-to-Buy is a tenure which is listed within the Framework definition of Affordable Housing under the broad category of *“Other affordable routes to home ownership”*. It has emerged as an innovative tenure that could become increasingly important. The Council considers that it could form part of the *“other affordable housing tenures”* within the

Council's required affordable tenure mix on suitable sites. As with all tenures, applicants should discuss the proposed mix of tenures with the Council.

- 3.41 The main feature of Rent-to-Buy is a period of affordable rent, following which tenants are required to either buy the property outright, or enter a shared ownership arrangement. Registered Providers must let to working households who are unable to buy a home on the open market.
- 3.42 Rent-to-buy units will be marketed by the developer in association with the Registered Provider. As with discounted market sales housing, applicants will be required to complete an application form that will be passed to the Council for an assessment as to their eligibility. Only those with insufficient funds to buy on the open market will be eligible, in order that the units fulfil affordable housing need in the Borough.
- 3.43 The Council will expect that, where units are not purchased by the tenant at the end of the rental period (which may be five years, or longer, at the discretion of the Registered Provider in agreement with the Council) the units will be offered on a shared ownership basis to a new tenant (which could be on rent-to-buy terms if appropriate for the new tenant's circumstances).

4. The Amount of Affordable Housing Required

- 4.1 The Council requires that developers declare the amount of affordable housing to be provided as part of any planning application for 10 or more net homes, and set out the justification for this amount in their Affordable Housing Statement. The considerations that may be included in this are set out below.

The Requirement

- 4.2 The requirement for affordable housing provision in Fylde is set out in the Local Plan. Policy H4 requires:

All market housing schemes of 10 or more homes will be required to provide 30% affordable housing, unless robust viability testing has demonstrated that the cost of the affordable housing provision would prevent the development from being delivered.

- 4.3 The threshold used in the Local Plan requirement accords broadly with the minimum standard threshold incorporated in the PPG, which states that affordable housing should not be sought on sites that are not major development.
- 4.4 The number of affordable homes within any development site will need to be sufficient to fulfil the 30% requirement. This will mean that, when calculating the number of affordable homes required, where the result is not a whole number, the result will need to be rounded up. For instance, on a development site of 34 dwellings in total, 11 will be required to be affordable, as 10 affordable dwellings would fall short of providing the 30% required by the policy.
- 4.5 Where an application site is for a smaller part of a larger site, the affordable housing requirement will be assessed on the basis of the context of the larger site. The reference to market housing schemes in Policy H4 of the Local Plan will be taken to encompass the whole site. Therefore, attempts to circumvent the requirement by the division of the site into two or more smaller sites will result in the imposition of the requirement in accordance with the proportion of housing units proposed across the whole development site. The tests used to establish whether this applies would include where a site shares its access with other sites, where it is in the same land ownership, or where there are common areas of infrastructure.
- 4.6 The Framework (2021) paragraph 65 requires that where major development involving the provision of housing is proposed, 10% of the homes should be for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Whilst this requirement continues to remain national policy, it will be incorporated within the overall requirement, unless the Council determines that the qualification in paragraph 65 applies. Similarly, the Written Ministerial Statement of 24th May 2021 requires that 25% of affordable homes delivered through planning obligations are First Homes; however, as described in Chapter 3, a transitional arrangement applies and therefore First Homes will only be required on development sites where the national policy requires it (i.e. where the transitional arrangement does not apply).
- 4.7 In respect of changes of use, the same requirements will apply except as considered below.

- 4.8 The Local Plan states that there will be a presumption that affordable housing will be delivered on site, in the interests of creating a mix of housing and promotes the creation of sustainable communities. Off-site provision will be acceptable only in such circumstances where the Council considers it to be so. There will be the assumption that such circumstances will be exceptional. Where the Council considers that off-site provision will be appropriate, the preferred delivery mechanism will be on a different site elsewhere in the local area, but as a last resort financial contributions to provide for this will be payable. The calculation of contributions is considered in Chapter 8.

Exceptions to the Requirement

- 4.9 Where the development is a change of use that is permitted development under the General Permitted Development Order, PPG states that affordable housing cannot be sought.
- 4.10 Policy H2 states that on sites where 100% specialist accommodation for the elderly is proposed ... affordable housing contributions will not be sought. The criteria that must be satisfied to demonstrate that a development is considered by the Council to be specialist accommodation for the elderly, are set out in Local Plan Policy H2.
- 4.11 Affordable housing will not be sought on development sites (including conversions) for between 1 and 9 homes, except where larger sites have been sub-divided in order to attempt to circumvent the requirements. An exception to this will be where a proposed development consisting solely of affordable housing is put forward on an appropriate smaller site.

Legal Agreement and Affordable Housing Statement

- 4.12 Legal agreements and undertakings are considered in detail in Chapter 11 and the Affordable Housing Statement in Chapter 6. The amount of affordable housing, and any other details relating to it that are agreed by the applicant, including type, tenure, registered provider and management arrangements etc. should be contained within the Affordable Housing Statement, with a clause within the legal agreement (or planning condition where appropriate) securing this by reference to the agreed Affordable Housing Statement.

Reduced Proportion on Viability Grounds

- 4.13 Matters relating to situations where an applicant claims that a reduced amount of affordable housing should be provided on viability grounds are considered in Chapter 10.

Effect of Vacant Building Credit

- 4.14 Paragraph 64 of the Framework states that where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount. Footnote 30 clarifies that this is “equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.” Therefore, the number of affordable homes required will be reduced accordingly on such schemes. Developers will be required to set out how this will affect their development within the Affordable Housing Statement, and are encouraged to discuss the matter where applicable with the Council prior to submitting the application.
- 4.15 Developers will be expected to provide evidence in support for any claim for vacant building credit. The evidence will need to demonstrate:

- The floorspace of the vacant building;
- That the building is vacant: it will not be considered to be vacant if the building or part of the building has been in continuous use for any six months during the last three years up to the date that the application is submitted. The building must be entirely vacant: the credit is a vacant building credit rather than a vacant floorspace credit;
- That the building concerned is a permanent building which has a previous use;
- That the building has not been abandoned: evidence will be required that the building has been marketed in a genuine attempt to bring it back into use;
- That the building has not been vacated for the purpose of conversion: that the vacation of the premises has been a result of the decision of the tenant, rather than the landlord.

Phasing of Delivery

- 4.16 The Council will expect affordable housing to be constructed concurrently with the market housing on the development site. In order to ensure timely delivery, the Council will require the phasing of affordable housing delivery to be detailed on the Affordable Housing Statement, where the application is for full or reserved matters permission or will impose a phasing requirement through clauses in the s106 agreement sitting alongside the planning permission. This will be in the form of a requirement for the transfer of a certain number of units of affordable housing to the appointed Registered Provider in advance of the occupation of a certain number of market dwellings, or the completion and marketing of a number of units of other affordable tenures, or a combination of the two. Generally, at least half of the affordable homes should be transferred before half of the market housing is occupied, with the remaining half transferred before the occupation of 85% of the market homes. The precise arrangement will be subject to negotiation and agreement with the Council and set out in the affordable housing statement or s106 agreement as appropriate.
- 4.17 Developers should consider how the phasing requirements will affect their site, and provide details on the Affordable Housing Statement having regard to their order of construction for the homes on the site, in particular the different tenures of affordable housing, to ensure that their proposals for the phasing of affordable housing are achievable when the planning application is determined.

5. Pre-application Engagement

- 5.1 The Framework strongly emphasises the benefits of discussion between parties at the pre-application stage, and encourages the resolution of issues prior to applications being made.
- 5.2 There are advantages to both developers and to the Council in effective pre-application engagement taking place regarding affordable housing provision. In particular, providing understanding of the information required by the Council will assist applicants.

Discussions with Registered Providers

- 5.3 Applicants and/or their agents should make contact with Registered Providers prior to making any planning application, including at outline stage. At outline stage, they are encouraged to establish in principle that the affordable homes they propose to build can be transferred, in the case of affordable rent or other tenures involving Registered Providers. The mix of properties will be required to meet Local Plan Policy H2, to the extent that any details on mix have been determined.
- 5.4 At reserved matters stage or prior to a full planning application being submitted, the applicant should have discussed and come to agreement with the Registered Provider over all detailed matters including the individual dwellings to be part of the transfer, specific tenures of specific plots, the phasing of delivery and timings of the transfers, agreement that the Registered Provider will take on the management arrangements, letting and allocation in accordance with Fylde Council's local connection policies. Failure to provide this information at application stage is highly likely to delay the determination of the application.
- 5.5 The Council will require that a single Registered Provider is engaged in relation to all tenures of affordable housing within the scheme where a Registered Provider has involvement. The Council will only consider agreement to this requirement being waived where the Registered Provider which will take on all of the Affordable Rent properties declines to take on properties under other tenures.

Discussions with the Council

- 5.6 The Council believes that engagement by developers with the Council prior to making an application is an essential element in bringing forward a development proposal of an acceptable form.
- 5.7 Discussions will be advantageous prior to making an outline planning application in the first instance.
- 5.8 Elements that need to be discussed centre around the amount of housing and affordable housing proposed, the tenure mix of the affordable units, and where the proposal is for a full or reserved matters application, the size, design and distribution of the affordable units within the development. Other matters may also require discussion at that stage.
- 5.9 The Council offers a pre-application discussion service for applicants, to consider outline development proposals and to provide "without prejudice" advice on their planning merits. Applicants are encouraged to use this service in relation to the full range of potential planning issues.

- 5.10 Applicants or their agents should contact the Development Management Team at the Council through the use of the pre-application advice service when they are considering preparation of a planning application. They should be prepared to discuss the number and overall mix of affordable housing prior to making an outline application. A pre-application advice enquiry can be initiated through the Council's website: <https://new.fylde.gov.uk/resident/planning/advice/#1554802742366-1e75650a-72ed>

6. The Affordable Housing Statement

- 6.1 It is expected that the Affordable Housing Statement will be a document that applicants will provide with the application when submitted. In providing this at submission, it will demonstrate and reflect the outcomes of any pre-application engagement that has taken place. The Affordable Housing Statement will be part of the Local List of Validation Requirements which will be required in support of a full or reserved matters planning application for 10 or more dwellings or where the site area is greater than 0.5 hectares, in order to be considered valid at receipt by the Council.
- 6.2 For a full or reserved matters application, the Affordable Housing Statement should cover the following aspects of provision:
- Registered Provider appointed to take the housing stock and provisions for transfer to them; (see also chapter 3)
 - Number of dwellings and number of affordable dwellings within the development (see also chapter 4; where off-site provision is proposed see chapter 8);
 - Tenure including mix of tenures where appropriate (see also chapter 3);
 - Affordable dwelling size (see also chapter 7);
 - Distribution of affordable housing within the development (see also chapter 7);
 - Timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (see also chapter 4);
 - Management arrangements for the completed affordable dwellings (see also chapter 9);
 - Mechanism to secure on-going affordability (see also chapter 9);
 - Allocation arrangements (see also chapter 9);
 - Provision for the recycling of subsidy in the event of the exercise of right-to-buy, purchase of the remaining share of shared ownership or the resale of discounted property (see also chapter 9).
- 6.3 A template that should be used to produce an Affordable Housing Statement is provided as Appendix 2. A Word version of the template is provided on the Council's website.
- 6.4 Where an application is submitted in outline, applicants will be expected to set out how their development will deliver affordable homes in line with development plan policy.

Revision of the Affordable Housing Statement

- 6.5 It may be necessary, during the course of consideration of an application, for amendments to be made to certain details of the Affordable Housing Statement, in order that the requirements of the Council are satisfied. These might reflect, for instance, revisions to the mix of affordable homes on the scheme, the overall number of homes or the mixture of tenures; alternatively revisions may be required where certain necessary details are missing on the initial submission. In such cases the Council will require the submission of an amended Affordable Housing Statement, clearly identified by date.

The Role of the Affordable Housing Statement

- 6.6 The version of the Affordable Housing Statement that is agreed by the Council will form part of any planning permission granted, through a clause in the Section 106 agreement or through a planning condition. The applicant or successor in title to the land in the event that permission is implemented will be tied to all of the details set out in the Affordable Housing Statement, including the tenure and allocation arrangements of individual dwellings, the

overall number of affordable dwellings provided, management arrangements and appointed Registered Provider etc. The Affordable Housing Statement therefore is the device through which the Council will ensure that affordable housing is provided through the development in accordance with the Council's policies.

- 6.7 It is envisaged that there will be circumstances when the practicalities of the development and delivery of affordable housing on larger sites indicates that revisions to an agreed Affordable Housing Statement are requested. These will be considered through an appropriate formal application to the council and will only be accepted where the proposed change is supported by evidence and continues to comply with the relevant Policy.

7. Size, Type, Design and Distribution of Affordable Housing

- 7.1 It is essential, if the affordable homes delivered are to meet the needs of those requiring affordable housing in Fylde, that they are of a size and type which provides suitable accommodation, considering the circumstances of those in need.
- 7.2 Local Plan Policy H2 makes reference to the affordable housing need as detailed in the Fylde Coast Strategic Housing Market Assessment (SHMA). It makes some prescriptions of the types of homes required, based on the SHMA, but then refers to the SHMA or any subsequent housing needs surveys undertaken on behalf of the Council.
- 7.3 Applicants will need to engage with the Council and a Registered Provider, to ensure that the proposed affordable homes will meet the identified need.
- 7.4 The Local Plan provides policy on the design of development generally, and the Council is producing a separate Good Design SPD to provide further detail on design for all types of development. It is therefore not intended to repeat those elements of guidance contained within the Good Design SPD, but rather to highlight design requirements which apply specifically to affordable housing.

Size and Mix of Types of Affordable Dwellings

- 7.5 The affordable homes to be provided on a development site will contribute to the overall mix of housing on the site, and as such the mix of sizes of the affordable homes provided will need to be chosen so that the affordable housing provision contributes to the overall mix required by Local Plan Policy H2, whilst also reflecting the overall mix of housing on the site.
- 7.6 The mix of affordable housing to be provided on an application site will need also to reflect affordable housing need. The overall mix should be agreed with the Council at pre-application stage, and be supported by an affordable housing provider.
- 7.7 Affordable housing may be provided in the form of houses, flats or bungalows. However, the type(s) proposed should have been agreed with a Registered Provider (for affordable rent properties or other tenures where involvement of a Registered Provider is required) and with the Council prior to any full or reserved matters planning application being submitted. This is to ensure that, once the development is brought forward, the accommodation is suitable for its intended purpose and can be successfully marketed after completion.
- 7.8 Affordable housing must be able to meet the needs of those in affordable housing need. Therefore, the specific accommodation requirements of the individuals or families that are to occupy the units will need to be provided for at the stage of initial development. This means that, for instance, a 2-bedroom dwelling will have to be fit for purpose as a dwelling that can be let to or purchased by people in affordable housing need for a dwelling of that size. In addition, Homes England will not provide grant funding for affordable homes below certain sizes, the limit being set at 85% of the minimum gross internal floor areas in the Nationally Described Space Standard.
- 7.9 Registered providers consider that the overall size (i.e. floor area) of the affordable dwelling is reflective of the overall number of people that can be accommodated in a dwelling. Accordingly, the size of individual dwellings by floor area should be specified for each affordable dwelling proposed, within the Affordable Housing Statement for full or reserved matters applications. The number of bedrooms for each unit must also be specified.

- 7.10 The affordable housing units should normally be at least the following Gross Internal Area (GIA) for the number of bedrooms specified, in order to be considered suitable for the requirements of Registered Providers for a home of the stated size, unless the applicant can demonstrate that the units proposed will meet the declared requirements of a supporting Registered Provider:

Table 3: Minimum Gross Internal Area

Bedrooms	No. of persons	Min GIA m ² 1-storey flat	Min GIA m ² 2-storey house
1	1	33	
1	2	43	
2	3	52	60
2	4	60	67
3	4		71
3	5		79
4	7		98

- 7.11 The affordable housing units will need to be clearly identified on the site layout plan: they must be directly denoted as such on the drawing and should not require cross referral (e.g. by plot numbers or house types) from some other document.

Design

- 7.12 Affordable housing design needs to reflect the requirements of Local Plan (and where appropriate, Neighbourhood Plan) Policies in the same way as other parts of the same development, or indeed as any other development.
- 7.13 Local Plan Policy GD7 provides the starting point for considerations of design. Most elements of the policy are directly relevant but in particular the following criteria are of note, in that they will need to be applied equally to the affordable housing as to other parts of the site:
- *d) Ensuring the siting, layout, massing, scale, design, materials, architectural character, proportion, building to plot ratio and landscaping of the proposed development, relate well to the surrounding context.*
 - *i) Taking the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality new design that responds to its context and using sustainable natural resources where appropriate*
 - *k) Ensuring the layout, design and landscaping of all elements of the proposal, including any internal roads, pedestrian footpaths, cycleways and open spaces, create user friendly, sustainable and inclusive connections between people and places resulting in the integration of the new development into the built and historic environment*
 - *m) Protecting existing landscape features and natural assets as an integral part of the development; requiring multi-functional green infrastructure to be integrated into urban areas; providing enhancements to open spaces to encourage people to use them;*

protecting and enhancing habitats; providing open spaces and linkages to the wider ecological networks as part of the Green Infrastructure network; and enhancing the public realm.

- *o) All new housing developments should result in a high standard of amenity for occupiers. The standard of amenity for occupiers should not be compromised by inadequate space, poor layout, poor or lacking outlook or inconvenient arrangements for waste, access or cycle storage. Developments should include adequate outside amenity space for the needs of residents. New homes designed specifically to accommodate the elderly should comply with optional standard M4(3(2a)) in accordance with policy H2.*
- 7.14 The Good Design SPD will provide a design process that should be used by applicants when designing a scheme, and provide guidance on how the context of the site should shape the overall and detailed form of developments.
- 7.15 As the majority of new affordable housing will be within larger development sites, the context for the design of the affordable housing on the site will be the overall design principles adopted for the site. These will in turn be required to reflect the wider context of the site within the immediate surroundings and the settlement as a whole.
- 7.16 Developments should be “tenure-blind”, i.e. affordable housing should be not appear distinctive from the market homes found on the same site. The design features and materials should be consistent. Sometimes, the different size of the affordable homes from the surrounding dwellings is notable. In such cases, dwellings might be distinctively smaller but they should not be distinctively affordable. The affordable dwellings should result in a similar (high) standard of visual appearance for the part of the development concerned, compared to the remainder of the site.
- 7.17 Below are set out some typical design mistakes with affordable housing that are not considered acceptable. On developments where the features described are present, the affordable housing is likely to be clearly distinctive from the market housing, in contravention of policy.

Examples of Affordable Housing Design Mistakes

Featureless elevations: dwellings with plain elevations and with standard form windows and doors, resulting in a spartan appearance lacking any distinctiveness

Prominent bin storage: bin storage should always be located within private areas, not visible from the street, even when provided on a communal basis for flats.

Hard-surfaced frontages: dedication of the whole or almost the whole of the frontages of houses to car parking resulting in continuous hard surfacing and a cramped, utilitarian appearance.

Absence of rear access: a means of gaining external access to the street from the rear of a property other than through the dwelling must always be included.

Extreme low-cost design: eaves sharply cut off to be almost flush with the wall face, uniformly plain materials, soil pipes and other services on the front elevation etc.

Absence of soft landscaping: use of cheap fencing, prominent metal railings or other excessive hard landscaping to define boundaries at the front, where use of hedging plants or other soft landscaping would be more appropriate.

- 7.18 Proposals should follow the requirement for a high standard of design set out in Local Plan Policy GD7. For affordable housing some particular examples of this are shown below.
- 7.19 Proposals that fall short of the required standard for the design of affordable housing, even where the design of the remainder of the development is considered acceptable, will be refused.

Good Practice in Affordable Housing Design

Blends into the Development Site: the affordable dwellings should utilise some of the same design features as the market homes on the site so as to integrate the affordable homes into the development. The development as a whole should respond to the wider local context as required by Policy GD7.

Small dwellings disguised as large dwellings: identification of dwellings as affordable on the basis of their size can be avoided by utilising similar designs as the larger properties on the site, varying the orientation of the front entrance doors or use of a single entrance door to a number of flats that otherwise appears to be a single house.

Well landscaped: effective use of landscaping at the front of dwellings can add character without substantial cost.

Variation: avoidance of excessive uniformity by varying the design features used between groups of dwellings, use of colour, offsetting, detail features to create homes that are distinguishable from one another.

Distribution

- 7.20 Housing developments should not be “exclusive”: Paragraph 127 of the Framework requires the creation of places that are inclusive. Affordable housing should therefore be distributed within the development so that is clearly integrated into the wider development site, and could not be regarded as separate from it.
- 7.21 Normally the expectation will be for affordable housing to be distributed in several small groups throughout the development site. Such groupings should not result in segregation (i.e. for instance in a cul-de-sac just consisting of affordable housing).
- 7.22 Where the Council has agreed that affordable housing is to be a distinct type from market housing on the site (for instance where it is to be flats, or to be housing designed for the elderly), it should not be located in a segregated part of the site, such as the furthest extremity from the main access; it should be no less visually prominent within the overall street scene than other housing on the site.

Affordable Specialist Accommodation for the Elderly

- 7.23 Local Plan Policy H4 allows for affordable housing requirements to be met in full or part by the provision of sheltered or extra care housing, providing that it is provided for social rent or affordable rent and therefore meets the definition of affordable housing. Such schemes must fulfil the requirement of Policy H2 for specialist accommodation for the elderly, that the accommodation is built in compliance with optional technical standard M4(3(2a)), which means that the accommodation is wheelchair-adaptable. The specific design requirements relating to the standard are contained within the Building Regulations Approved Document Part M.

- 7.24 Affordable Specialist Accommodation for the Elderly should have regard to Lancashire County Council's Care and Support Strategy, which outlines the type of accommodation considered suitable. LCC are the revenue funding provider for this type of accommodation as they are typically placing the tenants and may be paying some or all of the rental for certain types of such accommodation.
- 7.25 Local plan Policy H2 carries requirements where a proposal is for 100% accommodation for the elderly, and these apply equally when the accommodation is to be affordable. The design criteria are as follows:
- *It is situated to provide easy access to regular public transport. Within larger development sites, the part of the site in closest proximity to bus stops with a regular service should be chosen for this type of accommodation;*
 - *The proposal is well-designed, avoiding unnecessary use of high fencing around the perimeter, orientated towards the street with an entrance on the street side of the building providing the shortest possible pedestrian access, including usable outside landscaped gardens with seating, and access and parking for vehicles well separated from pedestrian routes;*
 - *The development complies with the development strategy and other policies of the plan; and*
 - *Convenient access arrangements are provided for vehicles providing hospital transport.*

Affordable Housing and Residential Park Home Sites

- 7.26 Residential park homes form part of the broad mix of dwelling types required to meet needs set out in national policy. The Council does not consider park homes to be suitable to form part of the affordable housing mix as they are considered unsuitable by Registered Providers and do not provide living conditions acceptable to the Council for people in affordable housing need.
- 7.27 Policy H4 of the Local Plan states
- The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing equivalent in value to the provision of 43% of the number of market homes to be built on site, this being the equivalent of providing 30% affordable housing on-site*
- 7.28 Therefore, where residential park homes are proposed, off-site contributions will be required in accordance with Policy H4. How this will be applied is dealt with in Chapter 8.

8. Off-Site Contributions

When will off-site provision be acceptable?

- 8.1 Policy H4 of the Local Plan is clear on the presumption that affordable housing will be provided on-site:

“The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing”

- 8.2 Where an applicant proposes that affordable housing provision should be off-site, this should be the subject of discussion with the Council prior to the submission of the application. Only where the Council has agreed that off-site provision is likely to be acceptable, does the Council recommend that a planning application based on affordable housing provision off-site be submitted. Any such advice would be without prejudice to any decision made on a planning application submitted.

Calculation of Off-Site Contributions

- 8.3 The Local Plan sets out the requirement for off-site provision of affordable housing, where it is considered acceptable. Policy H4 states:

“the Council will require contributions for off-site provision of affordable housing equivalent in value to the provision of 43% of the number of market homes to be built on site, this being the equivalent of providing 30% affordable housing on-site”

- 8.4 For clarification, the use of 43% as the off-site calculation rather than 30% is a straightforward mathematical relationship. Where a site has 100 dwellings, if the affordable housing is to be on-site as normal, the result will be 30 affordable and 70 market homes. A site of 100 dwellings where the affordable housing is off-site will result in 43 affordable and 100 market homes: the requirement is for 30% of the total, not of the number on-site. The proportions of the total are the same: $30/100 = 43/143 = 30\%$.

- 8.5 In the same way as with provision on-site, where the calculation of the number of off-site homes to be provided does not result in a whole number, the result will need to be rounded up. For instance, in a case where 33 homes are provided on-site, but the Council agrees to provision off-site, 15 off-site affordable homes will be required ($15/33=45.45\%$, corresponding to $15/48=31.2\%$ of the total number), as 14 would fall short of the requirement of 43% of homes on site: $14/33=42.4\%$ (and correspondingly, short of 30% of the total number $14/47=29.8\%$).

- 8.6 The contributions payable will be calculated as the discount that would have been applicable to affordable homes constructed on the site, multiplied by the required number of affordable homes off-site. The discount will be calculated as a proportion of the open market value of equivalent sized homes on-site to the affordable homes needed. Sale prices of homes vary significantly across the borough for similar properties, being typically higher in the villages than most of the urban areas, and higher in Lytham than for instance Kirkham.

Off-site contributions would therefore be a greater amount per home in the higher-price areas. The proportion of the open-market value used to calculate the discount will accord with the discount applied to discount market sales housing in the same area. Reference should be made to the right-hand column of Table 2 in chapter 3.

- 8.7 Appendix 4 sets out the detailed method to be used in calculating these contributions and provides a template. The contributions will be phased in a front-loaded manner as with the provision of actual affordable dwellings.
- 8.8 Off-Site contributions can also be made through the provision of actual affordable dwellings on other sites in the borough. Where this is proposed there will need to be a mechanism to tie the delivery of those properties to the delivery of the 'parent' scheme, for the off-site affordable housing to meet all other affordable housing and general policy requirements, and that the level of provision complies with the requirement of Policy H4 to deliver off-site affordable housing contributions at 43% of the total on-site development. This will usually be through a s106 agreement to the market homes planning permission that secures provision and front-loads the phasing of its delivery. A further alternative that can be chosen is a hybrid, where another site provides only a proportion of the off-site units required, with the remainder provided for through a financial contribution for the residue.

Securing off-site contributions

- 8.9 Where off-site provision has been agreed by the Council, the payment of the commuted sum will need to be secured through a S106 legal agreement with the Council prior to the grant of planning permission. Chapter 11 of this document provides further guidance.

Provision of Affordable Housing Using Off-Site Contributions

- 8.10 The Council has adopted a strategic approach to the use of future S106 funds to deliver affordable housing. The Council has invited Registered Providers to come forward with expressions of interest for funding to support schemes they are developing. These expressions of interest will be assessed and taken before the Planning Committee to determine if the scheme meets the priorities for the funding.
- 8.11 Registered Providers will need to evidence they already have affordable housing stock within Fylde and that local management arrangements are in place. It is preferred that Registered Providers are registered as a partner in the Choice Based Letting (CBL) Scheme MyHomeChoiceFyldeCoast. If Providers current stock levels are not sufficient to formally become a partner with the scheme, they will need to demonstrate an allocation arrangement in place for affordable homes developed in Fylde with a partner of the (CBL) scheme.
- 8.12 Each scheme will be assessed under the following five criteria:
- Brownfield site – suitable previously developed land that is not currently in use, whether contaminated or not;
 - Local regeneration to an area – to support environmental, economic and social well-being of an area, and the sustainability of local communities;
 - Value for money – consideration of match funding available from other sources that will enable the development, for example Homes England funding and private finance raised by the Registered Provider.

- Tenure to be Social or Affordable rent – Affordable and social rented housing is let by private registered providers of social housing to households that are eligible for social rented housing. Affordable rent is not more than 80% of the local market rent (including services charges, where applicable). Guideline target rents are determined through the national rent regime for social rented housing that are agreed by the local authority and Homes England.
- Evidence of a need for affordable housing provision – The proposed scheme should take into account levels of housing need for development as determined by the Strategic Housing Market Assessment and Local Plan to 2032. In addition details of households registered for re-housing through MyHomeChoiceFyldeCoast will be considered to establish if the proposed size of units and location will meet housing need within Fylde.

9. Management arrangements

Allocation

- 9.1 It is imperative that affordable housing delivered through the Council's Local Plan policies provides for people in Fylde who are in affordable housing need. Therefore, the entitlement to apply for affordable housing units is restricted to ensure, as far as is practicable, that those provided with affordable housing are people with a local connection to Fylde in affordable housing need.
- 9.2 The Council, notwithstanding its status as Local Planning Authority and Local Housing Authority, must have control over the allocation of affordable housing through the Affordable Housing Statement secured through the S106 agreement or Unilateral Undertaking, or through a planning condition. Ensuring that such controls are sufficient is vital.
- 9.3 The restrictions that the Council will require applied to each tenure are set out below. It will normally be necessary that provisions to ensure that the restrictions are placed, and retained in the future, are contained within affordable housing statement and secured by the S106 agreement or planning condition.
- 9.4 Affordable housing for rent should only be allocated to those with a maximum of £30,000 in savings and a maximum household income of £60,000. This is in accordance with the criteria used by MyHomeChoiceFyldeCoast for eligibility to bid⁵. These limits will be subject to review in line with the criteria used by MyHomeChoiceFyldeCoast and any specified in national policy.

Local connection test

- 9.5 All affordable units are to be rented or sold to people with a local connection as set out in the Consistent Assessment Policy operated by MyHomeChoiceFyldeCoast, the choice-based lettings scheme (except for shared ownership properties, see below). This will mean that homes will be allocated to those applicants with a local connection to the Borough of Fylde, either through residence or work. Applicants must therefore be able to demonstrate they meet one or more of the following criteria:
- Local residency – they have lived in the local authority of Fylde continuously for the last three years;
 - Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months;
 - Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done continuously for the last 5 years;
 - Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and

⁵ Page 11 of the MHCFC Consistent Assessment Policy - Ineligibility (Non qualifying Persons) – 5. Households whose gross household income exceeds £60,000 pa and 6. Applicants and households aged under 55 with savings exceeding £30,000.

- Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years.
- 9.6 Within the rural settlements affordable rented properties require a local connection to the parish which includes priority for current residence in the parish, family residing in the parish, the need to give or receive care in the parish, or other long-standing connection. With new build stock in rural areas enabled under a S106 agreement or planning condition, where an occupant does not come forward with a local connection to a particular parish the eligibility criteria can open up to a Fylde Borough connection. New build stock delivered under a S106 agreements cannot be let to households outside of Fylde.

Affordable Rent

- 9.7 People who wish to express an interest in taking up affordable housing in Fylde, register their interest through the MyHomeChoiceFyldeCoast service, the choice-based lettings scheme operated on behalf of affordable housing providers (including Progress Housing who took over Fylde Council's former housing stock) and Fylde, Blackpool and Wyre Councils.
- 9.8 The Council will require that all affordable housing provided on development sites or through developer contributions, as affordable homes for rent, are allocated through MyHomeChoiceFyldeCoast. It will be a requirement for this to be incorporated in the Affordable Housing Statement, tied to the planning condition, Section 106 Agreement or Unilateral Undertaking, which will require the agreement of the Registered Provider as well as the Council and applicant.

Shared Ownership

- 9.9 Under the Affordable Homes Programme 2021-26 operated by Homes England no shared ownership properties funded under this scheme can be subject to local occupancy restrictions. The properties must be occupied as the main or only home by the purchaser.
- 9.10 Initial and future sales of other shared ownership homes will be marketed and sold to customers whose eligibility is determined with regard to local incomes and local house prices, in accordance with the Affordable Homes Programme in force at the time of the application. The Council would expect that applicants will normally meet the local connection criteria as apply to other types of affordable housing.

Discounted Market Sales Housing and First Homes

- 9.11 For First Homes, the requirements are:
- Purchasers of First Homes must be first-time buyers;
 - They must have a household income not exceeding £80,000;
 - A First Home should be the buyers only home;
 - A purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home.
 - Additional criteria can be applied by local authorities. Those for Fylde are set out in the following paragraph. Such local criteria can be applied only for the first three months of marketing, before reverting to national criteria only.
- 9.12 For discounted market sales housing, the Council's policy is as follows. In the case of First Homes, the following are local criteria:

- Must be a qualifying buyer unable to afford a home in their local market. Applicants must not be able to buy a home suitable for their needs within a reasonable travelling distance of their work place, without assistance. Qualifying purchasers must live, work or have a family connection to Fylde, specifically one of the following must apply but in no particular order:-
 - They are permanently employed in the Borough of Fylde
 - They have been offered permanent employment in the Borough of Fylde
 - Or in the opinion of the Council has some other sufficiently long-standing connection with the Borough of Fylde
 - They have lived in the Borough of Fylde continuously for the last 3 years
 - Have a close family association (a parent, adult child, brother or sister) who has lived in the Borough of Fylde continuously for the last five years
 - For First Homes, Members of the Armed Forces, divorced/separated spouses/civil partners or members of the Armed Forces, the spouses/civil partners of deceased members of the Armed Forces (if their death was wholly or partly caused by their service) or veterans within 5 years of leaving the Armed Forces will be exempt from any local connection criteria.
 - Must be able to demonstrate access to savings or sufficient funds to pay, if required, a deposit (which may be 5% or more of the purchase price), legal fees, stamp duty and other costs of moving.
 - Must have savings/equity of less than £60,000 and a household income of less than £80,000.
 - Must be able to sustain home ownership in the longer term. Typically applicants will be employed on a permanent contract of employment (there are exceptions for key workers). If self-employed, the applicant must be able to provide accounts for the last 3 years.
 - Must occupy the property as their only and principal home.
 - Must have a good credit history – if applicants have rent arrears during the last 12 months, are in breach of their current tenancy agreement or have an adverse credit history, which means they are unlikely to be able to sustain ownership, they will not be eligible for the scheme.
 - Must take out a first mortgage with a qualifying lender.
 - Must be approved by the local authority as being eligible under the scheme for discounted market sale
- 9.13 Applicants for discounted market sale properties will therefore need to approach the developer who in turn will be required to ensure that any potential buyers for discounted market sale properties are assessed for eligibility by the Council before proceeding with the sale.
- 9.14 A copy of the application form is available from the Council's Housing Services team. Applications should be made in respect of specific properties for sale: the Council will not keep a waiting list of applicants, and all information from the applicant must be up-to-date at the time of the potential purchase.
- 9.15 On the first occupancy from the developer to the buyer there will not be a charge for completing the assessment for the DMS application. On subsequent sales of the unit the Council will make a charge for assessment of these applications to the seller.

Rent-to-Buy

- 9.16 Government guidance stipulates that Rent-to-Buy tenants must be working households and intending to buy their own home in the future at time of letting. To be eligible for Rent to Buy tenants must be first time buyers having not previously owned their own home. An exception to this is where an applicant is looking to return to home ownership following a relationship breakdown.
- 9.17 Government guidance notes that Rent-to-Buy homes are not subject to local authority nominations although landlords may choose to work with the local authority to identify potential tenants. The applicants must be working households who intend to live in the properties concerned as their main or only home and therefore must be working within reachable distance of the property. It is therefore anticipated that most applicants will meet the local connection criteria used for other types of affordable housing.

Implications for applicants/developers

- 9.18 Whichever tenure is adopted, it will be necessary to ensure that the allocation policy is specified within the Affordable Housing Statement and secured through either Legal Agreement or planning condition.

Retention as Affordable in Perpetuity

- 9.19 The Council will require that affordable housing is retained as affordable in perpetuity, or where staircasing up to full ownership takes place that the subsidy previously applied is recycled for further use for the provision of affordable housing.
- 9.20 Provisions, within either the legal agreement or by the Affordable Housing Statement secured by legal agreement or planning condition, will be required to state explicitly how this will be achieved.
- 9.21 In the case of affordable rented housing, where a home is purchased under right-to-buy legislation, or partially purchased under right-to-shared ownership legislation, the home will previously have been wholly (or partially) owned by the Registered Provider. The requirement for the Registered Provider to reinvest the proceeds for the further provision of affordable housing may be subject to legislative provision.
- 9.22 There will be a requirement that any affordable rented housing that becomes available for re-letting, shall be re-let and not sold on the open market. Reletting shall be in accordance with the Council's allocation policy to those in affordable housing need.
- 9.23 In the case of discounted market sales housing / First Homes, there will be the requirement for any future sale of the property to remain at a discounted price in perpetuity. This will be secured through a restriction to be contained in the legal document disposing of the dwelling to the purchaser. The discount for any future resale will be set at the same percentage of open market value as the discount level applied to the original sale price. Open market value will be determined by assessment by two valuations undertaken by RICS-accredited valuers who are not connected to the vendor, with the average taken. When the property is offered for sale, there will be a requirement for the property to be offered in accordance with the Council's allocation policy. Owners will be required to complete and submit to the Council a form produced by the Council's Housing section in the first instance.

- 9.24 In the case of shared ownership homes, the occupier may purchase additional proportions of the equity from that acquired in the first instance, to “staircase” to a higher proportion of ownership, including up to 100%. Where additional shares are purchased, this payment is made to the owner of the previously rented share, which will be a Registered Provider, and is a repayment of the subsidy originally provided as grant. Recycling of this funding to provide for further affordable housing in Fylde will be required, with detail provided in the Affordable Housing Statement secured by a s106 agreement or planning condition.

Service Charges

- 9.25 The scope of any service charges to be imposed on occupiers must be expressly set out within the Affordable Housing Statement. Matters might include maintenance of the building, provision and maintenance of landscaping/gardens and other communal areas, security matters etc. The proposed level of charges should be declared in the Affordable Housing Statement and should not increase each year by more than the annual Consumer Price Index (CPI) published by the Government.

10. Viability Assessment

- 10.1 The Framework stresses the importance of ensuring housing delivery, in order that councils fulfil the national priority to boost significantly the supply of housing. Councils are required to identify sufficient land through their local plans to meet their local housing need. Local plans must be viability tested to ensure that they are deliverable. The Framework strongly stresses that assessment of viability should be undertaken at the plan-making stage.
- 10.2 The Local Plan, adopted in October 2018, was viability tested in accordance with these requirements. The testing identified that the plan as a whole was viable, and the sites allocated were developable in accordance with the policies contained in the Local Plan.
- 10.3 PPG states that there is a presumption that development on development plan allocations will be viable, as the principle will have been tested through the Local Plan examination, as was the case in Fylde. It follows that a challenge to the requirements of the policies of the Local Plan on the grounds of viability will only be justified exceptionally.
- 10.4 PPG states that plans should set out the contributions expected from development; that policy requirements should be clear so that they can be accurately accounted for in the price paid for land; to provide this certainty affordable housing requirements should be set out as a single figure rather than as a range. The Local Plan requirement figure of 30% accords with this guidance.
- 10.5 Where a developer proposes a lower number of affordable homes than the 30% requirement, Local Plan policy H4 requires:
- “robust financially-based justification to be provided by the applicant, demonstrating that the development would be unviable with a higher level of affordable housing than proposed.”*
- 10.6 Since development in accordance with the Local Plan will be taken as viable, PPG states that the developer will be required to demonstrate that the particular circumstances justify the need for a viability assessment at the application stage. This could include where innovative types of development are proposed, where unallocated sites are brought forward that are very different from the types of sites allocated in the Local Plan, where additional site costs have become apparent or where the macro-economic environment has significantly worsened.
- 10.7 Where the circumstances do not justify a reassessment of viability, any viability assessment submitted in support of a planning application can be given limited weight at most.

Contents of the Viability Assessment

- 10.8 The PPG prescribes the inputs to any viability assessment.
- 10.9 The PPG indicates that any Viability Assessment should include an Executive Summary which sets out the headline data in the format of a template, to follow the Government’s data standards. The template will be produced by Government, but is not currently available. In anticipation of the publication of this template, the Council has decided that it should not create its own template for viability assessment, which could become very quickly inconsistent with that provided by Government.

- 10.10 Any Viability Assessment submitted with a planning application should be based on and refer back to the viability assessment that informed the Local Plan; the applicant should provide evidence of what has changed since then.
- 10.11 The Viability Assessment that informed the Local Plan was produced by Keppie Massie. It is in two main parts. The principal assessment was conducted in support of the Revised Preferred Option Local Plan, with an update provided in support of the Publication Version Local Plan. Both documents are available on the Council's website⁶.
- 10.12 The Local Plan's Viability Assessments utilise a residual valuation approach as the appraisal methodology, in accordance with the Royal Institution of Chartered Surveyors guidance note Financial Viability in Planning. Further details are provided in Section 3 of the main Viability Assessment⁷ document. The Viability Assessment and update are based on an assessment of a range of site typologies reflecting on the mix of sites within the Local Plan, with a range of densities, housing types, locations and on greenfield/brownfield land. Site specific assessments were made for three sites.
- 10.13 Any Viability Assessment submitted with a planning application will therefore need to clearly relate the site concerned to the appropriate typologies within the viability assessment and provide justification for the reasons why changes have resulted in the original assessment or assumptions no longer being considered appropriate.

Reassessment of Schemes

- 10.14 Frequently, developers request revisions to schemes after initial approval, to alter the type or reduce the amount of affordable housing provided within the scheme.
- 10.15 The PPG stresses that, since the allocation of any site has been subject to Examination, where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. Therefore, the need for viability assessment should be exceptional.
- 10.16 There are some circumstances where a reassessment after an initial permission might be appropriate. These include, as referred to in PPG, where a recession or significant economic changes have occurred since the plan was brought into force. Other circumstances could be where the applicant has evidence of significant unforeseen costs, the initial affordable housing tenure proves to be unviable or difficult to deliver.
- 10.17 Where an assessment of viability is proposed by a developer, when one was not provided previously with the application, the same requirements will apply to a developer in producing an assessment of viability as would be required when submitted initially with an application.

⁶

<https://www6.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADcANQA0AHwAfABUAHIAdQBIAHwAfAAwAHwA0> and <https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/> (items ED016 a-e)

⁷

<https://online.fylde.gov.uk/assets/legacy/getasset?id=fAA3ADcAngA5AHwAfABUAHIAdQBIAHwAfAAwAHwA0>

Council Verification of Submitted Viability Assessments

- 10.18 Where the Council receives a Viability Assessment in support of a lower proportion of affordable housing than 30%, the Council will normally seek to verify its contents. Local Plan Policy H4 states:

“The Council may seek to independently verify such information, with any costs associated with the verification met by the applicant, before approving a scheme with lower levels of affordable housing than that specified above.”

- 10.19 The Council will normally use its retained consultants to undertake such verification. The Council will require that the applicant provides an undertaking to pay for the verification before it is carried out, and that payment is made in advance of any decision on the planning application being issued.

11. Legal agreements and undertakings

- 11.1 Section 106 of the Town and Country Planning Act 1990 provides a mechanism for the provision of affordable housing in connection with the grant of planning permission, through a legal agreement.
- 11.2 It is necessary to ensure, where affordable housing is proposed as part of a development, that the Local Planning Authority retains safeguards to ensure that it is actually delivered, once planning permission is granted. There will be occasions when the Council will impose planning conditions to secure affordable housing delivery: usually this will be only in the most straightforward of cases.
- 11.3 Where the Council considers that the use of planning conditions will be ineffective, open to circumvention, or cannot provide for all of the obligations necessary, the Council will require the landowner to enter into a Section 106 legal agreement, or submit a Unilateral Undertaking committing to obligations under Section 106, to ensure a commitment to deliver affordable housing linked to the grant of planning permission.
- 11.4 Where it is necessary to secure provision of affordable housing through legal agreement, it will be necessary for the Council to produce the agreement. The landowner will be liable for the fees to pay the costs incurred by the Council's legal department whether or not planning permission is granted. The Council's legal department will only commence work on the legal agreement once formally instructed by the Council's Planning Section, and will require the agreement of the landowner or applicant to pay the fees incurred usually by way of a costs undertaking from the firm of solicitors acting on behalf of the landowner or applicant.
- 11.5 The Council provides templates for legal agreements used to secure affordable housing provision. The templates are updated from time to time and are provided on the Council's website: <https://new.fylde.gov.uk/resident/planning/section-106-agreements/> The form of the main agreement is standardised and unlikely to require significant alteration; the schedules within the agreement will vary dependant on the nature of the obligations on the developer.
- 11.6 Where an applicant wishes to submit a draft agreement, it must only be produced using the template, it must be submitted in Word format and all changes to the template made by the applicant must be shown using Word's tracked changes facility.
- 11.7 When a draft agreement has been submitted with a planning application, the Council will hold it until the Council's legal department are formally instructed to proceed with further work on it. This instruction will only be accepted subject to confirmation that the costs incurred by the Council's legal department will be paid irrespective of the outcome of the planning application.
- 11.8 The legal agreement will, in most cases, need to make reference to the Affordable Housing Statement, and by virtue of this will link the obligations of the developer to the declared intentions set out within the Affordable Housing Statement.

12. Decision-taking, implementation and monitoring

- 12.1 Supplementary Planning Documents may be given weight in decision-making. Although not part of the Development Plan, they provide detailed guidance on the application of policy that is contained within the Local Plan. Therefore, accordance with the SPD helps an applicant demonstrate compliance with development plan policy. Failure to accord with the SPD may demonstrate failure to comply with the development plan policy, and this may justify the refusal of a planning application.
- 12.2 Therefore, the Council will use the SPDs as guidance for determining planning applications, in support of Local Plan policies. It will similarly be used for helping determine whether enforcement action is justified, where development has taken place that is unauthorised.
- 12.3 In addition, the Council will take account of the guidance within the SPD when bringing forward housing projects it will be undertaking, or are undertaken on its behalf.
- 12.4 The Council intends to include the requirement for an Affordable Housing Statement to be on its Local List of information requirements for the validation of a planning application. Where the applicant fails to provide this, or where what is provided does not constitute such a document for the purposes of determining the application, the Council intends that an application will be invalid and will not be processed or determined until this is remedied.
- 12.5 Where the Council considers that a development proposal is in contravention of an aspect of this SPD, the Council will inform the applicant and seek amendments to the application, including the affordable housing statement. It will be necessary for applicants to engage at the pre-application stage in order that the planning application including the affordable housing statement that is submitted will have been subject to officers' advice, and any necessary alterations made.
- 12.6 The outcomes of this SPD will be monitored through:
- The number of affordable homes delivered;
 - The proportion of sites where 30% affordable housing is achieved;
 - Adherence by applicants to the requirements for the content of Affordable Housing Statements;
 - Appraisal of the design quality of the affordable housing within completed developments.

13. Glossary

- 13.1 Certain definitions in this Glossary are based on existing National Policy at the time of the production of the document (shown by reference to that document where applicable). However, the definitions should be considered revised in the event that the national policy as shown is revised, superseded or deleted.

Affordable Housing	(Definition from the Framework (2019), as amended by the Written Ministerial Statement of 24 th May 2021): housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: (see separate entries for Affordable housing for Rent, Starter Homes, Discounted Market Sales Housing, Other Affordable Routes to Home Ownership, First Homes).
Affordable Housing for Rent	(Definition from the Framework (2019)): meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
Affordable Private Rent	On-site affordable housing for rent provided as part of a build-to-rent scheme.
Affordable Rent	A class of Affordable Housing for Rent (see separate entry), and complying with all of the restrictions under that definition. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).
Build to Rent	(Definition from the Framework (2019)): Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
Designated Protected Areas	Areas designated in Schedule 5, Part 6 of The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009. The effect of the designation is to impose a restriction that shared ownership housing must be offered by Registered Providers with a lease that contains provisions that either: a) restrict staircasing to no more than 80%; or b) in instances where the leaseholder is permitted to acquire more than 80% (i.e. up to full ownership), then there is an obligation on the

	landlord (or a designated alternative landlord) specified in the lease that commits them to repurchase the property when the leaseholder wishes to sell
Discount Market Sales Housing	(Definition from the Framework (2019)): is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
First Homes	(Definition from PPG) First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which: a) must be discounted by a minimum of 30% against the market value; b) are sold to a person or persons meeting the First Homes eligibility criteria; c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, d) after the discount has been applied, the first sale must be at a price no higher than £250,000.
Market housing	Housing sold or rented on the open market, without any planning restriction applied by the Council.
Other affordable routes to home ownership:	(Definition from the Framework (2019)): housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Planning Obligation	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Registered Provider	A body that is registered by Homes England as a provider of social housing (including affordable rent and social rent) under the Housing and Regeneration Act 2008.
Rent-to-Buy	A class of Affordable Housing which allows working households to rent a home at Intermediate Rent providing them the opportunity to save for a deposit over time to purchase their first home.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act, 1990 allows a Local Planning Authority to enter into a legally-binding agreement also called a planning obligation with a landowner in association with the granting of planning permission. S106 agreements or planning obligations are a way of addressing matters that are necessary to make a development acceptable in planning terms.

Shared Ownership	A class of affordable housing whereby a share of a home is bought, with the remainder rented through a Registered Provider.
Social Rent	A class of Affordable Housing for Rent (see separate entry), and complying with all of the restrictions under that definition. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Staircasing	The purchase of additional shares in the property by the tenant occupying a home under a shared ownership scheme, so that a higher proportion of the property is owned by the tenant.
Starter Homes	(Definition from the Framework (2019)): is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
Supplementary Planning Document	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	Appraisal of plans, strategies and proposals to test them against the four broad objectives set out in the Government's sustainable development strategy 'A Better Quality of Life: A Strategy for Sustainable Development for the UK', published in 1999.
Unilateral Undertaking	A unilateral undertaking is a legal document made pursuant to Section 106 of the Town and Country Planning Act 1990. This document provides that a landowner must make certain payments in the form of planning contributions if they implement a planning permission on the land in question.

13. References and further sources of information

Fylde Local Plan to 2032 <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/adopted-fylde-local-plan-2032/>

National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

St Annes on the Sea NDP <http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/st-annes-sea-town-council-neighbourhood-plan/>

MyHomeChoiceFyldeCoast <https://www.myhomechoicefyldecoast.co.uk/Data/ASPPages/1/30.aspx>

Homes England Capital Funding Guide <https://www.gov.uk/guidance/capital-funding-guide/4-housing-for-rent>

Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2018, Office for National

Statistics <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

House Price Statistics for Small Areas (HPSSAs) HPSSA Dataset 48: Lower quartile price paid for residential properties by LSOA, Office for National

Statistics <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbylowerlayersuperoutputareahpssadataset48>

Lower Layer Super Output Area (2011) to Ward (2017) Lookup in England and Wales, Office for National

Statistics http://geoportal.statistics.gov.uk/datasets/500d4283cbe54e3fa7f358399ba3783e_0

Housing with Care and Support Strategy 2018-2025, Lancashire County

Council <http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwjP-6K2->

[I7kAhVvRBUIHdqPCRUFjAAegQIBBAC&url=http%3A%2F%2F council.lancashire.gov.uk%2Fdocuments%2Fs138807%2FAppendix%2520A.pdf&usg=AOvVaw2xzDRBR12CW0rqyaHNucku](http://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=2ahUKEwjP-6K2-I7kAhVvRBUIHdqPCRUFjAAegQIBBAC&url=http%3A%2F%2F council.lancashire.gov.uk%2Fdocuments%2Fs138807%2FAppendix%2520A.pdf&usg=AOvVaw2xzDRBR12CW0rqyaHNucku)

Appendix 1: List of Affordable Housing Registered Providers with Housing Stock in Fylde

Name	Contact
Progress Housing Group	enquiries@progressgroup.org.uk 03333 204555
Great Places Housing Group	land@greatplaces.org.uk 0300 123 1966
Muir Group Housing Association	info@muir.org.uk 0300 123 1222
Places for People	https://homestorent.placesforpeople.co.uk/contact-us/ 01772 666000
ForHousing	hello@forviva.co.uk 0300 123 5522
Community Gateway	communications@communitygateway.co.uk 0800 953 0213
Jigsaw Homes Group / Adactus	info@jigsawhomes.org.uk 0300 11 11 212
YMCA Housing	enquiries@fyldecoastymca.org 01253 724117
Step Forward Homes / Auxesia Homes	info@auxesiahomes.co.uk 01565 648284
Manchester and District Housing Association / Your Housing Group	general@yourhousinggroup.co.uk Youggle House, 130 Birchwood Boulevard, Birchwood, Warrington WA3 7QH 0161 419 6400 or 01925 593000
Legal & General Affordable Homes	https://landgah.com/contact/ 12 Cock Lane London EC1A 9BU 0345 117 0660
Sage Housing	https://www.sagehousing.co.uk/partner-with-us/ 020 8168 0500
Heylo Housing	https://heylohousing.com/partners 020 3744 0415

Appendix 2:

Affordable Housing Statement Template – Full or Reserved Matters Application

Statement prepared on behalf of XXXXX XXXXXXXX (*applicant*)

By XXXXXXXXXXX XXXXXXXXXXXX (*agent*)

Site address:

*(Enter site address
here)*

Statement dated XXth XXXXXXXX 20XX

This statement is provided in support of the full/reserved matters (*delete as necessary*) planning application for the erection of XXX dwellings. It relates to Condition XX of Outline Planning Permission application no. XX/XXXX OUT (*if applicable*), which states:

(provide the text of the planning condition on the outline application if applicable)

Name of Registered Provider appointed to take the housing stock:

(insert name of Registered provider)

Number, mix and distribution of affordable homes

The application proposes XXX net additional homes on the whole site. Of these, XXX will be affordable. The number of affordable homes proposed on site has been calculated as follows:

XXX net homes x 30% = YYY net affordable homes

(provide further explanation of any other elements of the calculation)

Mix of dwellings on site:

The affordable homes are shown individually identified by the plot numbers below on the site layout plan with the drawing number XXXXXXXXXXXX and will be:

(fill in table)

Developer's house type (name)	House/ flat/ bungalow	Bedrooms	Floor area sq m	Tenure	Number of units	Plot numbers

The affordable homes are distributed in XXX groups of between XX and XX affordable homes. The distribution has been chosen in order that ... *(Explain the reasoning for the distribution of the affordable dwellings within the site)*

Phasing of delivery:

No more than XXX market dwellings shall be delivered prior to the completion of transfer of YYY affordable dwellings to the agreed Registered Provider named below.

No more than WWW market dwellings shall be delivered prior to the completion of transfer of ZZZ affordable dwellings to the agreed Registered Provider named below.

Transfer or sale of the completed affordable homes

All affordable homes shall on completion be transferred to a Registered Provider of affordable housing, except in the case of Discount Market Sales Housing / First Homes units, which will be dealt with as detailed below.

Arrangements in the Event of Default

In this section, a “Chargee” shall refer to a mortgagee or chargee of the Registered Provider (or any receiver (including an administrative receiver)) appointed by such mortgagee or chargee or other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a Receiver)) of the whole or any part of the Affordable Housing Units, or any persons or bodies deriving title through such mortgagee or chargee or Receiver

The affordable housing provisions in this Affordable Housing Scheme shall not be binding on a Chargee (or any receiver (including an administrative receiver) appointed by such Chargee or any other person appointed under any security documentation to enable such Chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the affordable housing units or any persons or bodies deriving title through such Chargee or Receiver **PROVIDED THAT:**

- i) such Chargee or Receiver shall prior to seeking to dispose of the affordable housing units pursuant to any default under the terms of its mortgage or charge give not less than one months’ prior written notice to the Council and addressed to the Head of Planning and Housing of its intention to dispose of the affordable housing units (“Chargee’s Notice”); and
- ii) in the event that the Council responds in writing within two months from receipt of the Chargee’s Notice indicating that arrangements for the transfer of the affordable housing units can be made in such a way as to satisfy the terms of the mortgage or charge and to safeguard them as affordable housing units then the chargee shall co-operate with such arrangements and use its reasonable endeavours to secure such transfer;
- iii) in the event that within three months of the date of the Chargee’s Notice served under paragraph i), and despite using reasonable endeavours to do so, the Chargee or Receiver has been unable to complete the transfer of the affordable housing units to another Registered Provider for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses (so for the avoidance of doubt there shall be a total period of only three months from the Chargee’s Notice to completion of such transfer) then subject to the Chargee or Receiver providing written evidence to the Council of the negotiations with the Registered Provider and the reasons why the Chargee or Receiver has been unable to complete the transfer with the Registered Provider, the Chargee or Receiver shall be entitled to dispose of the affordable housing units free from the restrictions set out in this affordable housing statement which provisions shall thereby cease to apply;
- iv) if the Council does not serve its response to the Chargee’s Notice served under paragraph i) within two months then the Chargee or Receiver shall be entitled to dispose of the affordable housing units free of the restrictions set out in this affordable housing statement which provisions shall thereby cease to apply.

Affordable Rent Units - the completed affordable rent homes shall be acquired by *(insert name of Registered Provider)*. The transfer value of the affordable rented homes shall be determined by agreement between *(insert name of developer)* and *(insert name of Registered Provider)*.

The affordable rent homes shall be transferred to *(insert name of Registered Provider)*. They shall be made available by the Registered Provider for affordable rent through MyHomeChoiceFyldeCoast to eligible applicants in accordance with the Council's lettings policy as detailed below in the section regarding occupancy.

At the end of any tenancy in connection with the above, the affordable rent properties shall be relet in the same way, and this shall continue in perpetuity unless subsequently agreed otherwise by the Council, or where the obligation is released by right-to-buy legislation.

The rent chargeable shall not exceed that specified in government policy in relation to affordable rented homes.

Shared Ownership Homes: These units shall be transferred directly to the end purchaser on a shared ownership basis, using a lease based on the Homes England standard shared ownership lease. The retained proportion of ownership will be transferred to the Registered Provider who will own and manage the property. The proportion owned by the purchaser can be varied according to the means of the purchaser, but will be between 10% and 75% of the open market value of the property.

Where a purchaser subsequently purchases further shares of the property, the Registered Provider shall reinvest the proceeds into further affordable housing: firstly in Fylde; secondly in the Fylde sub-region; thirdly elsewhere in North West England.

All transactions, both initial and subsequent shares, shall be reported periodically to the Council in a form and at intervals to be specified by the Council.

(The section below is applicable only within parishes covered by Designated Protected Area status)

(Either:)

The lease shall specify that purchase of additional tranches of equity ("staircasing") shall be restricted to 80%;

(Or)

The lease shall ensure that once the leaseholder has acquired 100% share of the house, that when it becomes available for resale that it is sold back to the landlord (or a designated alternative landlord);

(Or)

(In the event that the shared ownership units are not being acquired with Homes England grant funding) The lease shall restrict the purchase of further equity shares above 80% to the following circumstances:

- (i) where this is agreed in writing with the Council and supported by legitimate reasons (i.e. that a new eligible purchaser cannot be found after a set period of marketing and evidence of that marketing provided);
- (ii) after a minimum period of 10 years; and
- (iii) providing that the 20% staircasing funds received after the 10 year period are recycled/reinvested in Fylde – including an agreed mechanism for that to take place (e.g. notices from the Registered Provider as to when that occurs, confirmation of the sale price and a time limit for the relevant monies to be paid into the Council's affordable housing S106 fund thereafter).

In the event that it is demonstrated to the Council's satisfaction that an eligible person to occupy the shared ownership units cannot be found within a period of 6 months of marketing, the tenure of the unsold units may be transferred to affordable rent.

Discounted Market Sales Housing Units - The discounted market sales units shall be disposed of in perpetuity to an end purchaser for a price which does not exceed XX% (*insert appropriate percentage in accordance with Table 1 of the Affordable Housing Supplementary Planning Document*) of market value, and to a person who meets the occupancy criteria.

The Transfer or lease (as appropriate) of every discounted market sales unit shall contain the following covenants by the Transferee for the benefit of the Council.

- 1) Not to allow the unit to be occupied other than by the Transferee and the Transferee's immediate dependents as their primary and sole residence (without prior consent of the Local Authority).
- 2) Not to dispose in perpetuity of the discounted sale unit at a price exceeding the Discount Price (*insert appropriate percentage in accordance with Table 1 of the Affordable Housing Supplementary Planning Document*).
- 3) Not to dispose of the discounted sale unit other than to a person in housing need who meets the occupancy criteria as detailed elsewhere in this statement.
- 4) To enter the following restriction on the registered title in favour of the Council as soon as reasonably practicable following first registration and to produce official copies of the title to the Council within 14 days of the completion of such registration:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Fylde Council of Town Hall, St Annes Road West, Lytham St Annes FY8 1LW or their conveyancer that the provisions of clause XX (the Discounted Market Sales provision) of the Transfer dated [Date] referred to in the Charges Register have been complied with or that they do not apply to the disposition."

- 5) Not to dispose of a discounted sale unit without the intended buyer covenanting directly with the Council (and paying the Council's associated legal costs) to observe and perform the terms of this Scheme and delivering a completed deed of covenant in such terms to the Council in a form reasonably acceptable to the Council.

First Homes Units:

The First Homes units shall be disposed of in perpetuity to an end purchaser for a price which does not exceed XX% (*insert appropriate percentage in accordance with Table 1 of the Affordable Housing Supplementary Planning Document*) of market value, and to a person who meets the occupancy criteria.

The Transfer or lease (as appropriate) of every First Homes unit shall contain the following covenant by the Transferee for the benefit of the Council.

1) To enter the following restriction on the registered title in favour of the Council as soon as reasonably practicable following first registration and to produce official copies of the title to the Council within 14 days of the completion of such registration:

“No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Fylde Council of Town Hall, St Annes Road West, Lytham St Annes FY8 1LW or their conveyancer that the provisions of clause XX (the First Homes provision) of the Transfer dated [Date] referred to in the Charges Register have been complied with or that they do not apply to the disposition.”

Rent-to-Buy Units: - These units shall be transferred on completion to (*insert name of Registered Provider*) the Registered Provider. Each unit shall be made available by the Registered Provider in accordance with the government guidance concerning rent-to-buy, for affordable rent for a period of (*insert specified period, normally to be 5 years, other periods through agreement with the Council*), which shall be to an eligible applicant in accordance with the Council’s lettings policy as detailed below in the section regarding occupancy.

At the end of the period of (*insert period specified above*), each rent-to-buy property shall be offered for sale, solely to the tenant that has occupied the property in the first instance. The offer for sale shall be either outright, or through shared ownership using the Homes England standard shared ownership lease, with the Registered Provider retaining the residual share of the equity. If the tenant does not exercise the opportunity to purchase either outright or through shared ownership, the units will be offered on a shared ownership basis to a new eligible applicant (which may be on rent-to-buy terms if appropriate for the new tenant’s circumstances). The terms of the arrangement, including the length of rental term (notwithstanding the actual tenancy length), arrangements for purchase or shared ownership, the terms of any shared ownership arrangement to be offered, the rental level and any management charges shall be clearly indicated to any applicant before the tenancy commences, and copies of such documentation provided to the Council.

In the event that a tenancy ends before the five year period, the property shall be relet for a five year term to a new eligible applicant, unless it is sold to the tenant that has occupied the unit, which early sale shall not take place within the first two years of occupancy.

The rent chargeable shall not exceed that specified in government policy in relation to affordable rented homes.

Where a property is sold or a share in the property is sold through a shared ownership arrangement, the Registered Provider shall reinvest the proceeds into further affordable housing: firstly in Fylde; secondly in the Fylde sub-region; thirdly elsewhere in North West England.

All transactions shall be reported periodically to the Council in a form and at intervals to be specified by the Council.

Occupancy of the Affordable Homes

Affordable rented units: the properties shall only be rented to people with a local connection as set out in the Consistent Assessment Policy operated by MyHomeChoiceFyldeCoast, the choice-based lettings scheme. This will mean that homes will be allocated to those applicants with a local connection to the Borough of Fylde, either through residence or work. Applicants must therefore be able to demonstrate they meet one or more of the following criteria:

- Local residency: has lived in the local authority of Fylde continuously for the last three years;
- Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months;
- Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done continuously for the last 5 years;
- Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and
- Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years.

(Where the application site is located within or adjacent to the rural settlements) In addition, as the application site lies within / adjacent to the rural settlement of *(insert name of settlement)* the properties shall only be rented to people who have demonstrated a local connection to *(insert name of parish)* parish in line with the criteria above. Immediately prior to and during the period of offer for let, the availability of the properties shall be publicised locally by *(insert name of developer)* jointly with *(insert name of registered provider)*, the parish council *(insert name of parish)* and Fylde Council, by means of advertising within the parish, on parish noticeboards, in parish newsletters and the holding of an open day. Where an occupant does not come forward with a local connection to *(insert name of parish)* within a period a period of 3 weeks commencing with the day of first offering a dwelling for let or within the first 3 letting cycles (whichever is the earlier) through MyHomeChoiceFyldeCoast, the eligibility criteria may be widened to a Fylde Borough connection. The affordable rented homes on this site cannot be let to households that do not demonstrate any of the connections to Fylde specified above.

In addition, the properties shall only be rented to people with no more than £30,000 in savings and with a household income of no more than £60,000 per annum. These amounts shall be updated in accordance with the MyHomeChoiceFyldeCoast Consistent Assessment Policy, or any successor policy.

When a tenancy ends and a property vacated, the property shall be relet only to people who fulfil the same criteria above.

Shared Ownership Homes

The developer (*enter developer name*) will market and sell shared ownership homes in line with the criteria in Homes England's regulatory framework, using the Homes England standard shared ownership lease. The properties must be occupied as the main or only home by the purchaser.

Initial and future sales of shared ownership homes will be marketed and sold to customers whose eligibility is determined with regard to local incomes and local house prices, in accordance with the Shared Ownership and Affordable Homes Programme in force at the time of the application. The Council would expect that applicants will normally meet the local connection criteria as detailed above.

Discounted Market Sales Homes / First Homes (*delete as appropriate*): the discounted market sales dwellings / First Homes (*delete as appropriate*) (plot numbers (*insert plot numbers*)) shall be marketed by (*insert name of applicant*).

(*In all cases*): Purchasers shall be required to meet the following criteria:

- They are first-time buyers;
- They must have a household income not exceeding £80,000;
- The Discounted Market Sales Home (*or*) First Home (*delete as applicable*) will be the buyer's only home;
- The purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home.

(*Either*):

(*In the case of discounted market sales housing*): Purchasers shall be required to meet the following criteria:

(*Or*):

(*In the case of First Homes*): Purchasers shall also be required to meet the following local criteria. If no purchaser has agreed to buy within the first three months of marketing, these criteria shall cease to apply:

(*In all cases*):

- Shall have reasonably demonstrated to the Council that having regard to house prices within the Local Area, they are unable to afford Open Market Housing based on their earned income and any available capital and on the earned income and available capital of any person living with them which it would be reasonable to take into account and assuming a mortgage of not more than three (3) times their earned income plus the earned income of any other person aforesaid or such other less restrictive criteria as may be reasonably agreed by the Council from time to time;
- They must not have equity or savings in excess of £60,000; and
- Be able to demonstrate they meet one or more of the following criteria:

- Local residency – they have lived in local authority of Fylde continuously for the last three years;
- Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months;
- Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done continuously for the last 5 years;
- Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and
- Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years.
- For First Homes, Members of the Armed Forces, divorced/separated spouses/civil partners or members of the Armed Forces, the spouses/civil partners of deceased members of the Armed Forces (if their death was wholly or partly caused by their service) or veterans within 5 years of leaving the Armed Forces will be exempt from any local connection criteria.
- Must be approved in writing by the Council such approval not to be unreasonably withheld or delayed and will in any event be provided within 3 working days of application by the developer.
- Shall enter into a covenant directly with the Council to observe and perform the terms of this Scheme, particularly those contained above.

On the resale of the property, the same criteria shall apply to the subsequent purchaser.

Rent-to-Buy Homes

Applicants for Rent-to-Buy units must satisfy the following criteria:

- Shall have reasonably demonstrated to the Council that having regard to house prices within the Local Area, they are unable to afford Open Market Housing based on their earned income and any available capital and on the earned income and available capital of any person living with them which it would be reasonable to take into account and assuming a mortgage of not more than three (3) times their earned income plus the earned income of any other person aforesaid or such other less restrictive criteria as may be reasonably agreed by the Council from time to time; and
- Must be approved in writing by the Council such approval not to be unreasonably withheld or delayed and will in any event be provided within 3 working days of application by the developer.

In the event that the property is relet under the terms of the scheme, the same criteria shall apply to any further applicant.

In the event that a unit has been marketed for a period of three months without a suitable applicant coming forward, the Registered Provider may apply to the Council for a waiver to the local connection requirement.

Management and charges

The following aspects of the management of the site will be undertaken by the Registered Provider XXXXXXXXXXXX / YYYYYYYYYYYY Management Company (*delete as applicable, insert name of RP or company*) in perpetuity, unless agreed in writing by the Council:

(List areas or responsibilities covered).

e.g.

- Maintenance and upkeep of the landscaped areas denoted by *(insert colour or means of denotation)* shading on the landscaping plan / site layout plan (*delete as applicable, insert plan reference*) in accordance with the approved landscaping management plan ref *(insert reference of document)*.

Charges will be imposed per dwelling, payable by the occupiers to the Registered Provider XXXXXXXXXXXX / YYYYYYYYYYYY Management Company (*delete as applicable, insert name of RP or company*), at a rate of £ZZZ annually per dwelling, which may be increased annually by no more than the Consumer Price Index published by Government.

No further charges will be payable other than as stated within this document.

Appendix 3: Discount Applicable for Discount Market Sales Housing

The tables that follow provide the data from the Office for National Statistics which is used to determine the appropriate level of discount for discount market sales housing in different parts of the Borough of Fylde.

The first page of the table provides the summary data and the subsequent pages the raw data for the lower super output areas (LSOAs). The lower quartile house prices for the year to September 2018 for the individual LSOAs have been used to produce a figure across whole settlements or groups of settlements which are shown in the summary table. This has been used to deduce a figure of discount that can be applied for the level of deficit to make up the approximate shortfall suffered by a household at the lower quartile earnings level for Fylde (based on the earnings of the lower quartile worker in Fylde to the year-end April 2018, of £21,445).

The LSOAs have been identified as close as possible with the ward boundaries for Fylde using the Office for National Statistics LSOA to Ward lookup data. This has allowed the LSOAs to be identified with a particular settlement with a reasonable degree of accuracy.

The amounts of discount in the right-hand column derive from that needed to (approximately) ensure affordability for the lower-quartile worker in the borough. However, the actual discount applied as set out in Chapter 3 has been moderated, to ensure that provision of such housing remains viable, in Lytham and in Wrea Green (Rural South) (where in both cases the larger-than-average dwelling profile affects the data) and in Newton and Clifton (Rural East) (where the impact of very high values in Treales, Roseacre and Wharles affects the data, whilst any units would be delivered in Newton and Clifton).

Calculation of appropriate discounts for discount market sales housing, settlements across the Borough of Fylde					Using Borough-wide lower quartile 1 ¹ / ₂ incomes, with a mortgage of 3 x that and 10% deposit			
			Settlement group	Lower quartile price paid for residential properties, year ending Sept 2018			Lower quartile workers could raise as %	Discount applicable
			Rural North	178,938			59.92%	40
			Fylde-Blackpool Periphery	134,950			79.46%	20
			Rural South	244,995			43.77%	55
			Rural East	166,750			64.30%	35
			Kirkham and Wesham	134,428			79.76%	20
			St Annes	128,039			83.74%	20
			Freckleton and Warton	136,125			78.77%	25
			Lytham	185,636			57.76%	45

Local authority code	Local authority name	LSOA code	LSOA name	Lower quartile price paid for residential properties, year ending Sept 2018	Ward (best fit)	Group Within
E07000119	Fylde	E01024993	Fylde 001A	160,500	Elswick and Little Eccleston	Rural North
E07000119	Fylde	E01025026	Fylde 001B	270,250	Singleton and Greenhalgh	Rural North
E07000119	Fylde	E01025027	Fylde 001C	132,000	Staining and Weeton	Rural North
E07000119	Fylde	E01025028	Fylde 001D	153,000	Staining and Weeton	Rural North
E07000119	Fylde	E01025031	Fylde 001E	134,950	Warton and Westby	Fylde-Blackpool Periphery
E07000119	Fylde	E01025007	Fylde 002A	194,498	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025008	Fylde 002B	152,500	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025009	Fylde 002C	105,000	Kirkham North	Kirkham and Wesham
E07000119	Fylde	E01025011	Fylde 002D	90,000	Kirkham South	Kirkham and Wesham
E07000119	Fylde	E01025012	Fylde 002E	147,500	Medlar-with-Wesham	Kirkham and Wesham
E07000119	Fylde	E01025013	Fylde 002F	104,000	Medlar-with-Wesham	Kirkham and Wesham
E07000119	Fylde	E01025019	Fylde 002G	244,995	Ribby-with-Wrea	Rural South
E07000119	Fylde	E01024998	Fylde 003A	142,000	Freckleton East	Freckleton and Warton
E07000119	Fylde	E01025010	Fylde 003B	147,500	Kirkham South	Kirkham and Wesham
E07000119	Fylde	E01025014	Fylde 003C	183,500	Newton and Treales	Rural East
E07000119	Fylde	E01025015	Fylde 003D	150,000	Newton and Treales	Rural East
E07000119	Fylde	E01025004	Fylde 004A	131,750	Kilnhouse	St Annes
E07000119	Fylde	E01025006	Fylde 004B	95,000	Kilnhouse	St Annes
E07000119	Fylde	E01025023	Fylde 004C	157,750	St Leonards	St Annes
E07000119	Fylde	E01025024	Fylde 004D	134,995	St Leonards	St Annes
E07000119	Fylde	E01025025	Fylde 004E	135,000	St Leonards	St Annes
E07000119	Fylde	E01025001	Fylde 005A	94,995	Heyhouses	St Annes
E07000119	Fylde	E01025002	Fylde 005B	123,750	Heyhouses	St Annes
E07000119	Fylde	E01025005	Fylde 005C	150,000	Kilnhouse	St Annes
E07000119	Fylde	E01025016	Fylde 005D	240,000	Park	Lytham
E07000119	Fylde	E01025018	Fylde 005E	156,000	Park	St Annes

Local authority code	Local authority name	LSOA code	LSOA name	Lower quartile price paid for residential properties, year ending Sept 2018	Ward (best fit)	Group Within
E07000119	Fylde	E01024984	Fylde 006A	154,000	Ashton	St Annes
E07000119	Fylde	E01024985	Fylde 006B	164,500	Ashton	St Annes
E07000119	Fylde	E01024986	Fylde 006C	103,000	Ashton	St Annes
E07000119	Fylde	E01024987	Fylde 006D	58,500	Central	St Annes
E07000119	Fylde	E01024988	Fylde 006E	104,500	Central	St Annes
E07000119	Fylde	E01024989	Fylde 006F	120,000	Central	St Annes
E07000119	Fylde	E01024996	Fylde 006G	125,000	Fairhaven	St Annes
E07000119	Fylde	E01024997	Fylde 007A	125,000	Freckleton East	Freckleton and Warton
E07000119	Fylde	E01024999	Fylde 007B	134,750	Freckleton West	Freckleton and Warton
E07000119	Fylde	E01025000	Fylde 007C	139,000	Freckleton West	Freckleton and Warton
E07000119	Fylde	E01025029	Fylde 007D	146,000	Warton and Westby	Freckleton and Warton
E07000119	Fylde	E01025030	Fylde 007E	130,000	Warton and Westby	Freckleton and Warton
E07000119	Fylde	E01024981	Fylde 008A	180,000	Ansdell	Lytham
E07000119	Fylde	E01024982	Fylde 008B	90,250	Ansdell	Lytham
E07000119	Fylde	E01024983	Fylde 008C	185,000	Ansdell	Lytham
E07000119	Fylde	E01024994	Fylde 008D	127,000	Fairhaven	St Annes
E07000119	Fylde	E01024995	Fylde 008E	195,000	Fairhaven	Lytham
E07000119	Fylde	E01025003	Fylde 008F	152,000	Heyhouses	St Annes
E07000119	Fylde	E01025017	Fylde 008G	145,000	Park	St Annes
E07000119	Fylde	E01024990	Fylde 009A	226,500	Clifton	Lytham
E07000119	Fylde	E01024991	Fylde 009B	162,500	Clifton	Lytham
E07000119	Fylde	E01024992	Fylde 009C	215,000	Clifton	Lytham
E07000119	Fylde	E01025020	Fylde 009D	194,000	St Johns	Lytham
E07000119	Fylde	E01025021	Fylde 009E	173,750	St Johns	Lytham
E07000119	Fylde	E01025022	Fylde 009F	180,000	St Johns	Lytham

Appendix 4: Calculation of Contributions Required for Off-Site Affordable Housing

The calculation of the contributions due, where provision of affordable housing off-site has been agreed by the Council, should follow the following process.

The number of affordable dwellings equivalent to be provided off-site should be established. This should use the 43% calculation, rounded up as detailed in Chapter 8.

A mix of sizes of this number of affordable homes that would be appropriate to contributing to fulfilling affordable housing need in the settlement concerned in line with Local Plan policy should be established, reflecting the property types to be built on the site (i.e. whether the homes are to be, for instance, houses, flats or park homes). This should specify the different sizes of affordable home, e.g. with 2 bedrooms, with 3 bedrooms etc, and the number of each. These numbers should add up to the total provided by the 43% calculation.

An open market valuation of an example of each of these property types should then be undertaken, at the developer's expense, supposing that they were to be built on the application site. Such valuations should be undertaken by two RICS-accredited valuers not associated with the developer, and the average value taken for each type. The valuations should assume that the notional properties would be built concurrently with the remainder of the development on the site and should be informed by valuations of the actual dwellings proposed to be constructed on the site. Where the application is outline, the valuations should be based on similar-sized properties in the immediately surrounding area. These valuations should then be multiplied by the number of each type identified as above.

The open market valuations for each property size should then be multiplied by the discount applicable to make the property affordable, utilising the percentage discounts applied to discounted market sales housing in Chapter 3, which will depend on the area of the Borough. These discounts are appropriate for any type of affordable housing, recognising that local housing allowance rates are set at a single level across the borough whilst there are significant variations in value between settlements.

The sum of the discounts needed to all of the notional homes at open market value, provides the total amount of the contribution required in relation to affordable housing on the site.

The following table may be used to complete the calculation or remodelled as appropriate:

Off-Site Affordable Housing Contribution Calculator

Housing type/size	Number of units	Open market valuation		Discount rate	Amount of Discount	
		Per dwelling	Total		Per dwelling	Total
1-bedroom flat						
1-bedroom park home						
2-bedroom flat						
2-bedroom park home						
2-bedroom house						
3-bedroom house						
4-bedroom house						
Other						
Total contribution payable						

Worked example (100 unit scheme, 30% affordable housing off-site, Lytham)

Housing type/size	Number of units	Open market valuation		Discount rate	Amount of Discount	
		Per dwelling	Total		Per dwelling	Total
1-bedroom flat	6	£170,000	£1,020,000	40%	£68,000	£408,000
1-bedroom park home						
2-bedroom flat						
2-bedroom park home						
2-bedroom house	14	£200,000	£2,800,000	40%	£80,000	£1,120,000
3-bedroom house	19	£240,000	£4,560,000	40%	£96,000	£1,824,000
4-bedroom house	4	£280,000	£1,120,000	40%	£112,000	£448,000
Other						
Total contribution payable						£3,800,000



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Date: August 2021
Our Ref: AHSPD

Review Date: September 2021
Authorised by: Julie Glaister, Planning Policy Manager

**Summary of Representations Received on the
Draft Affordable Housing Supplementary Planning Document
Consultation between 7th November 2019 and 5th December 2019**

Consultee	Key text from representation	Changes sought	Council Response
General comments			
Cllr Ben Aitken	<p>...after much tapping and trying I eventually accessed the document. User friendly? Please show users the way to access or they may just decline to dialogue.</p> <p>Very comprehensive...</p> <p>A new document should be looking forward. This is a summary of old tried policies doesn't appear to show anything new or far seeking.</p>	None specified	<p>The Council has resolved issues that were experienced with the website early in the consultation period</p> <p>Comment noted</p> <p>As an SPD, the document may give detail on the implementation of Local Plan policies but the Council may not make new policy through the SPD.</p>
Highways England	Having considered the document, there are no areas that we feel we should comment on.	None	Comment noted
Peter Harris	Unfortunately, after reviewing the document, I do not feel qualified to comment on this issue	None	Comment noted
Historic England	Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.	None	Comment noted
Lead Local Flood Authority at Lancashire County Council	The Lead Local Flood Authority (LLFA) has no comment to make on the above	None	Comment noted
Environment Agency	We have reviewed the Draft SPD insofar as it relates to our remit and on this occasion we have no comments to make.	None	Comment noted
Westby-with-Plumpton Parish Council	...the affordable housing scheme is a much overdue initiative that needs to be focused to requirements and monitored independently rather than by the developer when assessing/feasibility. The parish council support the initiative.	None	Comment noted

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Greenhalgh-with-Thistleton Parish Council	...the affordable housing scheme is a much overdue initiative that needs to be focused to requirements and monitored independently rather than by the developer when assessing feasibility. The parish council support the initiative.	None	Comment noted
Homes England	Homes England does not have any land holdings affected by the consultation and therefore we do not propose to make at representations at this point. We will however continue to engage with you as appropriate.	None	Comment noted
Natural England	<p>Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.</p> <p>A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p>	None	<p>Comment noted</p> <p>The Council subjects all SPDs to SEA screening. The screening carried out by consultants Arcadis on the draft SPD concluded that it does not meet the criteria for a plan that requires the application of SEA.</p>
CPRE	<p>Summary</p> <p>We wish the local plan team well with the production of Local Plan and identification of an adequate supply of housing sites, especially including affordable housing in the mix. We hope the policies and allocations will best steer future sustainable development, and so the countryside and green spaces of Fylde are best protected and enhanced for the benefit of future generations. Our climate and biodiversity must be protected and the affordable housing strategy can achieve enough suitable affordable homes AND protect our natural environments.</p> <p>We will continue to work with future Governments to have a</p>	Not in respect of this section	The response appears to have been largely a generic response prepared for any local plan consultation and does not relate directly to the SPD

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	<p>Paragraph 1.4 - Taylor Wimpey welcomes the inclusion of an additional paragraph [para. 1.4] to the introduction of the Draft SPD. The introduction now includes specific reference to Policy H4 (Affordable Housing) of the Local Plan, and the role the SPD adopts in support of this Policy.</p> <p>Conclusion</p> <p>These representations have set out Taylor Wimpey's support for the adoption of an Affordable Housing SPD to support Policy H4 of the Fylde Local Plan.</p> <p>We trust that these representations, in response to the consultation on a Draft Affordable Housing SPD, will be fully considered and our concerns addressed in the finalisation of the SPD. If you consider that Taylor Wimpey can be of any further assistance in the preparation of the Council's Affordable Housing SPD please do not hesitate to contact us.</p>		<p>Comment welcomed: this was made in response to a comment from Taylor Wimpey in the scoping consultation.</p>
Apps Legal for MW Estates	<p>These representations are made in response to the consultation on the draft SPD on affordable housing and its application to developments for residential park homes.</p> <p>They are made on behalf of MW Estates Limited which owns and operates Merlewood Country Park at Little Eccleston, PR3 0YP.</p> <p>Residential Park Homes on a privately operated residential park</p> <p>Park homes are caravans falling within the legal definition of a "caravan" (s29(1) of the Caravan Sites and Control of Development Act 1960 as amended by s13(1) of the Caravan Sites Act 1968) which include maximum dimensions. They are chattels.</p> <p>They are built to British Standards BS3632:2015 being the latest version of the relevant standards. They are built for all year round, permanent residential occupation and require little maintenance. The proprietary manufacturers of these park</p>	Not in respect of this section	Comments noted

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	<p>homes, approved by the National Caravan Council build these units with comfort, accessibility and the environment in mind. They are sold with integrated kitchens and bathrooms with fixtures and fitting as standard. They are constructed with the environment and sustainability in mind and rate their park homes with energy performance certificates, even though there is no legal requirement for them to do so.</p> <p>The benefits of park home living can be summed up as follows:</p> <ul style="list-style-type: none"> • Park homes are well designed and compact, ideal for first-time buyers and more particularly attractive to the semi-retired, retired and the elderly • Park Home Estates provide a secure, managed environment • The homes provide good value for money and come fully furnished and are tailored to meet designs of the proposed occupiers • The environmental standards are very high, resulting in modest running costs, and sound sustainability credentials • Maintenance costs are also generally much lower than bricks and mortar • Homes are sold with a 10 year Gold Shield Warranty or a Platinum Warranty similar to NHBC cover • Park homes are affordable in market terms (and in many cases “affordable” with reference to the Council’s information in Appendix 4 of the draft policy – see below) • Town planning, site licensing and fire safety regulations help ensure well regulated development and consistent day to day operation. <p>We should be grateful if the Council would take into account our representations and would make changes to the draft policy so that there is express reference to park home developments and recognition that these developments cannot be compared to bricks and mortar dwellings. We would also welcome changes to the draft policy in Appendix 5 so that park home developers are</p>		

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	not unfairly disadvantaged because the policy is unsuitable.		
Tetlow King Planning for Rentplus	<p>Thank you for the opportunity to comment on the draft Affordable Housing Supplementary Planning Document (SPD). We represent Rentplus UK Ltd, an innovative company providing affordable rent to-buy housing for hard-working people aspiring to home ownership. Rentplus provides an accessible route to achieve their dream through the rent - save - own model. Households rent the property for a defined period at an affordable rent and then receive a gifted 10% deposit upon purchase. Rentplus has recently been recognised by the National Housing Awards as the most innovative Home Ownership Scheme for 2019.</p> <p>The first section of these representations introduces the Rentplus model and sets out recent developments which underline the importance of the rent-to-buy model. The second section provides specific comments on the SPD. The third section explains the benefits of the Rentplus model to the local authority. The final section sets out a summary and conclusion.</p> <p>Summary and Conclusion</p> <p>Rentplus can assist in meeting local need, allocating all of its residents through the Housing Allocation Scheme; by enabling real savings to be built while renting at an affordable rent the Council can help meet the needs of low and middle income households, providing greater choice and flexibility in the planning system.</p> <p>Should the Council wish to discuss how affordable housing delivery and rent-to-buy can best meet local needs, please get in touch. We would like to be notified of further consultations; please notify Tetlow King Planning as agents of Rentplus by email only to consultation@tetlow-king.co.uk.</p>	Not in respect of this section	Comments noted

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2. Policy and Guidance			
Bryning-with-Warton Parish Council	In consideration of the Supplementary Planning Document (SPD) Policy and Guidance Review (2) It was noted in Policy H4 Size and Type "Such schemes should meet requirements of 100% specialist accommodation for the elderly in policy H2".	Recommendation: This should include the disabled in addition to the elderly who can also have very differing needs in washing, cooking and sleeping but are still in need affordable housing provision.	<p>The SPD cannot change the policy: the section concerned is a review of the policy from which the SPD draws.</p> <p>The reference in the Local Plan to accommodation for the elderly is because in the Borough this represents a particularly large and growing cohort whose needs therefore justify a specific Local Plan policy intervention.</p>
CPRE	<p>In our view, it is wrong to put the profit margin of developers, above building needed homes, including genuinely affordable ones, in the right places, where jobs and other facilities are located. The local authorities must plan for the people in the most sustainable way regarding the environmental limits of the area, and cater for the least well off to ensure we have balanced communities and homes for all.</p> <p>Reliance of out of date data</p> <p>Furthermore, it is bad practice, to use out of date data, so it is illogical that the Government promotes it. ONS 2016 data is the best data set to utilise, perhaps even 2018 data when available. Generally, ONS 2016 shows fewer homes are required across Lancashire. In fact, soon Fylde might be able to rely on the ONS 2018 data, to inform the planning of housing.</p> <p>Whatever, it is clear the Council should resist having housing requirements that are too high, otherwise it cannot achieve targets and will fall foul of the stringent Housing Delivery Tests, which leads to plans becoming out of date, and as a result more of our productive greenfields have to be released for development, with associated costs in terms of food and job security. We have observed many times in recent years a flurry of developer applications in Fylde, refused by the Council only to</p>	None specified	<p>The Local Plan allocates housing sites in the most sustainable manner having regard to the constraints of the Borough.</p> <p>Matters relating to the overall housing requirement fall outside the scope of this SPD.</p>

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	<p>be later granted at appeal including on our highest grade farmland (Best and Most Versatile grades 1 and 2!)</p> <p>A reality check in future planning is necessary. CPRE supports adequate housing for the people who need a home, particularly lower cost affordable housing options, including houses for rent. There is no evidence to show that the release of Green Belt or farmland provides the right type of housing, nor does it accelerate housing delivery, as often the land is often sold on with the planning permission and the uplift value extracted. The demands of developers should not be the only concern, but instead local economic, social and environmental good.</p> <p>Brownfield</p> <p>CPRE campaigns for urban concentration to better utilise previously developed, or brownfield, land in our existing settlements when homes are delivered. We advocate sustainable development, harnessing technology for cleaner energy, and reducing our demands to be compatible with climate change carbon budgets. We should reuse brownfield land to make the most of sites in central and accessible places, and not build out in rural places, which places an added burden of car dependency. Consequently, the existing built areas, which are most urban should have the most development, and require higher density with adequate green space and community facilities near to jobs. Preston and Blackpool ought to have more houses planned than rural hinterlands of Fylde and Wyre.</p> <p>The NPPF Section 11 does seek to encourage more Brownfield reuse, and the identification of all brownfield land in the brownfield registers is important. CPRE is urging Government to invest more in our wasted Brownfield land. Blackpool and Preston need much needed investments as do the existing towns of Fylde and Wyre. It is possible that a more comprehensive search for previously used sites is necessary as regeneration should be at the heart of the Local Plan for Fylde. Having looked at the Brownfield Registers it appear some sites have been overlooked, or classed as 'unsuitable', when in reality</p>		<p>The development of "brownfield" land by displacing and closing down active business uses in favour of housing in</p>

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	<p>they have potential that should be unlocked by relevant stakeholders. We would be interested in speaking to the relevant officers about this. We can mobilise our team of volunteers to help identify suitable housing sites. We have done this in Greater Manchester and Liverpool City Regions to good effect already finding some 100 hectares of additional brownfield land, not included in the Brownfield Registers.</p> <p>In our view if more brownfield land was recorded and higher density development provides more housing, the need to build on countryside, particularly that afforded Green Belt and Open countryside Policy protection would be avoided.</p> <p>Green Belt Creation</p> <p>We think there is scope to create new Green Belt to limit urban sprawl and protect rural places that can be enjoyed by the people of Fylde and beyond.</p>		<p>order to prevent the loss of otherwise undesignated greenfield land represents poor policy choice.</p> <p>Issues relating to green belt creation are outside the scope of this SPD</p>
3. Tenures of Affordable Housing for Fylde			
Cllr Tim Armit	<p>One quote from the report is “Affordable housing is defined in the Framework, within Annex 2 (Glossary). The Framework (2018 and 2019) definition is as follows: Affordable housing: housing for sale or rent,”</p> <p>If the houses are for sale then this makes them houses people can afford not what I thought the definition of affordable housing was. It is key in the Fylde we build houses people can afford but isn't this straight market demand and not via providers and thus in reality just low cost housing? We have always needed houses people can afford and we are short of these but is the same demand for affordable housing?</p>	Not specified	<p>The definition of affordable housing from the Framework is reproduced in the document in paragraph 3.1 in order that the breadth of it be clearly understood. Affordable housing is not just for rent. The main types of affordable housing likely to be delivered in Fylde are affordable rent, shared ownership and discount market sales housing; each is explained in more detail in the chapter. Discount market sales housing is not low cost market housing: it is discounted by an appropriate percentage on its market value to ensure affordability, and retained as such in perpetuity.</p>
Westby-with-Plumpton Parish Council	<p>What is true market value? In the case of Westby, I would suggest the figure of 20%, for example, below market value would still NOT be affordable as a result of the type of</p>	Not specified	<p>The house price data in Appendix 4 has been matched to settlements</p>

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	properties for sale boosting market rate.		
Greenhalgh-with-Thistleton Parish Council	What is true market value? In the case of Westby, I would suggest the figure of 20%, for example, below market value would still NOT be affordable as a result of the type of properties for sale boosting market rate.	Not specified	The house price data in Appendix 4 has been matched to settlements
Bryning-with-Warton Parish Council	Concern was also raised to the inconsistency of settlement groups in reference i.e. (3.21) level of discount to the open market value that will be applied to discounted market sales housing shown in table e.g. 'Warton and Freckleton, Settlement - Amount of discount -25 and Appendix 4, paragraph 3'This has allowed the LSOAs to be identified with a particular settlement with a reasonable degree of accuracy'. Warton, Westby and Freckleton have such significant differences the rational of calculations is clearly absent and for clarity it is difficult to follow how the concluded discounts are actually calculated.	Recommendation: Greater clarity as to how the discount figures are arrived at.	<p>The methodology for the calculation is set out in paragraphs 3.18 to 3.20. The amount that could be raised by the typical lower-quartile home buyer in the borough is related to the lower quartile house price data in different areas of the borough. The detailed calculations are shown in Appendix 4 and further explanation is given in the introductory text to Appendix 4.</p> <p>The alignment of the settlements with the LSOAs is shown in the table on pages 55 and 56, where the individual LSOAs are identified by ward, and then grouped by settlement. There are variations within settlements, but it is not considered that the evidence would be strong enough to apply different levels of discount within different areas of a single settlement. Warton and Freckleton taken separately would give figures of approx. £138,000 and £135,000 respectively which would not justify considering them separately or applying a different figure from 25%. The groupings have been used to prevent data outliers from resulting in unrealistic levels of discount.</p> <p>The Parish Council, whilst criticising this element of the document, offers no indication as to what it considers the appropriate discount level should be, despite provision of the raw data in the document.</p>
Bryning-with-Warton Parish	On a general observation note the Parish Council express concern that as outlined in Section 3.Tenures of Affordable Housing for Fylde (3.1) c & d these systems professing	Recommendation: To remove these explanations from the	Discount market sales housing is an integral part of the affordable housing mix as a low-cost route to home ownership. It should be noted that paragraph 64 of the

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Council	subsidised route to home ownership is significantly flawed and is building problems for the future. C. Discounted market sales housing: how can that possibly or logically work ' for future eligible households' and remain integral to the surrounding privately owned properties as a mixed community? D. Other affordable routes to home ownership: Serious consideration of this paragraph, other than shared ownership, again are unworkable in the future once any part ownership is achieved. High ideals but completely impractical in actual fact.	SPD and make reference to NPPF as the guidance document thus removing the need for future amendments to the document when these schemes fail	Framework requires that 10% of homes on major sites should normally be for affordable home ownership. The mechanism by which it operates is explained in the SPD.
CPRE	<p>The Government, in our view uses the wrong definition of affordable housing in the National Planning Policy Framework. It includes market starter homes that are only on offer at 80% of market value at the first point of sale. Thereafter they are not affordable, but whatever the market will pay.</p> <p>We urge for more social and private rented properties that are affordable permanently. We have also seen 'Right to Buy' in rural places deplete the stock of register providers. In rural areas we think 'Right to Buy' should be scrapped.</p>		<p>Starter homes, although included within the national definition, are only one from a number of types of affordable housing. The Council's preferred mix has not included starter homes, preferring discount market sales housing instead which secures the discount in perpetuity.</p> <p>Right-to-buy is a matter of national policy, but does not form any specific measure within the SPD. The Council seeks to retain properties as affordable where possible, and measures to achieve this are set out within the SPD. The section on shared ownership will be modified to incorporate reference to and the Council's policy on Designated Protected Areas, which prevent the loss of units in rural areas through staircasing.</p>
Lichfields for Taylor Wimpey	<p>Paragraph 3.5 - Taylor Wimpey notes that no specific tenure requirements have been included within the Draft SPD, and fully agrees with the flexible approach that has been adopted. Taylor Wimpey supports the requirement to provide a mix of tenures for developments of 15 or more affordable homes, but maintains that more universally accepted wording should be used to describe the required mix, as an alternative to a 'basket' of tenures [para. 3.5].</p> <p>Paragraph 3.21 - Taylor Wimpey strongly disagrees with the</p>		<p>Support welcomed</p> <p>The Council is satisfied that "basket" is a suitable collective noun for tenures of affordable housing on a development site</p>

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	<p>required level of discount to open market value to be applied to discounted market sales housing in the following settlements:</p> <ol style="list-style-type: none"> 1 Elswick, Singleton, Weeton and Staining (40% discount); 2 Lytham (40% discount); and, 3 Wrea Green (40% discount). <p>Taylor Wimpey considers that a discount of 40% is significantly higher than would be expected, and no reasonable justification has been provided to diverge from the widely accepted 20% reduction, which would typically be applied for discounted market sales housing.</p> <p>Para. 3.20 states that “The discount applicable for the different areas of the borough has therefore been pitched to make the dwellings as affordable as possible whilst remaining viable for the developer as part of the affordable housing mix”. Taylor Wimpey notes that the requirement for this higher level of discount has not been considered as part of the Council’s viability evidence which underpinned the Local Plan, and the assertion that 40% discount would still remain viable for the developer as part of the affordable housing mix has not been sufficiently justified.</p> <p>The Planning Practice Guidance¹ [Practice Guide] sets out that that SPDs “should build upon and provide more detailed advice or guidance on policies in an adopted local plan”. However, the Practice Guide also states that SPDs “should not add unnecessarily to the financial burdens on development”. The Draft AHSPD should not therefore introduce new requirements which were not considered as part of the viability evidence tested at examination. Taylor Wimpey considers that this required level of discount for market sales housing is unreasonable, and imposes an unnecessary financial burden on development which has not been sufficiently justified through the adopted Local Plan.</p> <p>In summary, it is therefore considered that the Council reduces</p>		<p>The explanation and evidence for the level of discount is provided in Appendix 4. In the settlements concerned, a level of discount lower than this would not provide for those in need of affordable housing, and therefore it is questionable as to whether units created at that discount level could be considered affordable housing.</p> <p>The 20% discount noted by the representor is the minimum reduction required to meet the national definition, rather than any benchmark or average.</p> <p>The Local Plan viability assessment found that development throughout the Borough is viable. The analysis in Appendix 4 has identified the high-value locations in terms of house sale prices, based on up-to-date data. The representor offers no evidence that development would be unviable with the discounts required for the settlements concerned.</p> <p>The level of discount for discount market sales housing was not specified within the Local Plan. The variation in discount reflects clear differences in the open market value of the same dwellings between different settlements. To impose a single standard discount rate in those circumstances would be unjustified. The Government’s consultation on First homes states that a standard discount of 20% has been found to be</p>

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	this level of discount to a more reasonable, widely accepted level.		insufficient to ensure affordability. The Council agrees.
Apps Legal for MW Estates	<p>Executive Summary</p> <p>The relevant section of Policy H4 provides:</p> <p><i>“The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided offsite, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing”</i></p> <p>There is no detail in the draft SPD about park home developments and why a park home development cannot provide affordable housing on site. Provision should be made in the draft to take into account the particular characteristics of a park home development.</p> <p>As there is a presumption that affordable housing will be provided on the application site, when it comes to land for the development of park homes consideration should be given in the policy to any objective affordable accommodation, taking into account the information in Appendix 4.</p> <p>Park homes generally have a one to two bedrooms. Park homes are either sited and sold with the benefit of an agreement under the Mobile Homes Act 1983 (as amended) or they are sited and let out on the basis of a residential contract pursuant to the Caravan Sites Act 1968 or an AST under the Housing Act 1988. Therefore park homes will either be owner-occupied or let out by the site owner. These are the only two forms of tenure existing on a privately operated residential park.</p>	<p>Provision should be made to take into account the particular characteristics of a park home development.</p> <p>The SPD should accept the delivery of on-site affordable housing on park home sites</p>	<p>There is no tenure within the definition of affordable housing set out in the Framework that is deliverable through the provision of park homes. Registered Providers will not accept park homes to be part of their portfolio of properties. Policy H4 is clear that it is for the Council to determine the appropriate means for affordable housing to be provided in connection with a development proposal.</p> <p>Comment noted.</p>

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	<p>On site affordable housing and target price</p> <p>We refer to Appendix 4: Discount Applicable for Discount Market Sales Housing.</p> <p>The entire social housing model is based on a market failure where either (or both) homes are not being built and sold cheaply enough or that people aren't being paid enough to be able to buy what is available. The social housing model exists to seek to correct that imbalance by providing housing at a value below market that is affordable for people on lower incomes.</p> <p>Notwithstanding the point above regarding the artificiality of the process to establish a nominal transfer price, we have considered the approach being taken by the Council to discounts (and by extension, off-site contributions).</p> <p>The Council has identified, for various areas, a lower quartile house price. This is drawn from statistics available from ONS. Park home sales/ values are not incorporated into these statistics because the sale of a park home and creation of a new agreement under the Mobile Homes Act 1983 (as amended) or the assignment of an existing one is not registrable at HM Land Registry. Therefore the figures are flawed in this regard. Clearly, different areas have different house price profiles and hence the figures given in Appendix 4 range from £128,039 in St Annes to £244,995 in the Rural South.</p> <p>Also assumed is a lower quartile income of £21,445 for the entire District. From this and working from a standard assumption about deposits and income multipliers, Appendix 4 establishes degrees of affordability (or not) of housing in the various geographical regions.</p> <p>Paragraph 3.18 of the draft policy sets a target house price of £107,225. In other words, if a house was available for £107,225 or less, it would be deemed to be 'affordable' for an individual receiving the lower quartile salary. This 'limit of affordability'</p>		<p>ONS house price data is recommended by PPG in calculating affordability</p> <p>This calculation is made for the discount level for discount market sales housing (and will now also be used for calculating off-site contributions).</p>

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	<p>thereafter drives all of the discount rates.</p> <p>We are enclosing two independent valuations for single unit park homes at the site ranging from £95,000 and £110,000. These give an average of £102,500 for a two bed park home, single unit caravan. Following the logic of the calculations in Appendix 4, such a home is, objectively, 'affordable' since it is below the Council's target value.</p> <p>Therefore, depending on the site, the park home developer may well be offering a form of "affordable" accommodation and the Council should allow for consideration of this and to provide that it may be possible for park home developers to provide a form of on-site affordable housing.</p> <p>The Council should not automatically assume that a park home development is suitable for the provision of an off-site affordable housing contribution and seek to require the developer to apply the calculation which we have already explained is not appropriate for a park home development. We would urge the Council to a policy which allows the Council to take into account the objective market valuations of park homes to be sold on the relevant site against the target prices recorded in Appendix 4 before any off-site contribution is considered.</p> <p>Other</p> <p>We would also add that we are aware of a residential park in Bedfordshire which offers homes to people within the Central Bedfordshire accommodation at an affordable rent. This appears to be a collaboration with Central Bedfordshire Council. We are enclosing relevant information about this as well as information about the nature of the unit which is being offered through the Council to local residents who meet a specific criteria.</p> <p>This emphasises the point that affordable housing can be provided on site.</p>		<p>The current Local Plan policy does not debar the Council from considering on-site provision on park home sites, but the Council would need to consider that the proposed units would be suitable to meet the affordable housing need as it exists in the Borough.</p> <p>Comment and information noted. It is at the Council's discretion as to what type of affordable housing is required in connection with any residential development proposal. Policy H4 and the SPD do not prevent a similar arrangement being made if the Council considered it suitable.</p>

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Tetlow King Planning for Rentplus	<p>Introducing Rentplus</p> <p>The Rentplus model of affordable rent-to-buy, aims to help those hard-working families and households unable to access ownership either through shared ownership, starter homes or homes on the open market, to overcome the mortgage ‘gap’. This is achieved through a defined period of affordable rent, during which all Rentplus residents are able to save towards a deposit. It is important to note that in 2018 the National Planning Policy Framework (the ‘Framework’) was revised to incorporate a wider definition of affordable housing, now providing four categories; rent-to-buy is included within category d) Other affordable routes to home ownership.</p> <p>Each scheme delivered by Rentplus offers a unique, affordable route to home ownership through affordable rented housing, set at the lower of 80% market rate (affordable rent) or Local Housing Allowance, including any service charge, with a planned route to ownership at years 5, 10, 15 or 20 after first occupation. The most important difference to other affordable tenures is that households are able to save for a mortgage deposit while renting the same home at an affordable - intermediate rent, with a 10% gifted deposit to assist with the purchase. Whilst doing so, households can build their credit history, to assist with mortgage applications.</p> <p>The new Housing Minister, Esther McVey highlighted the importance of Rent to Buy in her first speech to the RESI Convention (12th September 2019). In talking about the Government’s drive to increase home ownership she stated that it includes “Rent to Buy, so people can rent knowing that they are going to buy, knowing that they’ve got a bit of breathing space, maybe it’s in 5 years, maybe it’s in 10 years, but they will get to own that property - so they can plan, knowing they have the certainty of getting a deposit and getting that house.” These supportive comments concisely summarise the Rentplus model described above which currently provides a home for 650 households across the UK. Her comments not only reinforce the</p>	Addition of section concerning rent-to-buy within Chapter 3	The Council accepts that Rent-to-Buy is a tenure that Government is encouraging, and other Registered Providers have engaged with the Council seeking to bring it forward on sites. Whilst it may not be suitable in all cases, the SPD will benefit from the inclusion of a section of guidance added in relation to this tenure. It will not include all elements of Rentplus’ specific scheme.

Consultee	Key text from representation	Changes sought	Council Response
	<p>Framework's provision for additional affordable housing routes to home ownership, but also endorses directly the work of Rentplus.</p> <p>A further recent development - The Affordable Housing Commission, chaired by one of the pre-eminent voices on affordable housing, Lord Best, published its interim report Defining and Measuring housing affordability – an alternative approach in June 2019 . This was produced in response to the difficulties that the standard measure of affordability, comparing house prices to incomes, poses in recognising housing stress and affordability across the housing spectrum. The report proposes recalling the approach of measuring affordability by reference to rents or purchase costs exceeding one third of household income (for those in work) in order to better pose a pro-active and interventionist response to housing difficulties. This follows recent work which suggests that the probability of housing stress increases with housing costs exceeding a quarter of gross income on rent.</p> <p>The Commission also highlights the findings of numerous surveys which state that the majority of tenants and adults living with parents aspire to own their own home; of the 5.5m 'frustrated first time buyers', 1.6m are in the private rented sector. This group is one of four the report identifies as having particular needs and housing stresses, and who can't buy "mainly because of the time needed to save for large deposits". These numbers represent an increase of 0.6 million renters since 2010, many of whom are paying over 40% of household income on rent. The report recognises the well-known problem that many households in the private rented sector are likely to have multiple affordability issues, exacerbated by insecurity of tenure and poor-quality living standards.</p> <p>The report states that "good quality homes of the right size for the household is seen as a basic minimum"; while this is a generally accepted principle in the delivery of housing, and in particular of affordable housing across England, this can be</p>		

Consultee	Key text from representation	Changes sought	Council Response
	<p>difficult to achieve through the planning system which does not adequately reflect the variations in household needs. The decrease in the numbers of households able to access home ownership is in large part due to the time taken to save for a mortgage deposit without the help of the 'Bank of Mum and Dad'.</p> <p>The Affordable Housing Commission notes that "those just able to buy are likely to have to save for an unrealistic period or unlikely ever to be able to raise an adequate deposit" – for the purposes of assessing the numbers of would-be purchasers, the Commission 'cuts off' the savings period at 'just' five years. The difficulty in saving for a deposit is one of the most critical barriers to home ownership, and the focal point for Rentplus – providing a clear route and time period for working households, including those with children, to save. Using the Commission's proposed measure of affordability would better capture the needs of struggling first-time buyers, many of whom are otherwise likely to remain trapped in insecure private rented sector accommodation.</p> <p>Comments on the Draft SPD</p> <p>The SPD discusses 'innovative affordable housing tenures' at paragraphs 3.25 and 3.26; the SPD indicates that the Council will take a flexible approach to these and is willing to discuss different approaches through the pre-application process. This overall approach is welcomed; by taking a flexible approach, the Council will be better placed to facilitate the delivery of affordable housing across all types and tenures, including through other affordable routes to home ownership as required by the Framework.</p> <p>That being said, the SPD would benefit from further specific discussion of 'other affordable routes to home ownership'. This will provide clarity to applicants and stakeholders at an early stage of the planning process, for example, in the initial formulation of development proposals. Rent to buy is becoming increasingly established across the country; Rentplus has been</p>		

Consultee	Key text from representation	Changes sought	Council Response
	<p>actively delivering new homes across the South West, the Midlands and the East of England in recent years. Rentplus is expanding its geographical reach and has recently appointed area managers including in the North West. As such, although rent to buy is an innovative product, it is certainly not an 'unknown quantity'. Accordingly, the SPD should include an explanation of the rent to buy model at paragraph 3.26. This will provide meaningful guidance to relevant stakeholders and to inform development proposals. It will also help support the delivery of rent to buy products (including the unique Rentplus model) and achieve significant economic and social benefits for residents of the Borough of Fylde.</p> <p>To this effect, Rentplus would welcome the opportunity to meet with the Council's planning and housing officers to explore the potential of rent-to-buy to meet the needs of households and families in Fylde.</p> <p>Benefits of the Rentplus model</p> <p>The Rentplus model offers the opportunity for the Council and Registered Providers (RPs) to diversify the local housing offer without further recourse to public subsidy. The affordable rented period provides families and households with security of tenure, with certainty of management and maintenance by a local partner RP, and critically the opportunity to save towards purchase. As affordable rent to buy meets needs for affordable rent (the only difference being marked by the expectation by all parties of purchase), it comes with a significant benefit of freeing up existing affordable rented homes for others in priority need, as demonstrated by Rentplus schemes across England.</p> <p>Rentplus undertakes rigorous affordability testing of potential purchasers to ensure that this is a realistic expectation and can be achieved within the set timeframes of five to 20 years. This means that substantial discounts at the point of purchase are not required, as it is the inability to save for a mortgage deposit or other financial issues that prevents a significant number of</p>		

Consultee	Key text from representation	Changes sought	Council Response
	<p>households from accessing ownership, and not the ability to service a mortgage over the long term.</p> <p>Working with local authorities to meet local priorities is critical to the success of the Rentplus model of affordable rent to buy, as helping hard-working local households and families access ownership reduces the pressure on the housing waiting list. This frees up local authority and housing association time to focus on meeting priority needs for social and affordable rented homes.</p>		
4. The Amount of Affordable Housing Required			
Cllr Tim Armit	<p>From the numbers here if a developer wants to build 1000 houses then around 300 of them must be affordable housing, which in old language is council housing in a new deliver manner. Do we have such demand that one third of Fylde residents need such homes? Do we have to provide homes to non Fylde residents and try to market to attract residents for these homes? In terms of “criteria” the report lists - Applicants must therefore be able to demonstrate they meet one or more of the following criteria: • Local residency – they have lived in the local authority of Fylde continuously for the last three years; • Permanent employment in the area of Fylde or offer of permanent employment that is intended to last for at least 12 months; • Close family association – has a parent, adult child, adult brother or sister who is living in the area of Fylde and has done continuously for the last 5 years; • Applicants who are serving in the Armed Forces and who are either employed or are resident in the area of Fylde; and • Former armed forces personnel who had a previous residence in the area of Fylde as a result of a former posting in the area of Fylde within the last 5 years. This is quite a restrictive list and to fill 300 homes out of 1000 as an example this seems impossible to relate to, unless we include the high paid BAE and other areas £60,000 earners as being our target market as shown above.</p>	Not specified	<p>The requirement of 30% affordable housing is written into Local Plan Policy H4 and derives from the findings of the Fylde Coast SHMA and its Addenda, which identified a need of 249 net additional affordable homes per annum in Fylde. The SPD must be in accordance with Local Plan policy.</p> <p>Affordable housing covers a wider range of tenures and types than traditional council housing, and this is explained in the SPD.</p> <p>The Consistent Lettings Policy operated by MyHomeChoiceFyldeCoast includes the local connection test to ensure that any affordable housing is provided to fulfil those who are in need of affordable housing in Fylde.</p> <p>Affordable housing includes housing to buy as well as to rent, and shared ownership schemes. In each case, there is a level of discount, as explained in the SPD. The discount for housing for sale will be varied, as explained in the SPD, based on the varied affordability in different parts of the Borough.</p> <p>Affordable homes of whichever tenure require delivery, either directly by the developer (where for sale), or</p>

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	<p>As stated we do need houses for our younger families, our home leavers and first time buyers but unless the terminology has changed houses you can afford are no Affordable housing.</p> <p>What is the history of take up of such homes in the last 5 years?</p> <p>How often are they then sold on to the commercial market via the tenant?</p> <p>What is the logic and proven history that mixing in levels of income and lifestyles improves life for all parties? We see at school the children on PP are often found to suffer when in groups of wealthy children and it causes more issues than benefits. Do affordable housing tenants want to live with 5 bedroom mansion buyers or is this a well meaning Govt strategy based on dreams not reality? Para 4.7 touches on this but provides no evidence of this working or being wanted by people involved – bad policy makes bad results for the sake of it.</p> <p>If we implement bad policy we have to pick up the pieces later and we create the inevitable “viability” challenge. If we set realistic policy we are more likely to achieve our aim and get developers to work with us and then everyone wins. How much of this is in our gift and not national policy?</p>		<p>through a Registered Provider (where for rent). To be deliverable requires the units to be taken up in accordance with the policies. Affordable housing delivery has increased substantially over the last 5 years.</p> <p>Provisions are in place to ensure that, where resold, the property remains discounted to market value. All affordable rent homes are subject to right-to-buy legislation, but this would never justify not providing affordable homes to those in need in the first instance.</p> <p>A segregated approach would not be in accordance with the Framework.</p> <p>Paragraph 4.7 refers to Local Plan Policy H4. The SPD must be in accordance with the policies of the Local Plan.</p> <p>This policy has been subject to Examination and found sound. It has also been subject to viability testing at the plan-making stage. As Local Plan policy, there is no reason why it should not be implemented.</p>
Westby-with-Plumpton Parish Council	One further area of concern is the developer attempting to bypass the scheme by building in batches of 9 properties - we presume this will be monitored.	None specified	Where 9 units is at an appropriate density for the site, it will be policy-compliant. However, if the density is lower than required by Policy H2, or where the applicant is attempting to circumvent the requirement by bringing forward the site with multiple applications, the Council will require revisions to the scheme to ensure policy compliance, including the provision of affordable housing.
Greenhalgh-with-Thistleton Parish Council	One further area of concern is the developer attempting to bypass the scheme by building in batches of 9 properties - we presume this will be monitored.	None specified	Where 9 units is at an appropriate density for the site, it will be policy-compliant. However, if the density is lower than required by Policy H2, or where the applicant is

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			attempting to circumvent the requirement by bringing forward the site with multiple applications, the Council will require revisions to the scheme to ensure policy compliance, including the provision of affordable housing.
CPRE	The Government's standard method is deeply flawed. It pushes housing growth into the countryside. It is based on an overly simplistic 'supply and demand' economic theory, ignoring the fact that houses are not used just as homes, but very often capital investments. The affordability ratio simply pushes houses to areas of high demand, irrespective of environmental capacity, high grade of farmland and threatens unnecessarily our rural areas.	None specified	The SPD does not make policy. Local plans must conform to government policy in order to be found sound.
Lichfields for Taylor Wimpey	<p>Paragraph 4.16 - Taylor Wimpey broadly agrees with the Council's expectation that affordable housing will be constructed concurrently with the market housing on the development site, and supports the requirement to detail the phasing of affordable housing delivery with the Affordable Housing Statement, where the application is for full or reserved matters permission. Furthermore, Taylor Wimpey considers that the requirement set out at para. 4.16, that at least half of the affordable homes should be transferred before half of the market housing is occupied, is a reasonable approach.</p> <p>However, Taylor Wimpey disagrees with the requirement to transfer the remaining half of affordable homes before the occupation of 75% of the market homes on site, i.e. 50% of affordable housing to be delivered between 50-75% of the market homes delivered on site. Large residential schemes will typically require a significant amount of enabling infrastructure towards the early stages of construction, which consequently incurs significant up-front cost for the developer. Taylor Wimpey therefore considers that this requirement could have an adverse impact on a developer's ability to maintain an appropriate level of cash flow throughout construction, which could subsequently</p>	Transfer of the remaining half of affordable homes should be delivered concurrently with the remaining 50% of the market housing on the site	<p>Comment noted</p> <p>The Council recognises that there is the potential for this to be an issue especially on very large sites. However, only requiring delivery of the remaining affordable units before all of the remaining dwellings would allow developers to circumvent provision. The threshold has therefore been raised to 85% of homes and subject to negotiation, which provides the developer enough incentive to ensure the affordable units are actually provided.</p>

Consultee	Key text from representation	Changes sought	Council Response
	<p>have implications for delivery. Furthermore, Taylor Wimpey considers that limited regard has been given to:</p> <ol style="list-style-type: none"> 1 The flexibility required in build routes throughout the construction process; and, 2 The likely demand and take-up rates of units by Registered Providers as a build progresses. <p>In addition, Taylor Wimpey considers that this requirement is likely to facilitate the development of clusters of affordable housing, if a large proportion of affordable housing (50%) is required to be delivered between 50-75% of the market homes delivered on site. This potential for clustering of affordable housing would directly contradict with paragraphs 7.21-7.22 of the Draft AHSPD, which relates to the distribution of affordable housing across a development site.</p> <p>Para. 7.21 states that <i>“Housing developments should not be ‘exclusive’... Affordable housing should therefore be distributed within the development so that is clearly integrated into the wider development site”</i>; and Para. 7.22 continues to state that <i>“Normally the expectation will be for affordable housing to be distributed in several small groups throughout the development site”</i>. Taylor Wimpey considers that this requirement may hinder a developer’s ability to achieve an appropriate distribution throughout a site.</p> <p>Taylor Wimpey considers that there is no clear justification for the inclusion of this requirement within the Draft SPD, and notes that the Council must ensure that any such requirement does not adversely impact on the delivery of housing. As such, Taylor Wimpey suggest that the transfer of the remaining half of affordable homes should be delivered concurrently with the remaining 50% of the market housing on the site, rather than before the occupation of 75% of market homes.</p>		

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5. Pre-application Engagement			
No comments made regarding this section			
6. The Affordable Housing Statement			
Lichfields for Taylor Wimpey	<p>Paragraph 6.2 – Taylor Wimpey’s representations to the AHSC provided comments on the possible requirements for Affordable Housing Statements. Taylor Wimpey notes from the SOC on the AHSC, that the Council disagrees with Taylor Wimpey’s comment that the requirement to include an appointed Registered Provider within the Affordable Housing Statement is not appropriate.</p> <p>Para. 6.2 of the draft SPD requires that where an application is in outline form, the Council will require appointment of a Registered Provider to take the housing stock, and evidence of the provisions to transfer stock to them. Taylor Wimpey maintains its previous view that this is not appropriate. It is unlikely that an agreement with a registered provider would have been reached at this (outline) stage in the application process. Taylor Wimpey would ordinarily reach an agreement with a Registered Provider after the grant of planning permission once the certainty of outcome, including the housing quantum and mix, has been secured. As such, Taylor Wimpey requests that this requirement is removed for outline applications.</p>	Removal of this requirement at outline stage.	The Council does not expect that developers will have entered binding agreements with register providers at outline stage but requires evidence that the delivery of on-site affordable housing is achievable. The text has been changed to state: “6.4 Where an application is submitted in outline, applicants will be expected to set out how their development will deliver affordable homes in line with development plan policy”
7. Size, Type, Design and Distribution of Affordable Housing			
Cllr Ben Aitken	... however: the section after page 25, on the size type etc of affordable houses; there was absolutely nothing on Carbon Reduction, eco standards or the progress towards heat sustainability in the new properties. Crucial need.	Measures for carbon reduction, eco standards or the progress towards heat sustainability in the new properties	It would not be appropriate to restrict any requirements of this kind to affordable housing: they would need to be within the design requirements for all dwellings. These issues can be considered within the forthcoming Good Design SPD.

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CPRE	<p>We must have policies that achieve the Government's advisory 10% Biodiversity Net Gain. Despite promises the Government has not delivered the mechanism for achieving BNG at 10% and it is incumbent on local planning authorities to have SPDs that provide a policy control. Most authorities do not have the enabling policy for this and it is so important in future they do. We have to embed policies that are good for our climate, biodiversity if we are to have healthy natural environments.</p> <p>Fylde must cater for its aging population, with quality sheltered and supported housing, and also provide affordable homes for younger households in the needed tenure and size.</p>	Not specified	<p>This is not considered appropriate in a document that deals very specifically with affordable housing, but it is dealt with in detail in the Biodiversity SPD.</p> <p>There is policy provision for sheltered housing schemes to be provided as part of any affordable housing mix on sites, within Local Plan Policy H4.</p>
Lichfields for Taylor Wimpey	<p>Paragraph 7.11 – The Draft AHSPD sets out that at the outline stage, the type of affordable dwellings proposed will be declared descriptively within the Affordable Housing Statement accompanying the application. (e.g. "15 houses and 5 bungalows for affordable rent and 10 flats for discount market sales housing"). Taylor Wimpey considers this requirement has no policy justification, is overly prescriptive and unnecessary for inclusion within an affordable housing statement at the outline stage.</p> <p>It is unlikely that the exact mix of affordable dwelling types would be agreed at this stage, and this proposed level of detail would typically be decided through a more detailed application, such as a full or reserved matters application. As such, Taylor Wimpey considers that this requirement should be removed from the Draft AHSPD.</p>	Remove requirement to describe dwelling types at outline stage	<p>The requirement for an Affordable Housing Statement at outline stage has been removed.</p> <p>It is recognised that an applicant can choose not to include any breakdown or description of dwelling types at outline stage. Where the mix is specified, it will be required to comply with policy, but specific requirements for the declaration of details of the affordable housing mix have been removed for the outline stage.</p>
8. Off-site Contributions			
British Holiday & Home Parks Association	<p>1. The British Holiday & Home Parks Association (BH&HPA) is the UK's national representative body of the parks industry.</p> <p>2. We write in response to the Draft Fylde Affordable Housing,</p>	Not specified	

Consultee	Key text from representation	Changes sought	Council Response
	<p>Supplementary Planning Document November 2019 to express our deep concern that the specific and affordable nature of park home development is not appropriately addressed.</p> <p>3. The revised definition of affordable housing in the National Planning Policy Framework (NPPF) now includes 'discounted market sales housing' that is sold at a discount of at least 20% below local market value and remains at a discount for future eligible household. Park homes are sold at a third to a half of the price of equivalent brick-built bungalows in the same market area and remain more affordable in perpetuity by dint of their unique form of tenure.</p> <p>4. Single-storey park homes provide an important source of housing to meet a critical national and local need for homes for independent living by older people.</p> <p>5. When the Council is willing to recommend approval in return for affordable homes (or a contribution) it is farcical to ask for a contribution equivalent to the provision of the number of brick-built homes that would have been provided if the application had been for brick-built homes. Given park homes that sell at a substantially lower price, they cannot provide the level of profit to pay such a contribution. The amount that can be provided as affordable housing contributions, while still providing a reasonable developers profit, is substantially lower.</p> <p>6. We therefore ask that you address Policy H4 and Appendices 4 and 5 to appropriately reflect the unique nature of park home development rather than as currently drafted, presenting a barrier preventing park home development so denying the opportunity of affordable, bungalow-style homes to older members of the community.</p>		<p>The difficulty presented by the guidance as drafted is recognised, and was reflected in a recent appeal decision. Chapter 8 and Appendix 5 have been amended to ensure that the contribution required relates directly to the type of development proposed on the site, so that the discount will be applied to the open market value of park homes. Other alterations are made to simplify the calculation. Appendix 4 does not need addressing as this merely considers the different levels of discount required in different settlements, which should apply equally to any type of development.</p>
Apps Legal for MW Estates	<p>Executive summary</p> <p>It is unworkable and unrealistic to apply the same calculation for any off site contribution due on a park home development to a</p>	Not specified	

Consultee	Key text from representation	Changes sought	Council Response
	<p>development of traditional bricks and mortar houses in accordance with Appendix 5.</p> <p>Chapter 8 Off-site Contributions</p> <p>Park Homes and the Social Housing Sector</p> <p>We refer to Appendix 5: Calculations of Contributions Required for Off-Site Affordable Housing. The calculation is predicated on a mix of affordable dwellings appropriate to the housing need in the settlement concerned. It requires a hypothetical assessment of a mix of affordable homes using the table provided which may be re-modelled as appropriate. The draft policy requires an open market valuation of an example of each of the property type to be undertaken by two RICS-accredited valuers and the average taken. The valuations are to assume that the notional properties would be built concurrently with the remainder of the development on site. The transfer value of these homes is then to be assessed in association with RPs.</p> <p>Policy H4 refers to residential park home developments and provision of an off-site affordable housing contribution and yet the information in Appendix 5 bears no relevance or similarities to a park home development. It is not appropriate to treat a park home development in the same way a development of traditional bricks and mortar housing.</p> <p>The draft policy requires a park home developer to compare their site with a bricks and mortar housing development and how the land might be developed if it were for traditional dwellings and the sort mix of affordable dwellings which could be accommodated on the land. It requires a park home developer to obtain valuations from RICS surveyors of a mix of affordable housing which the developer could provide if the site were for traditional housing at the same time taking into account the valuations of the “actual dwellings proposed to be constructed on site”. These dwellings being park homes. We doubt whether any surveyor would wish to carry out any instruction to provide such a valuation or understand the</p>		<p>The difficulty presented by the guidance as originally drafted is recognised, and was reflected in a recent appeal decision. Chapter 8 and Appendix 5 have been amended to ensure that the contribution required relates directly to the type of development proposed on the site, so that the discount will be applied to the open market value of park homes. Other alterations are made to simplify the calculation.</p>

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	<p>necessity of providing such a valuation when the site is for park homes.</p> <p>In relation to establishing transfer values, the draft policy requires the involvement of RPs to provide a transfer value on the provision of a notional mix of affordable housing, on land to be developed for park homes. We are not aware of any instances of RPs bidding for, purchasing, commissioning or otherwise being involved in the supply of park home sites as part of a portfolio of affordable housing. An RP, constrained by the operation of the Mobile Homes Act 1983 (as amended), would not be able to take on units on a site and would instead have to operate a site. We find support for our assertion in Appendix 1: List of Affordable Housing RPs with housing stock on Fylde. According to the websites for each RP listed, not one of these RPs have park homes as part of their housing stock. Even those with accommodation for independent living for the over 55s make no reference to park home living.</p> <p>We consider that it is unlikely that any RP would want to incur time and effort providing a transfer value of these homes. The draft policy requires park home developers to enter into negotiation with a RP with whom they are never going to have any sort of commercial relationship, since there will never actually be any transfers of park homes to RPs.</p> <p>Assuming that the developer paid for the RP to be involved and they accepted that offer, they (and a surveyor for the open market valuations) are then going to be asked to generate a value for nominal properties that don't and won't ever exist on a site that isn't appropriate for that type development. Developers of park home sites will show an agent a plan for single and twin unit caravans and ask them to give a valuation for a 4 bedroom house and a 1 bedroom flat.</p> <p>We do not consider that this policy is workable or realistic for park home developments. The application of the policy as it stands to park home developments could prevent the progress of applications for park homes because the policy is couched in</p>		

Consultee	Key text from representation	Changes sought	Council Response
	terms which are impossible for the developer to meet.		
9. Management Arrangements			
Cllr Tim Armit	<p>Firstly what is the criteria for someone to gain access to affordable housing ...? I note in the report its states "Affordable housing, of whichever tenure, should only be allocated to those with a maximum of £30,000 in savings and a maximum household income of £60,000. This is in accordance with the criteria used by MyHomeChoiceFyldeCoast for eligibility to bid" This is extraordinary and above most of my friends and colleagues expectations in life. Given the average salary is £23500 and that the criteria for PP at school is a household income under £21,000 and 25% of Lytham school children are PP this threshold makes no sense what so ever. A £60,000 household on top of enormous savings to be classified as appropriate for Affordable Housing is not realistic, required or meeting any poverty based or low income based criteria, this is an insult to hard working families and oddly enables 40% tax payers to be considered for Affordable Housing, we can not align to this and must challenge it.</p>	Not specified	<p>The savings and income limits are set by MyHomeChoiceFyldeCoast. MyHomeChoiceFyldeCoast is governed jointly by Fylde, Wyre and Blackpool Councils. The average earnings in Fylde (workplace-based) is £36,215¹. However, the calculation of discounts for discount market sales housing in the SPD is based on ensuring affordability for those at the lower quartile earnings of £21,445² Affordable rent homes must be offered at a rental of no more than 80% of the market rate, in line with national policy: this ensures that they are within reach of people unable to access market housing in the locality. It is presumed that "PP" is a reference to Pupil Premium, a supplement to education funding based on income. The Council recognises the limited value of the salary/savings cap, but the Council's allocation policy gives priority to those in greatest need.</p>
Westby-with-Plumpton Parish Council	<p>The parish councils applaud the inclusion of affordable housing policy in housing developments of 10 or more properties. However, there is a real concern relating to the focus of the housing - that is to say, that the research into the demographic need should be completed prior to construction in order to ascertain the age bracket being targeted. Additionally, as has happened in both Weeton and Wrea Green, the criteria to be met by applicants has not focused (or been implemented successfully) to encourage local house-hunters to apply - Residences have been taken by applicants with no link to the</p>	Not specified	<p>The SPD is intended to assist the implementation of Local Plan policy. Policy H4 provides for affordable housing in rural settlements to provide for the closest Tier 1 or Tier 2 rural settlement, with the remainder for Borough-wide needs. The SPD includes the local connection test for allocations of housing within rural settlements, which applies this criterion. Parish Councils can encourage take-up by local applicants by providing local publicity.</p>

¹ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> .

² *Ibid.*

Consultee	Key text from representation	Changes sought	Council Response
	villages from as far afield as Manchester.		
Greenhalgh-with-Thistleton Parish Council	The parish councils applaud the inclusion of affordable housing policy in housing developments of 10 or more properties. However, there is a real concern relating to the focus of the housing - that is to say, that the research into the demographic need should be completed prior to construction in order to ascertain the age bracket being targeted. Additionally, as has happened in both Weeton and Wrea Green, the criteria to be met by applicants has not focused (or been implemented successfully) to encourage local house-hunters to apply - Residences have been taken by applicants with no link to the villages from as far afield as Manchester.	Not specified	The SPD is intended to assist the implementation of Local Plan policy. Policy H4 provides for affordable housing in rural settlements to provide for the closest Tier 1 or Tier 2 rural settlement, with the remainder for Borough-wide needs. The SPD includes the local connection test for allocations of housing within rural settlements, which applies this criterion. Parish Councils can encourage take-up by local applicants by providing local publicity.
Apps Legal for MW Estates	With very few bungalows being built and an aging population, there is a demand for this sort of unit of accommodation which is affordable in market terms, and more accessible to people with physical disability and who use wheelchairs. They are also attractive to an older age group looking to downsize which in turn frees up larger houses into the housing stock. Residential park operators often operate an age restriction which is lawful under the relevant exemption to the Equality Act 2010. Such an age rule means that no one under a specific age is entitled to reside in a park home. Children are allowed to visit but cannot occupy the homes on a permanent basis where there is this form of restriction enshrined within the park rules and lodged with the local authority. Most park homes are occupied by couples or people living on their own.	Not specified	Comments noted. The Council welcomes the provision of accommodation designed specifically for the elderly but requires certain specific measures incorporated through Policy H2, which may not be straightforward to provide through park homes.
10. Viability Appraisal			
Bryning-with-Warton Parish	On a positive note Councillors particularly welcome the proposed Viability Assessments outlined in Policy H4 Viability	None specified	Transparency is required by national guidance: see PPG Paragraph: 021 Reference ID: 10-021-20190509

Consultee	Key text from representation	Changes sought	Council Response
Council	<p>expanded at Section 10 and notably (10.5) 'Where a developer proposes a lower number of affordable homes than the 30% requirement, Local Plan policy H4 requires:" robust financially-based justification to be provided by the applicant, demonstrating that the development would be unviable with a higher level of affordable housing then proposed". While it is accepted such negotiations are between the developer and the Planning Authority, Fylde Borough Council, it is hoped full transparency will be made for reference by the respective Town and Parish Councils, before approval granted.</p> <p>Given the difficulty in enforcement by the Borough Council of blatant breeches to planning applications by current developments being undertaken in Warton the Parish Council can only hope there will be more robust consequences for the developers for not fully complying with the Policy.</p>		
CPRE	<p>There must be a policy wording that can prevent developers from so agreeing equitable affordable housing contribution at the time of the grant of permission, only to renege on these at a later date. We have repeatedly called to the Government to close the viability loophole that allows developers to put profits before needs of poorer households.</p>	<p>Policy wording to prevent renegotiations of existing permissions</p>	<p>The Planning Practice Guidance has been updated and now makes clear that assessing viability should be undertaken at the plan-making stage, any abnormal costs on sites and policy-based requirements on developers should be reflected in the price paid for the land, and that viability reappraisals would only be appropriate where there is a fundamental change in circumstances from when permission was originally granted.</p>
Lichfields for Taylor Wimpey	<p>Paragraph 10.10–10.13 – Para. 10.10 states that any Viability Assessment submitted with a planning application should be based on and refer back to the viability assessment that informed the Local Plan. As set out in the Draft AHSPD, the Viability Assessment that informed the Local Plan was produced by Keppie Massie in October 2015 (Part One Report), with an addendum published in August 2016 in support of the Publication Version Local Plan (Publication Version).</p> <p>The Part One Report is now over four years old, with the Publication Version over three years old. Taylor Wimpey</p>	<p>None to the document but update the Viability Assessment to the Local Plan.</p>	<p>The requirement in national policy is that any viability assessment produced by a developer must look back to the original viability assessment supporting the Local Plan and demonstrate what (if anything) has changed fundamentally. On this basis, the Viability Appraisal in support of the Local Plan is not out-of-date.</p>

Consultee	Key text from representation	Changes sought	Council Response
	considers that the Viability Assessment should be regularly updated rather than being relied upon for an overly extended period of time. This would ensure that appropriate, up to date typologies can be utilised by developers when formulating a scheme.		
11. Legal Agreements and Undertakings			
Lichfields for Taylor Wimpey	Taylor Wimpey raised a number of concerns regarding Section 106 [S106] legal agreements in their representations to the AHSC. Taylor Wimpey acknowledges that the Council has agreed with all of the points made in these representations, and their concerns have been adequately addressed. Taylor Wimpey supports subsequent amendments to the Draft AHSPD, and welcomes the removal of a requirement to provide a draft S106 legal agreement or completed and signed Unilateral Undertaking with an Affordable Housing Statement.	None in this section	Comment noted
12. Decision-Taking, Implementation and Monitoring			
No comments made in relation to this section			
13. Glossary			
No comments made in relation to this section			
Appendices			
All matters relating to the appendices are addressed above, under the corresponding sections of the main document			

**Summary of Additional Representations Received on the
Affordable Housing Supplementary Planning Document (draft final version)
Additional Consultation of Previous Consultees and Registered Providers August 2021**

Consultee	Key text from representation	Changes sought	Council Response
General comments			
Homes England	Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.		Comment noted
2. Policy and Guidance			
No comments made regarding this section			
3. Tenures of Affordable Housing for Fylde			
Muir Group	<p>Para 3.15 There is no reference to the new Right to Shared Ownership on housing for affordable rent which would mean the property would not be retained as affordable rent in perpetuity and it is not RTB or RTA legislation.</p> <p>Para 3.19 Whilst Rent to Buy can be considered a route into shared ownership this product is primarily to enable the customer to purchase the property outright at the end of a 5 year period of paying an affordable rent</p>	<p>Reference to RTSO</p> <p>None specified</p>	
4. The Amount of Affordable Housing Required			
No comments made regarding this section			
5. Pre-application Engagement			
No comments made regarding this section			
6. The Affordable Housing Statement			
No comments made regarding this section			
7. Size, Type, Design and Distribution of Affordable Housing			
No comments made regarding this section			

Consultee	Key text from representation	Changes sought	Council Response
8. Off-site Contributions			
No comments made regarding this section			
9. Management Arrangements			
Muir Group	<p>Paragraph 9.4</p> <p><i>Affordable housing, of whichever tenure, should only be allocated to those with a maximum of £30,000 in savings and a maximum household income of £60,000</i></p> <p>This is £80,000 for shared ownership</p> <p>Paragraph 9.9</p> <p>Programme is now 21 – 26 and the same criteria apply.</p> <p>Paragraphs 9.19 – 9.24 Retention as Affordable in perpetuity.</p> <p>No reference to the new Right to Shared Ownership</p> <p>Affordable in perpetuity is referred to twice – once in clause 3.15 and again in 9.19, which raises concerns about being able to charge at MV-SH rather than EUV-SH.</p>	Assumed correction to the figure	<p>The Council recognises the inconsistency between paragraphs and has corrected the figures to reflect national policy</p> <p>Corrected: the change to the Homes England Capital Funding Guide which effected this programme came during the consultation period</p> <p>Reference added in paragraph 9.21</p> <p>Initial mention is in Chapter 3 which is about the main features of the different tenures. More detail is provided in Chapter 9. Paragraph 9.19 accords with the requirements for shared ownership in the Homes England Capital Funding Guide. Recycling of subsidy is an overarching principle of the tenure that the Council will insist is maintained.</p>
10. Viability Appraisal			
No comments made regarding this section			

Consultee	Key text from representation	Changes sought	Council Response
11. Legal Agreements and Undertakings			
Muir Group	<p>[Relates to text within Appendix 2]</p> <p>Some Mortgagee in Protection wording in the affordable housing statement is referenced. However have you taken advice from lenders on it's suitability and if not will there be flexibility in the wording on a scheme by scheme basis?</p>	Not specified	The Council's legal services department has provided the up-to-date wording. It is non-negotiable.
12. Decision-Taking, Implementation and Monitoring			
No comments made in relation to this section			
13. Glossary			
No comments made in relation to this section			
Appendices			
All matters relating to the appendices are addressed above, under the corresponding sections of the main document			

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Our ref: 10032268_Fylde Healthy Living SPD SEA Screening
Date: 03 October 2019

Fylde Affordable Housing SPD – SEA Screening Decision

On 22 October 2018, Fylde Council adopted the Fylde Local Plan to 2032, which forms a large part of the Development Plan for the area of Fylde Borough. The Local Plan and accompanying documents, including the accompanying Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Policies Map are available online¹.

Supplementary Planning Document

The provision of affordable housing in Fylde is essential to the creation of sustainable and mixed communities in Fylde, particularly as the Borough generally has higher house prices than elsewhere in the North West region or the Fylde Coast sub-region. Although incomes are typically higher than the region and sub-region also, the affordability of homes for lower income groups is poor.

Supplementary Planning Documents (SPDs) provide further detail and guidance in relation to policies and proposals within the Development Plan. The Affordable Housing SPD is written in support of the policies contained in the Local Plan to provide further detail and guidance on their application, particularly Policy H4 Affordable Housing and INF2 Developer Contributions, in order to maximise the delivery of affordable housing in the Borough.

The current consultation draft of the SPD was prepared in August 2019. This followed an Affordable Housing SPD Scoping Stage, which was consulted on for six weeks from 22nd November 2018 to 5.00pm on the 3rd January 2019.

The need for affordable housing in Fylde is quantified in the Fylde Coast Strategic Housing Market Assessment (SHMA). The provision of affordable housing in order to contribute to meeting the identified needs is an element of Strategic Objective 1 of the Fylde Local Plan to 2032. The SHMA (including its Addenda) identified a relatively high level of affordable housing need in the Borough of 249 affordable homes per annum for the remainder of the plan period. Affordability in the rural areas of the Borough is considered to be a particular issue.

SEA Screening

Certain types of planning documents are required to be subject to Strategic Environmental Assessment (SEA). This stems from EC Directive 2001/42/EC on the environmental assessment of

¹ Fylde Local Plan to 2032, including accompanying documents, available to view online at:
<https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

certain plans and projects², transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004³. SEA is the process by which environmental considerations are required to be fully integrated into the preparation of plans and programmes prior to their final adoption. SEA is a tool used internationally to improve the environmental performance of plans so that they can better contribute to sustainable development.

The Fylde Affordable Housing SPD has been screened to determine if application of the SEA Directive is required. The purpose of this letter is to document the SEA Screening decision. This decision will be consulted on for three weeks with, as a minimum, Natural England, Historic England and the Environment Agency.

Screening Method

Figure 1 is sourced from 'A Practical Guide to the Strategic Environmental Assessment Directive' published by the Office of the Deputy Prime Minister in 2005⁴. It provides a flowchart guide to determining if a plan meets the criteria for requiring the application of SEA, as per the Directive. The series of questions in the flowchart are applied to the SPD in **Figure 2**.

SEA should be applied where a plan could result in significant effects on the environment. **Table 1** applies the various definitions, criteria and characteristics of a 'significant effect', as per the Directive, to determine if the Fylde Affordable Housing SPD could potentially have such an effect.

Screening Decision

The screening has determined that the Affordable Housing SPD does not meet the criteria for a plan that requires the application of SEA (**Figure 2**). The results presented in **Table 1** show that the SPD would also be unlikely to result in significant effects on the environment.

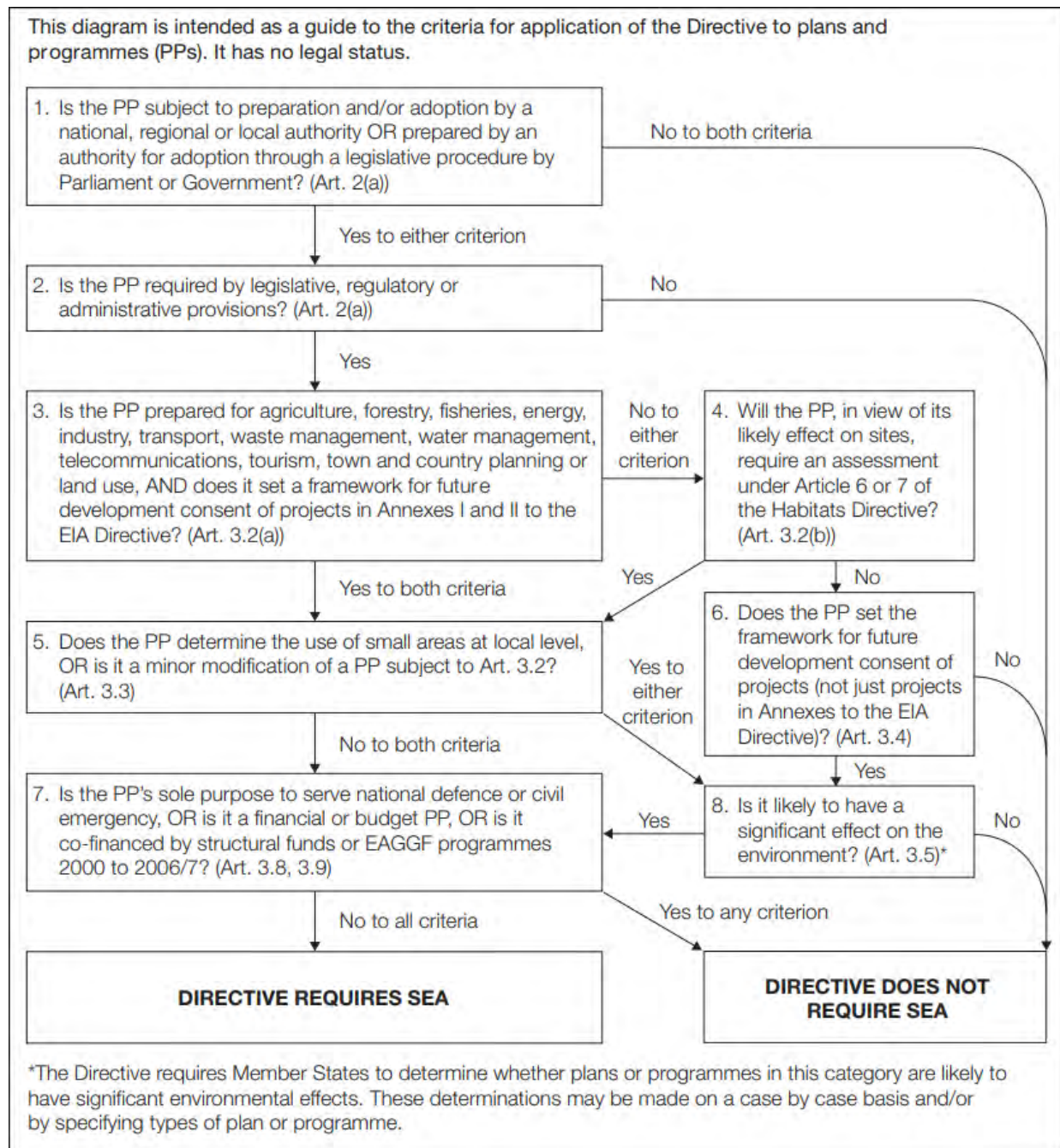
It should also be noted that the nature of the Affordable Housing SPD, i.e. the provision of guidance and advice in order for development in Fylde to satisfy the requirements of policies in the Adopted Local Plan to 2032, would be expected to only lead to positive effects on human health and population in Fylde and no adverse effects would be likely.

It is therefore concluded that SEA does not need to be applied to the Affordable Housing SPD.

² Available online at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

³ Available online at: <http://www.legislation.gov.uk/ukxi/2004/1633/contents/made>

⁴ Practical Guide to the SEA Directive, OPDM, 2005, available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf [Accessed May 2019]

Figure 1: SEA Screening Guide⁵

⁵ Practical Guide to the SEA Directive, OPDM, 2005, available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf [Accessed May 2019]

Figure 2: Applying the series of questions from Figure 1 to screen the Affordable Housing SPD

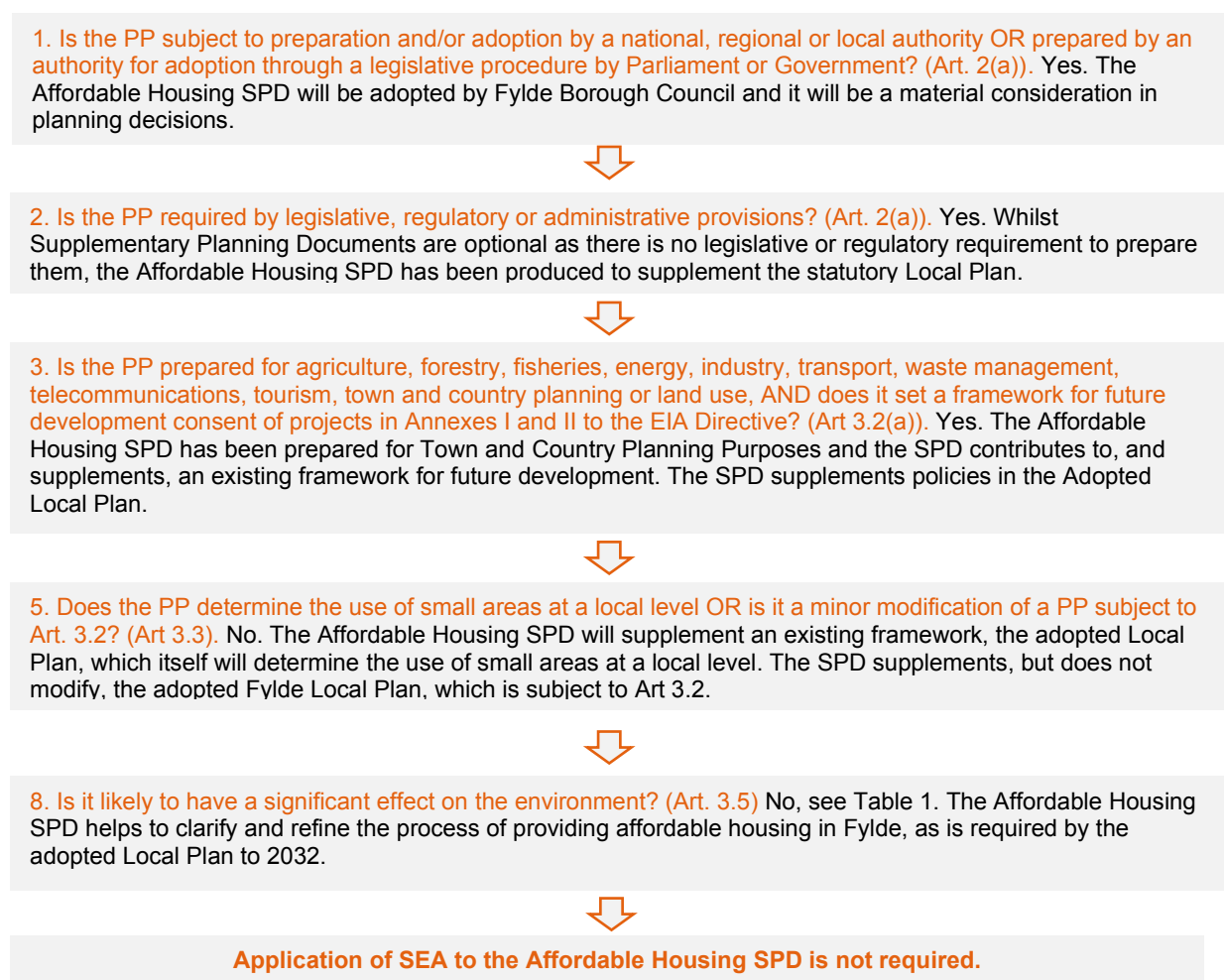


Table 1: Establishing whether the Fylde Affordable Housing SPD could potentially have a likely significant effect (LSE) on the environment, in accordance with the criteria of a 'significant effect' per Annex II of the SEA Directive

SEA Directive Criteria	Response	Is there an LSE?
1. Characteristics of Plans and Programmes, having regard, in particular, to:		
1a) The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The SPD supports a framework for development. It provides additional guidance for existing Policy H4 within the Adopted Local Plan to 2032, which has already been subject to SEA.	No.
1b) The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	The SPD is at the bottom of the planning hierarchy and will not influence documents above it. It does not provide new planning policies.	No.
1c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The requirement to have positive impacts on sustainable communities is established in the Local Plan. The SPD contributes to sustainable development by providing further guidance on how to conform with this requirement.	No.
1d) Environmental problems relevant to the plan or programme.	Human health, population, material assets. The SPD supports the creation of positive effects	No.

SEA Directive Criteria	Response	Is there an LSE?
	against these SEA topic areas, which would stem from the implementation of the Local Plan policies that it supports.	
1e) The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No relevance.	No.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:		
2a) The probability, duration, frequency and reversibility of the effects. 2b) The cumulative nature of the effects. 2c) The transboundary nature of the effects. 2d) The risks to human health or the environment (e.g. due to accidents).	The Affordable Housing SPD provides further guidance for development, to conform with the requirements of the Local Plan in terms of the provision of affordable housing. This is particularly related to Policy H4 Affordable Housing. The SPD would, itself, not be expected to result in significant effects. It would be expected to help ensure that the predicted significant positive effects of the adopted Local Plan to 2032 are achieved.	No.

Planning hierarchy and avoiding duplication of assessment

This SPD is one of a number of SPDs that will be prepared in accordance with the Local Planning Regulations (SI 2012 No.767) and the National Planning Policy Framework 2019, conforming and responding to all relevant local and national policies, and based upon a robust and up-to-date evidence base. The Affordable Housing SPD is to be considered alongside policies in the Adopted Fylde Local Plan to 2032.

The Fylde Local Plan to 2032, Adopted October 2018, together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations DPD, plus two Neighbourhood Plans, forms the statutory Development Plan for Fylde (although the Neighbourhood Plans only apply to the neighbourhoods to which they relate). The Local Plan is the key planning policy document for Fylde and sets the overarching Vision, Objectives and Spatial Development Strategy for the Borough.

Strategic Objective 1 of the Local Plan is 'To Create Sustainable Communities'. A key facet of this, that is integral to the Plan, is '*a. Improve access for all to well-designed, good quality, affordable and resource efficient homes across the Borough*'.

Policy H4 of the Local Plan provides the principal development plan policy requirements regarding affordable housing. The full text of the policy is reproduced below:

Policy H4 Affordable Housing

On-site provision of affordable housing

All market housing schemes of 10 or more homes will be required to provide 30% affordable housing, unless robust viability testing has demonstrated that the cost of the affordable housing provision would prevent the development from being delivered.

- a. For residential developments within or in close proximity to the Key Service Centres and Local Service Centres (i.e. the urban areas), the provision of affordable housing will be to meet the requirements identified for borough wide needs.
- b. For residential developments within rural areas, the provision of affordable housing will be primarily to meet the requirements identified for the closest Tier 1 Larger Rural Settlements: i.e. Newton, Staining and Wrea Green or Tier 2 Smaller Rural Settlements: i.e. Clifton, Elswick, Singleton and Weeton. If, having regard to an

agreed assessment, the level of identified local need is less than the equivalent of 30% of the homes proposed, the balance of the provision will be delivered for borough wide needs.

The presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. In circumstances where the Council considers that affordable housing would be most appropriately provided off-site, for instance in relation to applications for residential park homes, the Council will require contributions for off-site provision of affordable housing equivalent in value to the provision of 43% of the number of market homes to be built on site, this being the equivalent of providing 30% affordable housing on-site.

Tenure

The precise requirements for tenure of affordable homes will be negotiated on a case-by case basis, having regard to the viability of individual sites, local need and compliance with other policies of the plan.

Size and Type

Schemes of sheltered/extra care housing for social rent/affordable rent to the elderly may be provided to meet affordable housing requirements, in conjunction with a Registered Social Landlord. Such schemes should meet the requirements of 100% specialist accommodation for the elderly in policy H2.

Affordable housing provided for social rent or affordable rent should be 1, 2 or 3-bedroom homes. Starter homes should normally be 1 and 2-bedroom homes. The size and type of affordable housing on an individual scheme should be determined with reference to the SHMA or subsequent housing needs assessments undertaken by or on behalf of the Council. Affordable housing should meet the requirements of the National Technical Standards and policy GD7 of this plan.

Viability

The Council will take account of viability when assessing individual schemes. If a level of affordable housing lower than that set out above is proposed for a specific scheme, the Council will expect robust financially based justification to be provided by the applicant, demonstrating that the development would be unviable with a higher level of affordable housing than proposed. The Council may seek to independently verify such information, with any costs associated with the verification met by the applicant, before approving a scheme with lower levels of affordable housing than that specified above.

The Affordable Housing SPD simply provides further explanatory detail on how development in Fylde can and should accord with objectives and policies of the Fylde Local Plan, in particular Policy H4: Affordable Housing, in order to enhance the sustainability of communities throughout the Borough. In addition, detail is provided to support Policy INF2, which states that the Council will require contributions from development to mitigate impact on infrastructure, services and environment, and that this may include affordable housing.

The Local Plan to 2032, including its policies and objectives, was subject to an SEA process. During this process the likely environmental effects of each policy, including Policies H4 and INF2, were identified and described. Recommendations were made for avoiding or mitigating adverse effects and enhancing positive effects. There is a clear requirement of the Directive to avoid duplication of assessment i.e. if the contents of the Plan have already been appraised in the SEA of a Plan at a different level of the planning hierarchy, this assessment should not be duplicated:

SEA Directive Article 4(3):

*“Where plans and programmes form part of a hierarchy, Member States shall, with a view to avoiding duplication of the assessment, take into account the fact that the assessment will be carried out, in accordance with this Directive, **at different levels of the hierarchy. For the purpose of, inter alia, avoiding duplication of assessment, Member States shall apply Article 5(2) and (3).**”*

Regulation 12 of the 2004 SEA Regulations:*“12. — Preparation of environmental report...**3) The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of–*

- (a) current knowledge and methods of assessment;*
- (b) the contents and level of detail in the plan or programme;*
- (c) the stage of the plan or programme in the decision-making process; and*
- (d) **the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.**”*

Shadwell Estates Ltd v Breckland DC [2013] EWHC 12:

The claimant's challenge to an area action plan failed in part because the SA/SEA was not required to duplicate assessments prepared in relation to the higher tier core strategy with which the AAP had to conform:

*“81. First, the sustainability appraisal was required to assess the likely significant effects on the environment of implementing the TAAP and reasonable alternatives. The Regulations make it clear that the information required is that which may “reasonably be required” **taking account inter alia of the need “to avoid duplication of the assessment:** EAPPR 2004, regulation 12(3)(d). The sustainability appraisal, strategic environmental assessment and Habitats Regulations assessment for the Core Strategy had not been challenged and were supported by Natural England and the RSPB. Those assessments led to the decision to adopt the orange and blue buffer zones in the designated areas. Shadwell's current position appears to be that the buffer zones should be altered either by including Kilverstone in the orange zone or by including it or part of it in the blue zone. But since the TAAP is required to conform to the Core Strategy, it is difficult to see how it would be possible to alter the buffer zones.”*

Summary

It is recommended that SEA is not applied to the Fylde Affordable Housing SPD. This is because:

- a) The Fylde Affordable Housing SPD would not result in a significant effect on the environment, as per Art 3.5 and Annex II of the SEA Directive; and
- b) The contents of the SPD have already been subject to SEA through the SEA of a higher-tier Plan and there is a need to avoid duplication of this assessment.

Future consultation

A response from the statutory bodies will be sought prior to the adoption of this screening decision. The statutory bodies will also be consulted on the SPD itself, during which they will have the opportunity to provide recommendations.

Joseph Evans

Environmental Consultant

Email: joseph.evans2@arcadis.com

Mobile: 07833 082 230

Eddie Graves

From: NWNorthPlanning <CLPlanning@environment-agency.gov.uk>
Sent: 15 October 2019 12:03
To: Evans, Joseph (EMU)
Cc: CMBLNC Info Requests
Subject: RE: Ref 191004/GH11 Statutory consultation - Strategic Environmental Assessment Screening Decision

Good morning Joseph,

Thank you for contacting us about the above.

It is the responsibility of the plan-maker to determine whether the requirements of the Strategic Environmental Assessment (SEA) directive apply to their plan. We are not a statutory consultee at this stage in the SEA process, but having regard to our remit we would agree with the conclusions of the screening decision letters and we have no additional comments to make.

Please note that, in January 2019, we responded to a consultation request from Fylde Borough Council on earlier draft versions of the SPDs referred to below. We made no comments on the draft Affordable Housing SPD.

Best regards,

Alex

Alexander Hazel

Planning Advisor | Sustainable Places – Cumbria and Lancashire

Email: CLPlanning@environment-agency.gov.uk | Tel: 020 302 51215

Environment Agency | Lutra House, Dodd Way, Off Seedlee Road, Walton Summit, Bamber Bridge, Preston, PR5 8BX

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From: Enquiries, Unit
Sent: 04 October 2019 15:44
To: Joseph.Evans2@arcadis.com
Subject: FW: Ref 191004/GH11 Statutory consultation - Strategic Environmental Assessment Screening Decision

Dear Joseph

Thank you for the notification. This information has been passed to our Customer team for the area.

Should they need to comment, they will contact you directly.

Please quote your enquiry reference 191004/GH11 in any further correspondence concerning this notification.

Kind Regards

Gary Hickey

Date: 22 October 2019
Our ref: 296849
Your ref: 10032268_Fylde Healthy Living SPD SEA Screening



FAO Joseph Evans
Arcadis

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Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

joseph.evans2@arcadis.com
BY EMAIL ONLY

T 0300 060 3900

Dear Joseph

**Fylde Affordable Housing Supplementary Planning Document (SPD)
Statutory consultation - Strategic Environmental Assessment (SEA) Screening Decision**

Thank you for your consultation on the above dated and received by Natural England on 03 October 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

We have reviewed the Fylde Affordable Housing SPD SEA screening decision letter (dated 3 October 2019) and we agree with the conclusion that SEA is not applied to the Fylde Affordable Housing SPD.

If you have any queries relating to the advice in this letter please contact me on 0208 225 7506.

Yours sincerely

Miss Elizabeth Knowles
Lead Adviser
Cheshire, Greater Manchester, Merseyside & Lancashire Area Team



By Email: FAO: Joseph Evans
Joseph.evans2@arcadis.com

Our ref:
Your ref:

Date: 25 October 2019

Dear Sir

Fylde Draft Affordable Housing SPD – SEA screening opinion

Thank you for your email dated 3 October 2019 regarding the proposed Fylde Affordable Housing SPD – SEA Screening opinion.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

In terms of our area of interest, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Emily Hrycan
Historic Environment Planning Adviser (North West)
Historic England
Telephone: 0161 242 1423
e-mail: emily.hrycan@HistoricEngland.org.uk



Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW
Telephone 0161 242 1416 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	23 SEPTEMBER 2021	5
CAPITAL PROGRAMME MONITORING REPORT 2021/22 – POSITION AS AT 31st JULY 2021			

PUBLIC ITEM

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

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the approved Capital Programme of the Council as at 31st July 2021 and specifically for those schemes under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to 31st July 2021.

LINK TO INFORMATION

Capital Programme Monitoring Report to 31st July 2021:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the Capital Programme monitoring reports for those schemes under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566

e-mail: paul.o'donoghue@fylde.gov.uk

Summary

The purpose of this report is to provide an in-year progress update in respect of those schemes within the Capital Programme that have been approved for delivery in 2021/22, together with an update on the overall Five-Year Capital Programme of the Council. This report includes a narrative description of some of the more significant schemes within the Capital Programme and details any risks and the actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2021/22. Appendix B provides a summary of the latest position for the 5 year Capital Programme and Appendix C provides details of the financing of the programme.

1. Background

The Council approved the Capital Programme on 4th March 2021. That update showed a balanced capital programme position from 2020/21 onwards. This report includes year to date expenditure and sets out the latest phasing of the programme and any additions or changes since the capital programme was presented to Council in March 2021. The Programme has also been rolled forward to include the year 2025/26.

2. Notes on Specific Schemes

There are a number of schemes for which further information is provided below:

(i) St Annes Sea Wall

St Annes Seawall is 660m long and was constructed in 1935. It reduces the risk of coastal erosion and flooding to over 400 properties. The seawall surrounds The Island, which is one of three strategic headlands which are critical to maintaining healthy beaches, dunes and reducing the risk of coastal erosion along Fylde Council's frontage. St Annes Seawall is at the end of its design life and is in poor condition; it is cracking and crumbling and is subject to ongoing repairs and maintenance. Voids have previously been identified resulting in settlement of the promenade. The crest level is low and overtopping during storms results in damage to the promenade and flooding of the car park, swimming pool and fitness centre plant room, and flooding up to the thresholds of the cinema, casino, amusement, and restaurant complex.

In 2020 the council were awarded £300k Pipeline acceleration funding to develop the St Annes Seawall Outline Business Case. Following this a bid has now been submitted to the Environment Agency formally for their appraisal and consideration and if EA funding is approved the planning phase will commence consisting of technical surveys including topographical, geotechnical, detailed design, ecological and bird surveys and an environmental impact assessment. It will include securing all the necessary licenses, consents and approvals including: Marine License, Planning Permission and Environment Agency Flood Risk Activity Permit (FRAP) licence. The scheme will be in the sum of £11.8m funded by Environment Agency grant of £9.5m and the council's contribution of £2.3m towards the total project cost which was approved at Council on the 5th July 2021.

(ii) Fairhaven Lake and Gardens Heritage Lottery Scheme

In December 2018, the council was notified that it had been successful in securing the second round capital grant from the Heritage Lottery Fund in the sum of £1.4m for the restoration of Fairhaven Lake & Gardens, with further match funding provided by Fylde Council and other external financial contributions. Works have progressed throughout 2020/21 albeit at a reduced pace as a result of the pandemic and the Adventure Golf is now complete and open to the public and the restoration works are due to be completed during the summer of 2021.

Until the scheme is fully delivered there remains the possibility of additional contract costs beyond those in the approved budget.

(iii) St Annes Regeneration Schemes

The next section of works has been agreed along St. Annes Road West between The Pier and The Square (known as the Square-Pier Link). A scheme designed to the available budget was presented and approved by Planning Committee, but the Regeneration Manager was asked to look at extending the scheme, potentially widening pavements to provide an enhanced pedestrian ambience and increased paving space capacity to absorb high levels of footfall that is encountered at peak times. As matters stand, the potential for achieving these

enhancements to the scheme is being discussed with Lancashire County Council as any further amendments would have to be agreed, since there would be changes to the highway configuration. It is now proposed to pursue the scheme as part of a wider programme of works in the town centre following the preparation of a masterplan. The appointment of consultants to complete this work is currently in the tender process.

(iv) Lytham Regeneration Schemes

In respect of the large capital scheme for Lytham town centre, a number of suggestions have been made by the Lytham Business Group and other parties, some of which require careful consideration along with agencies such as Lancashire County Council. Options are being considered involving local members and a draft plan is being drawn together. This will have a phased programme of works to be considered in due course by the Planning Committee. It is envisaged that the first phase of work, the improvements to lighting on East, Central and West Beaches will be completed during the current financial year in line with the scheme agreed by Planning Committee in March 2021. The proposed improvements to Clifton Street are now timetabled for Q2 2022/23 in line with the Corporate Plan. Plans have been prepared and will be presented to the Town Centre Working Group at the earliest opportunity. This will enable detailed schemes to be prepared and consulted upon.

(v) Better Care Fund (Formerly Disabled Facilities Grants)

As the local housing authority, the Council has a statutory duty to provide disabled adaptations within the Borough. In order to fund these works the Council receives grant support which previously was provided by the Department for Communities and Local Government (DCLG). From 2015/16 the Government established the 'Better Care Fund', and under these new arrangements the funding for Disabled Facilities Grants transferred to the Department of Health, with funding being distributed to all Councils via the upper-tier authority for that area. As such, in Lancashire the fund is administered by Lancashire County Council. Each upper-tier authority then allocates the funding to their respective housing authorities (i.e. district councils within their area) to enable them to continue to meet this statutory responsibility.

The level of government funding has increased significantly under the 'Better Care Fund' arrangements and the budget for 2021/22 of £1.236m provides for the delivery of disabled adaptations to similar levels as 2020/21. It is anticipated that for 2021/22 all identified need for disabled adaptations can be met from the existing resource.

(vi) Town Centre Regeneration Kirkham

Following the Government's Future High Street funding initiative (FHSF), the Planning Committee resolved, in the autumn of 2019, to choose Kirkham Town Centre as its choice to pursue any bids for funding under the scheme. The first opportunity, being part of the broader FHSF, named the High Street Heritage Action Zone initiative (HS HAZ) was launched. This was a competitive process and seeks to enhance the historic environment of high streets that have conservation area status. Following the expansion of the funding for the scheme, due to unprecedented bids from a national perspective, the Kirkham bid proved to be successful, following a recommendation to Government from Historic England (HE). HE is the body responsible for administering the scheme. The grant award is £1.8m and will be match funded from a number of sources including Fylde Council, Kirkham Town Council and Section 106 payments for public realm improvements attributed to residential planning permissions. The scheme will run over 4 years, commencing in April 2020, and includes a wide range of projects.

In line with many other authorities, due to COVID 19, the implementation of the scheme has been delayed and a revised project plan, which sets out the projects to be delivered and the associated funding, has been agreed with Historic England.

A further bid for £9.1m was also submitted under the main body of the Future High Street Fund during 2020 and proposed to deliver a number of schemes across the whole of the town centre including the re-purposing of buildings, traffic management measures, building reuse and enhancement and public realm projects. This was once again a competitive process. The bid was well founded, and the economic case was very strong. In April 2021 an award of £6.29m for the Kirkham scheme was announced from the Ministry of Housing, Communities and Local Government (MHCLG) which was approved at Council on the 5th July 2021.

(vii) M55 Link Road (Inc. S106 monies for design work)

The accelerated delivery of the £27m M55 Heyhouses Link Road is subject to a funding package made up from a number of sources. This funding is now in place and work has started on site with the earthworks being the first phase. The road will then be constructed by Lancashire County Council's in-house team and is due for completion in early 2024.

3 Conclusions

- 3.1 Actual expenditure to 31st July 2021 is £1.190m against a full year budget of £14.620m. This equates to 8% of the latest budget. Progress on the delivery of a number of schemes has been delayed due to covid restrictions. This is noted as appropriate in the analysis at Appendix A. Consequently, the phasing of some schemes may require to be adjusted or re-phased into 2022/23 as part of future Financial Forecast updates during the year.
- 3.2 Capital Receipts total £161,575 against a total in year budgeted figure of £185,000 made up of Right to Buy Receipts and General Asset Sales. Any changes to this will be reflected in future Financial Forecast updates during the year.
- 3.3 The current Capital Programme as updated is showing a balanced position for 2021/22 onward. The Capital Programme and the associated financing will be subject to discussion with members during the months in the lead up to the annual budget setting process for 2022/23.
- 3.4 Any additional expenditure which is not fully funded by external finance would normally require the generation of capital receipts or further borrowing (the latter placing further pressure on the Revenue Budget from the consequent repayment costs). However, Budget Council on 4th March 2013 approved the creation of a Capital Investment Reserve to finance future capital expenditure. The balance of this reserve at 31st March 2021 was £5.223m including the budgeted transfer into the reserve of £1.813m in respect of 2020/21. Of this £2.461m is already committed to deliver existing approved capital schemes in the year 2021/22 and a further budgeted transfer of £1.706m is estimated, leaving a forecast unallocated balance on the reserve at 31st March 2022 of £4.468m. The estimated transfers in are of course subject to change as costs and income undoubtedly fluctuate over the next 2 financial years.

An updated position in respect of the Capital Investment Reserve will be included within future updates of the Financial Forecast presented to the Finance and Democracy Committee and to Council. Additional future projects will be subject to further consideration as part of the budget setting process for 2022/23. Whilst it remains the case that this reserve is the preferred source of finance for any further additions to the Capital Programme, continuing contributions to the reserve are required in order to maintain a sustainable funding source for future years.

CAPITAL PROGRAMME - 2021/22 IN-YEAR SCHEME MONITORING REPORT - AS AT 31/07/21

Appendix A

CODE	APPROVED SCHEMES	Head of Service / Budget Holder	Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 31/07/21 £000	Variance £000	Budget Holder Comments
	FINANCE & DEMOCRACY COMMITTEE									
Z188	Purchase of Land Adjacent to Squires Gate Station	Darren Bell	Capital Investment Reserve	0	5	1	6		6	This project is ongoing. Originally the Council tried to work with the person who claimed ownership to register the land and then we would buy it. Communication ceased with the Council so, as agreed at Full Council, the compulsory purchase of the land will now be initiated which could take 12 months to complete.
	Sub total			0	5	1	6	0	6	
	TOURISM & LEISURE COMMITTEE									
Z112	Fairhaven Lake & Promenade Gardens Restoration	Mark Wilde	Capital Investment Reserve	1,025	408		1,433	434	999	Building and Landscaping works are scheduled to be completed during 2021. The lake works project will be undertaken during 2021/22.
Z097	Promenade Footways	Darren Bell	No external finance - funded by borrowing / general asset disposal receipts	115			115		115	This funding has been identified to improve the footway surface around St Annes Promenade bandstand and boating pool. The scheme is linked with the Square to Pier Link and Gateway scheme to be delivered through the Planning Committee with the intention that works will run concurrently by the same contractor. These works are currently delayed with a likely start date during 2021/22. When the Pier scheme is progressed this scheme will be finalised and a draw-down report for funding presented to the committee.
Z176	Staining Playing Fields Development Scheme	Mark Wilde	S106 Developer Contributions / Capital Investment Reserve	0	43		43		43	Plans for landscaping works are currently being developed with project completion anticipated during 2021.
Z179	Coastal Signage Improvements	Darren Bell	Capital Investment Reserve	0	68		68	2	66	Phases 1 and 2 (Consolidation / Rationalisation and Digital Beach Signs) are currently in progress. Phases 3-5 (Beach Safety, Waymarking & Directional and Heritage and Interpretation) are currently being modelled.
Z181	Coastal Explorers	Mark Wilde	Capital Investment Reserve	20			20		20	The scheme is currently being reviewed following the unsuccessful bid with the Big Lottery. Options are currently being explored with the Arts Council for additional funding.
Z192	Fylde Sand Dunes Improvement Scheme	Mark Wilde	S106 Developer Contributions / Specific Grants	0	46		46		46	The first phase of the scheme to regrade the dunes opposite the Persimmon Homes development has now been successfully completed. A tendering exercise has been completed for the second and third phases of the scheme - which include new dune entrance ways and signage.
Z197	Blackpool Road North Playing Fields Drainage	Darren Bell	Capital Investment Reserve	50	55	40	145	111	34	A report to Finance & Democracy was approved in June 21 requesting additional funding of £40k. Works have commenced and expected to take 6 to 8 weeks.
Z210	Additional Parks Access Control Measures	Mark Wilde	Capital Investment Reserve	16			16	14	2	Following a tender exercise, a contractor was commissioned to deliver the access control scheme, which is now nearing completion. Waddington, Lima and Beauclerk Gardens Open Spaces are now complete.
Z211	Ashton Gardens Lighting Improvement Scheme	Darren Bell	Capital Investment Reserve	25			25		25	This scheme has been delivered and completed to budget.
Z212	Park View Drainage Improvement Scheme	Darren Bell	Capital Investment Reserve	40			40	1	39	Anticipated scheme completion to budget during 2021/22.
Z213	Fairhaven Boathouse - Remodelling and Refurbishment Scheme	Mark Wilde	Capital Investment Reserve	224			224	2	222	Anticipated to be completed during the winter period of 2021/2022.
Z214	Play Area Improvements	Mark Wilde	Capital Investment Reserve	100			100		100	The scheme is currently at consultation and design stage. The following step is to prepare the tender documentation including contract and specification, by September 2021. Ground works are expected to commence from October 2021.
Z215	Friends of Newton Community Park Improvement Scheme - Fylde Council Contribution	Mark Wilde	Capital Investment Reserve	50		50	100		100	Scheme approved at Finance & Democracy Committee 29th March 2021. Anticipated scheme completion to budget during 2021/22.
Z219	Fairhaven Kiosk / Ice Cream Bar Project	Darren Bell	Capital Investment Reserve	0		180	180		180	Scheme approved at Council 5th July 2021. Scheme details currently being developed to go to tender and then a draw-down report will be submitted to committee.
	Sub total			1,665	620	270	2,555	564	1,991	

Appendix A (Cont'd)

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 31/07/21 £000	Variance £000	Budget Holder Comments
	<u>OPERATIONAL MANAGEMENT COMMITTEE</u>									
Z038	Replacement Vehicles	Kathy Winstanley	Borrowing	447	39		486		486	The replacement vehicle purchases are anticipated to be completed to budget this financial year.
Z049	Car Park Improvements	Darren Bell	No external finance - funded by borrowing / general asset disposal receipts	70			70		70	The improvement of the interface between Stanner Bank car park and Inner Promenade is due to be carried out over 8 weeks from early September costing up to £40k. The remaining budget will be rephased to future years within a future forecast update of the medium term financial strategy to contribute to the resurfacing of Fairhaven Rd and/or Swimming Pool Car Parks.
Z165	Public Transport Improvements	Darren Bell	S106 Developer Contributions	48	90		138		138	This scheme relates to developer contributions (s106) funding that is paid to Lancashire County Council (LCC). The funding will contribute to the delivery of improved public transport services where an enhanced public transport requirement is identified as a result of increased housing development. These payments may be made over a period of several years and in this instance the s106 agreement allows for payments to be made up until 2028.
Z130	Fairhaven and Church Scar Coast Protection Scheme	Darren Bell	Specific Government Grant (Environment Agency) / Capital Investment Reserve		10		10		10	This is the residual Sand Dune improvement works on the Dunes North of Fairhaven Lake. This was an outstanding condition of the Fairhaven Coastal Defence scheme which Environment Agency Grant in Aid can be claimed.
Z207	St Anne's Sea Wall	Darren Bell	Specific Government Grant (Environment Agency)			600	600		600	In 2020 the council were awarded £300k Pipeline acceleration funding to develop the St Anne's Seawall Outline Business Case. Following this a bid has now been submitted to the Environment Agency formally for their appraisal and consideration and if EA funding is approved the planning phase will commence consisting of technical surveys including topographical, geotechnical, detailed design, ecological and bird surveys and an environmental impact assessment. It will include securing all the necessary licenses, consents and approvals including: Marine License, Planning Permission and Environment Agency Flood Risk Activity Permit (FRAP) licence. The scheme will be in the sum of £11.8m funded by Environment Agency grant of £9.5m and the council's contribution of £2.3m towards the total project cost which was approved at Council on the 5th July 2021.
Z182	Accommodation/ facilities at Snowdon Road Depot - Welfare Improvements	Darren Bell	Capital Investment Reserve	350	-144		206	84	122	Works commenced in March 21 and anticipated completion is during 2021.
Z190	Charging Infrastructure for Electric Taxis	Darren Bell	Specific Government Grant		150		150		150	Contracts and leases are being finalised. Work has already started in other districts with contractors expected to start install by September 2021.
Z195	Cemetery and Crematorium - Infrastructure Phase 3b	Darren Bell	Capital Investment Reserve		35		35		35	Further infrastructure works are anticipated to be completed during 2021/2022.
Z199	Outdoor Digital Signage	Mark Evans	Capital Investment Reserve		30		30		30	The outdoor digital signage proposal has been referred to the Town Centres Working Group in order to consider alternative siting proposals that will be more suitable in the conservation area location in which they are proposed. Various options are currently being examined and it is expected that the projects will be delivered within this financial year.
Z216	Staining Drainage Improvement Scheme	Darren Bell	Capital Investment Reserve	65			65		65	Scheme to be completed during 2021/22.
Z217	South Fylde Line Study	Darren Bell	Specific Grant / Capital Investment Reserve	0		70	70		70	The capacity study by Network Rail started June 2021, due for completion by October 2021. Stantec were appointed as contractors to carry out the study and prepare SOBC documents at end June 2021, scheme to be completed by end November 2021.
	Sub total			980	210	670	1,860	84	1,776	

Appendix A (Cont'd)

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 31/07/21 £000	Variance £000	Budget Holder Comments
	ENVIRONMENT, HEALTH & HOUSING COMMITTEE									
Z010	Disabled Facilities Grants (DFG) Programme	Mark Evans	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	1,130	106		1,236	376	860	The grant programme is now progressing as normal and all of the original funding is expected to be fully committed by the end of the financial year.
Z161	Housing Needs Grant	Mark Evans	DFG Grant Repayments		27		27		27	Housing Needs grant awards are dependent on the repayments received by the sale of properties where DFG grant has previously been provided. The funding to be used where professional services have been provided, such as architectural fees, but the DFG grant has not gone ahead in 2021/22. Funding used in previous years for community information events such as 'heat and eat', however due to current covid restrictions unlikely such events can be arranged at present.
Z209	Progress Housing Buy Backs	Mark Evans	S106 Developer Contributions		58		58		58	Finance & Democracy Committee in November 2020 approved a fully funded addition to the Capital Programme – 'Progress Housing Buy Backs' in 2020/21 for £57,500. Progress Housing have confirmed they expect completion of the properties in the Summer of 2021 and will be invoicing for the full amount.
Z107	CCTV Replacement Schemes	Ian Curtis	Specific Grant (LSP Performance Reward Grant)	27			27		27	Expenditure of £27k on rapid redeployable cameras has been authorised. Four WCCTV speed dome cameras have been ordered and will be delivered at the end of July. A report will be taken to committee in September on the replacement of the town centre CCTV systems from analogue to IP cameras.
Z201	Hydration Points	Darren Bell	Capital Investment Reserve	60			60		60	The project was delayed due to Covid restrictions which would have stopped the points being used. Now restrictions are easing a drawdown report will be submitted in November with units installed in February/March 2022.
Z205	Fylde Affordable Housing Delivery Programme	Mark Evans	S106 Developer Contributions	60			60		60	This funding had been allocated to deliver an affordable housing survey which requires community engagement that could not be carried out within the previous social distancing restrictions that had to be observed. As a result the project has been delayed. The contract is currently out to tender and expected to be awarded in October 2021. It is anticipated that the survey will be completed during the current financial year 2021/22.
Z208	Affordable Housing Scheme, Lytham Road, Warton	Mark Evans	S106 Developer Contributions	130	130		260		260	Council (19/10/20) approved a scheme for affordable housing on Lytham Road Warton, utilising S106 funding, phased equally over two financial years (2020/21 and 2021/22), the sum of £260,000 to be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement ref: 12/0717 - Moss Farm, Cropper Road, Westby). Negotiations are still underway to approve the Affordable Housing Statement for the site, in line with the conditions for the grant.
	Sub total			1,407	321	0	1,728	376	1,352	

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 31/07/21 £000	Variance £000	Budget Holder Comments
	<u>PLANNING COMMITTEE</u>									
Z138	St Annes Regeneration Schemes	Mark Evans	S106 Developer Contributions / Capital Investment Reserve	100	24		124	1	123	The funding was specifically aimed at delivering the Wood Street (Phase 3) Scheme. Works commenced but, despite being suspended due to the covid situation have now been completed on phase 3a (north side). There are some works that have not yet been invoiced, which are currently undergoing a snagging process prior to final sign off. Any residual amounts unspent will be directed towards the implementation of the next phase of the regeneration scheme (phase 3a south side) and some reparation works on Orchard Road.
Z185	St Annes Road West – Square to Pier link and Gateway	Mark Evans	Capital Investment Reserve	110			110		110	This project was referred back to the Planning Committee by the Finance and Democracy Committee. It has subsequently been resolved to pursue the delivery of the Pier Link as part of a wider programme of investment in St Annes Town Centre that will be guided by a Town Centre Masterplan.
Z139	Lytham Regeneration Schemes	Mark Evans	S106 Developer Contributions / Capital Investment Reserve	800			800		800	Work has commenced on the redesign and re-planning of the public realm of Lytham Centre. The Corporate Plan now programmes the delivery of the Clifton Street Works (£750k) during Q2 of 2022/23. The Lytham Beach Lighting Scheme (£50k) is programmed and on track for delivery during the current financial year.
Z136	Kirkham Public Realm Improvements	Mark Evans	S106 Developer Contributions / Capital Investment Reserve		3		3	1	2	This is a residual amount from the last phase of regeneration works allocated for signage which will now be delivered as part of the Kirkham Future High Street Fund / Heritage Action Zone programme.
Z158	M55 Link Road (Inc. S106 monies for design work)	Mark Evans	S106 Developer Contributions / M55 Link Road Reserve	2,000	122		2,122		2,122	The accelerated delivery of the £27m M55 Heyhouses Link Road is subject to a funding package made up from a number of sources. This funding is now in place and work has started on site with the earthworks being the first phase. The road will then be constructed by Lancashire County Council's in-house team and is due for completion in early 2024.
Z172	St Annes Pier - Coastal Revival Fund	Mark Evans	Specific Grant	5			5		5	This scheme is funded by a specific grant from MHCLG for which Fylde Council is acting as the accountable body. The spend of the remaining funds rests with the owners of the Pier, but is anticipated to be completed during the current financial year.
Z187	Kirkham and Wesham Station	Mark Evans	S106 Developer Contributions		15		15		15	This funding was identified to allow a feasibility study to be carried out which would examine the alternative proposals available to deliver off street parking at Kirkham and Wesham Station. Following an initial delay as a result of changes to the rail franchise operating on the Preston-Blackpool Line, the feasibility study has now been completed (considered by Planning Committee on 11/11/2020). Awaiting final invoice.
Z193	Future High Street Fund: Kirkham	Mark Evans	Specific Grant		17	3,489	3,506	3	3,503	A further bid for £9.1m was also submitted under the main body of the Future High Street Fund during 2020 and proposed to deliver a number of schemes across the whole of the town centre including the re-purposing of buildings, traffic management measures, building reuse and enhancement and public realm projects. This was once again a competitive process. The bid was well founded and the economic case was very strong. In April 2021 an award of £6.29m for the Kirkham scheme was announced from the Ministry of Housing, Communities and Local Government (MHCLG) which was approved at Council on the 5th July 2021. A report will be presented to Planning Committee shortly to seek approval of various property acquisitions.
Z202	Wesham Community Centre	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	60	32		92		92	This scheme was programmed to commence in early October 2020, Whilst preliminary ground works commenced, a national shortage of building materials delayed delivery. Work has continued on the project which is nearing completion and should be concluded during the current year.
Z203	Elswick Village Green	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	115			115		115	Elswick PC are leading this proposal and have faced a number of challenges in delivering the project in line with the originally agreed programme. Progress of the project continues to be monitored and the Parish Council have been offered support to deliver the project.
Z204	Kirkham Heritage Action Zone	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	1,327	177		1,504	161	1,343	This is a 4 year programme with spending being spread across the programme period. Delays of approx 6 months have resulted from the Coronavirus pandemic and officers have agreed a reprofiling of the spend with Historic England.
Z186	Tree Planting Scheme	Mark Evans	Capital Investment Reserve	25			25		25	Anticipated scheme completion to budget during 2021/22.
Z218	25 Victoria Road St Annes Y-Pad Scheme	Mark Evans	S106 Developer Contributions	0		50	50		50	Scheme approved at Finance & Democracy Committee 29th March 2021. It is phased over two financial years (2021/22 and 2022/23) for £200,000 with 25% being paid at start on site and the remainder 75% on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations.
	Sub total			4,542	390	3,539	8,471	166	8,305	
	Total Expenditure			8,594	1,546	4,480	14,620	1,190	13,430	

UPDATED 5 YEAR CAPITAL PROGRAMME 2021/22 TO 2025/26 - BY SCHEME

	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000
FINANCE & DEMOCRACY COMMITTEE					
2188 Purchase of Land Adjacent to Squires Gate Station	6				
Sub total	6	0	0	0	0
TOURISM & LEISURE COMMITTEE					
2112 Fairhaven Lake & Promenade Gardens Restoration	1,433				
2097 Promenade Footways	115	40	40	40	40
2176 Staining Playing Fields Development Scheme	43				
2179 Coastal Signage Improvements	68				
2181 Coastal Explorers	20				
2192 Fylde Sand Dunes Improvement Scheme	46				
2197 Blackpool Road North Playing Fields drainage	145				
2210 Additional Parks Access Control Measures	16				
2211 Ashton Gardens Lighting Improvement Scheme	25				
2212 Park View Drainage Improvement Scheme	40				
2213 Fairhaven Boathouse - Remodelling and Refurbishment Scheme	224				
2214 Play Area Improvements	100				
2215 Friends of Newton Community Park Improvement Scheme - Fylde Council Contribution	100				
2219 Fairhaven Kiosk / Ice Cream Bar Project	180	180			
Sub total	2,555	220	40	40	40
OPERATIONAL MANAGEMENT COMMITTEE					
2038 Replacement Vehicles	486	306	971	791	1,251
2049 Car Park Improvements	70	30	30	30	30
2165 Public Transport Improvements	138	30			
2130 Fairhaven and Church Scar Coast Protection Scheme	10				
2207 St Anne's Sea Wall	600	1,870	7,480	1,870	
2182 Accommodation/ facilities at Snowdon Rd Depot - Welfare Improvements	206				
2190 Charging Infrastructure for Electric Taxis	150				
2195 Cemetery and Crematorium - Infrastructure Phase 3b	35				
2199 Outdoor Digital Signage	30				
2216 Staining Drainage Improvement Scheme	65				
2217 South Fylde Line Study	70				
Sub total	1,860	2,236	8,481	2,691	1,281
ENVIRONMENT, HEALTH & HOUSING COMMITTEE					
2010 Disabled Facilities Programme	1,236	1,130	1,130	1,130	1,130
2161 Housing Needs Grant	27				
2209 Progress Housing Buy Backs	58				
2107 Rapid Deployment CCTV Replacement Projects	27				
2201 Hydration points	60				
2205 Fylde Affordable Housing Delivery Programme	60				
2208 Affordable Housing Scheme, Lytham Road, Warton	260				
Sub total	1,728	1,130	1,130	1,130	1,130
PLANNING COMMITTEE					
2138 St Annes Regeneration Schemes	124				
2185 St Annes Road West – Square to Pier link and Gateway	110				
2139 Lytham Regeneration Schemes	800				
2136 Kirkham Public Realm Improvements	3				
2158 M55 Link Road (Inc. S106 monies for design work)	2,122				
2172 St Annes Pier - Coastal Revival Fund	5				
2187 Kirkham and Wesham Station	15				
2193 Future High Street Fund: Kirkham	3,506	2,118	683		
2202 Wesham Community Centre	92				
2203 Elswick Village Green	115				
2204 Kirkham Heritage Action Zone	1,504	1,032	612		
2186 Tree Planting Scheme	25				
2218 25 Victoria Road St Annes Y-Pad Scheme	50	150			
Sub total	8,471	3,300	1,295	0	0
Total Expenditure	14,620	6,886	10,946	3,861	2,451

UPDATED 5 YEAR CAPITAL PROGRAMME 2021/22 TO 2025/26 - FINANCING

	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000
FINANCING:					
Capital Receipts - General Asset Sales	160	45	45	45	45
Capital Receipts - Right to Buy Receipts	25	25	25	25	25
Better Care Fund / Disabled Facilities Grant	1,156	1,090	1,090	1,090	1,090
Disabled Facilities Grant Repayments - 'Housing Needs Grants'	27				
Section 106 Monies - St Annes	74				
Section 106 Monies - Lytham	130				
Section 106 Monies - M55 Link-Road	122				
Section 106 Monies - Public Transport Improvements	138	30			
Section 106 Monies - Kirkham and Wesham Station	15				
Section 106 Monies - Fylde Sand Dunes Improvement Scheme	19				
Section 106 Monies - Wesham Community Centre	18				
Section 106 Monies - Elswick Village Green	35				
Section 106 Monies - Kirkham Heritage Action Zone	69	223	168		
Section 106 Monies - Fylde Affordable Housing Delivery Programme	60				
Section 106 Monies - Affordable Housing Scheme, Lytham Road, Warton	260				
Section 106 Monies - Progress Housing Buy Backs	58				
Section 106 Monies - 25 Victoria Road St Annes Y-Pad Scheme	50	150			
Capital Investment Reserve	2,210				
Capital Investment Reserve - Underwriting max £343k - Fairhaven	251				
M55 Link-Road Reserve	1,308				
Funding Volatility Reserve - Additional Contribution to M55 Link Road	692				
Funding Volatility Reserve - Fairhaven Kiosk / Ice Cream Bar Project	180	180			
Funding Volatility Reserve - St Annes Sea Wall			2,300		
Other External Finance (see analysis below)	7,247	4,837	6,347	1,910	40
Direct Revenue Finance					
Prudential Borrowing	316	306	971	791	1,251
Total Financing	14,620	6,886	10,946	3,861	2,451

Total surplus (-) / shortfall in year	0	0	0	0	0
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Cumulative surplus (-) / shortfall	0	0	0	0	0
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See note below for external funding available to finance the above schemes:

Other External Finance: Analysis					
LSP Performance Reward Grant	27				
Environment Agency - Fairhaven and Church Scar	10				
Environment Agency - St Anne's Sea Wall	600	1,870	5,180	1,870	
Coastal Revival Fund - St Annes Pier	5				
Central Government Grant - Future High Street Fund: Kirkham	3,506	2,118	683		
Staining Parish Council	10				
New Fylde Housing - DFG Contribution	80	40	40	40	40
Lancashire Environmental Fund - Fylde Sand Dunes Imp't Scheme	27				
Heritage Lottery Fund - Fairhaven Restoration Project	1,169				
Sport England - Fairhaven Restoration Project - confirmed	100				
United Utilities - Fairhaven Restoration Project	60				
Lytham Schools Foundation - Fairhaven Restoration Project	5				
Café Tenant Contribution	15				
RSPB - Fairhaven Restoration Project	3				
Central Government - Charging Infrastructure for Electric Taxis	150				
Wesham Town Council	24				
Elswick Parish Council (Elswick Village Green)	10				
Kirkham Town Council (Kirkham Heritage Action Zone)	150				
External Grants - Lancs Env Fund (Elswick Village Green)	30				
External Grants - Pocket Parks (Elswick Village Green)	15				
External Grants - Historic England	778	618	272		
Private Sector / Other (Kirkham Heritage Action Zone)	357	191	172		
Department for Transport (South Fylde Line Study)	50				
Project Partners (South Fylde Line Study)	16				
Newton Community Park - Lancashire Environment Fund	30				
Newton Community Park - Newton & Clifton Parish Council	15				
Newton Community Park - Friends of Newton Community Park	5				
	7,247	4,837	6,347	1,910	40

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
RESOURCES DIRECTORATE	PLANNING COMMITTEE	23 SEPTEMBER 2021	6

REPORTS OF THE VARIOUS OUTSIDE BODIES

PUBLIC ITEM

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

SUMMARY OF INFORMATION

On 19 April 2021, Council made appointments to the various outside bodies. These appointments followed recommendations from the programme committees. This report deals with appointments within the remit of this committee.

In line with the Protocol for Members on Outside Bodies (Part 5f of the Council's Constitution), every member serving on an outside body is required to complete a reporting form every six months, which is submitted to the relevant programme committee to which the external partnership relates.

Included as an appendix to this report are the returned completed reporting forms and a list of outstanding reports/details of those bodies which have not met.

SOURCE OF INFORMATION

Elected member representatives to the Outside Bodies

INFORMATION ATTACHED

Outside Bodies Reports and Summary

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is provided to maintain an understanding of the work of the outside bodies, and to remain abreast of any issues that may have an impact on the residents of the borough or the council.

FURTHER INFORMATION

Contact Tracy Manning, Director of Resources – tracy.manning@fylde.gov.uk

Outside Body		Councillor	Report Status
Planning Committee, 23/9/2021 meeting			
	Duty to Cooperate	Chair & vice of Planning – Trevor Fiddler & Richard Redcliffe	Nil return - no meetings
	(Planning) Education Liaison Group	Richard Redcliffe	Report attached
	(Planning) Education Liaison Group	Linda Nulty	Report attached
	(Planning) Education Liaison Group	Trevor Fiddler	Nil return
	Highways and Transportation Group	Liz Oades	Nil return - no meetings
	Highways and Transportation Group	Chris Dixon	Nil return - no meetings
	Highways and Transportation Group	Stan Trudgill	Nil return - no meetings
	Lancashire Enterprise Partnership (LEP) Joint Scrutiny Committee	Chris Dixon	Nil return

Councillor Name and Role on Outside Body (for example, Observer, Trustee, Director):-

Councillor Richard Redcliffe Education Liaison Group

Councillor Linda Nulty is also in agreement with the below report.

Email

cllr.redcliffe@fylde.gov.uk

Period this report covers (date)

Up to July 31st

Name of Outside Body

Education Liaison Body

How often does the organisation meet?

When required

How often have you attended?

Every session

What are the key issues arising for Fylde Borough Council

Sharing of information by LCC with Fylde Council relating to educational contributions arising from 106 payments and how they are used. High degree of difficulty in arranging meetings with LCC.

Now awaiting confirmatory notes from remote meeting held on Friday 21st May between LCC and Fylde Officers and members (Cllrs Redcliffe Nulty and Fiddler)

Examples of issues could be those that may affect decisions regarding budget setting, challenges for residents, policy changes that affect partnership working etc

Establishing effective use of funds paid by developers and their impact on educational provision required by development.

Who did you inform of these issues within Fylde Borough Council?

Leader of the Council and Planning officers

In the light of these meetings, is it worthwhile for the Council to continue to have a representative/representatives on this body?

Our last meeting was held on May 21st 2021 It is essential to have more than one representative on this body

Any further comments?

Awaiting full minuted detail/notes of the above meeting from LCC It was a generally positive meeting