



Affordable Housing

Supplementary Planning Document
(Draft)

February 2019

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Consultation Information

This draft Supplementary Planning Document (SPD) on Affordable Housing has been prepared following input from stakeholders at the earlier Scoping consultation. Councils are required to consult on a draft SPD before it is adopted (Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012). This consultation therefore invites representations on the Draft Affordable Housing SPD. The Draft SPD is accompanied by the Summary of Representations, as also required by Regulation 13. The Summary of Representations sets out the results of the earlier consultation of November 2018 to January 2019 on the scope of the SPD, and how the comments made have informed the preparation of the document.

This consultation runs from XXX 2019 to YYY 2019 (4 weeks).

How to Respond

Responses should comment on the specific content of the SPD, preferably making reference to paragraph numbers and including recommendations as to how the document should be altered. The Council's preference is for responses to be sent by email to PlanningPolicy@fylde.gov.uk. Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St Annes Road West, Lytham St Annes, Lancashire FY8 1LW.

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. 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 Additional issues raised through the Consultation on this document will be reviewed by the Council and considered for inclusion within the final document for adoption. Whether or not additional issues are included will reflect consideration of the evidence in relation to those issues and whether they can be addressed by the Affordable Housing SPD.
- 1.3 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 ratio is high at 5.74, meaning that the median property ranked by price costs 5.74 times the median 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.
- 1.4 The Local Plan, adopted in October 2018, 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. Section 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.
- 1.5 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. Over the past two years Fylde has seen a growth in affordable housing provision across all tenures. In 2017/18 133 units of affordable housing were enabled (103 affordable rented and 13 shared ownership). In 2018/19 up to the end of Quarter 2 the Council has enabled to date 128 units (100 affordable rented, 13 discount market sale and 15 shared ownership).
- 1.6 There are currently ten registered providers of affordable housing with stock in Fylde; Accent Housing Trust, City West Housing Trust, Community Gateway Association, Great Places Housing Association, Manchester and District Housing Association with affordable and Independent Living Stock, Muir Group, Progress Group with affordable and independent living stock, Places for People, Regenda and YMCA.
- 1.7 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).

- 1.8 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.
- 1.9 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.

Results of the Scoping Consultation

- 1.10 Consultation on the scope of this document was undertaken between 22nd November 2018 and 3rd January 2019. The Statement of Consultation that accompanies this SPD illustrates the results of that consultation, and how the issues and comments raised have been addressed in the development of this SPD.
- 1.11 The principle of bringing forward the SPD had broad support in the consultation. Certain proposed requirements in relation to the contents of the Affordable Housing Statement and the need for early engagement with developers were not supported by some developers, but the Council considers that these are essential for the application of Local Plan policy. The proposed requirement for early production of Section 106 agreements was not supported by developers and there were reservations from some Registered Providers, and this requirement has been removed. Other initiatives in the document, particularly for the calculation of off-site contributions and the discount level for discount market sales housing, were widely supported.
- 1.12 The Council response column in the Statement of Consultation includes reference to how the SPD has been changed in response to comments made.

2. Policy and Guidance Review

- 2.1 This section 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, 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 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.
- 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) (the Framework) (see also the section below). It has been examined under the transitional arrangement set out in paragraph 214 of the Framework, whereby it is 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 213 of the 2018 Framework

states that due weight should be given to Local Plan policies dependent on their consistency with the 2018 Framework. The glossary definition of affordable housing contained within the Local Plan is out-of-date, but this does not undermine policies H4 and INF2, as reference to affordable housing in these will henceforth need to be interpreted according to the definition in the Framework (2018).

- 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.

Fylde Council Affordable Housing Policy

- 2.10 The Council's Affordable Housing Policy sets out the Council's position on affordable housing provision at any particular time. Updated when necessary, it sets out the Council's overall objectives for the delivery of affordable housing. In particular, it sets out the Council's preferred tenure mix on sites providing affordable housing as operative at that time. It also sets out the Council's policy for eligibility for affordable housing.

St Anne's on the Sea Neighbourhood Development Plan

- 2.11 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

- 2.12 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

- 2.13 The National Planning Policy Framework (July 2018) (the Framework) was published on 24th July 2018. It supersedes the previous version of the Framework, published in 2012.
- 2.14 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 56 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. Section 5 of the Framework concerns the specific issue of the supply of homes. Paragraph 61 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). Paragraph 62 requires that the type of affordable housing prescribed be identified in planning policies and that it normally be met on site. Paragraph 63 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 64 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. Paragraph 204 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. Paragraph 205 states that obligations should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.

- 2.15 Annex 2 of the Framework is the Glossary, and this provides the Government's definition of affordable housing. This is significantly altered from the previous Framework. The definition is considered further elsewhere in this document.

Planning Practice Guidance (PPG)

- 2.16 Planning Practice Guidance (PPG) is produced by government in support of the policy provided in the Framework. The majority of the current PPG dates from 2014, and is likely to be subject to updates in the near future to reflect the new Framework.

Housing Needs Assessment PPG

- 2.17 Identifying the Needs for Different Types of Housing, Paragraph 020 Reference ID 2a-020-20180913, 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 on the basis that 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 constraint of the overall need established.
- 2.18 Affordable Housing, Paragraphs 021 Reference ID 2a-021-20180913 to 027 Reference ID: 2a-027-20180913, state 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

- 2.19 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

- 2.20 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.
- 2.21 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 publically 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

- 2.22 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.
- 2.23 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.
- 2.24 The viability PPG makes reference to a template that the government will be producing to assist with any assessment. However, at the time of writing this is still awaited.

3. Tenures of Affordable Housing for Fylde

- 3.1 Affordable housing is defined in the Framework, within Annex 2 (Glossary). The Framework (2018) 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.*

Tenures of Affordable Housing Required in Fylde

- 3.2 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.

- 3.3 This SPD is not prescriptive in relation to the tenures of affordable housing required by the Council. This is to ensure that the Council is able to respond to changing needs, supply

conditions and the needs of registered providers, and to ensure the document does not become rapidly out-of-date.

- 3.4 Tenures of affordable housing required by the Council will be specified and regularly updated in the Council's Affordable Housing Policy. This 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 specified in the Council's Affordable Housing Policy will only be permitted where 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, and only then where the affordable housing to be provided will fulfil the requirements of Local Plan Policy H4 and will contribute to the fulfilment of the objectives of the Council's Affordable Housing Policy.

Requirement for a Basket of Tenures

- 3.5 For developments of 50 or more homes, the Council will require 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.
- 3.6 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. The tenure mix will need to be discussed with the Council in advance of the submission of the planning application, considered below under the section Pre-application Engagement and the Affordable Housing Statement.

Affordable Rent

- 3.7 Affordable rent should normally be the form of tenure for the majority of affordable homes on development sites; however the Council's specific expectations at any particular time will be set out in the Council's Affordable Housing Policy.
- 3.8 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.

Discounted Market Sales Housing

- 3.9 Discounted market sales housing will provide a critical element in the delivery of affordable housing going forward. Government policy as stated in the Framework promotes the provision of discounted market sales housing, making a requirement that at least 10% of all homes on major development sites to be available for affordable home ownership.
- 3.10 However, 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 in housing need.
- 3.11 A standard method of calculating this discount is set out in Appendix 4.

- 3.12 Discounted market sale 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.

Innovative Affordable Housing Tenures

- 3.13 Innovative affordable housing tenures will be developed where there is the opportunity and where it is accordance with the objectives of the Council's Housing Strategy and Affordable Housing Policy.
- 3.14 Applicants who have a proposal involving innovative affordable housing tenures, where these are in accordance with the Framework, should enter into pre-application discussions with the Council in the first instance.

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 In respect of changes of use, the same requirement will apply, i.e. where the development is for 10 or more homes, 30% affordable housing will be required, except as considered below.
- 4.5 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, contributions to provide for this will be payable. The calculation of contributions is considered in Section 8.

Exceptions to the Requirement

- 4.6 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.
- 4.7 Policy H2 states that where a development provides 100% specialist accommodation for the elderly, affordable housing will not be sought.
- 4.8 Affordable housing will not be sought on development sites (including conversions) for between 1 and 9 homes.

Legal Agreement

- 4.9 Normally, applicants will be required to commit to the affordable housing provision they intend to provide, through a legal agreement. The purpose of this is to ensure that a planning permission could not be built out without the affordable housing being provided. The amount of affordable housing, and any other details relating to it that are agreed by the applicant in their Affordable Housing Statement, including type, tenure, registered provider and management arrangements etc. should be contained within or cross-referred to within the legal agreement. See also section 11 of this document.

Reduced Proportion on Viability Grounds

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

Effect of Vacant Building Credit

- 4.11 Paragraph 63 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 28 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 to have discussed the matter where applicable with the Council prior to submitting the application.

5. Pre-application Engagement and the Affordable Housing Statement

- 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 will need to make contact with Registered Providers prior to making any planning application, including at outline stage. They will need to establish that the affordable homes they propose to build can be transferred, in the case of affordable rent or other tenures involving Registered Providers, and that the mix of properties will be suitable. The Registered Provider should be agreeable to being a party to the S106 agreement, and to being named on the Affordable Housing Statement to be submitted with the application.
- 5.4 At reserved matters stage or prior to a full planning application being submitted, the applicant will need to 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.
- 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 necessary 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, in particular regarding affordable housing provision.

- 5.10 Applicants or their agents should contact the Development Management Team at the Council 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.

The Affordable Housing Statement

- 5.11 The outcomes of the discussion will feed into the Affordable Housing Statement, to be provided by the applicant. It is intended 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 the pre-application engagement that has taken place. The Affordable Housing Statement will be part of the Local List of Local Information Requirements which will be required in support of a 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.
- 5.12 The contents of the Affordable Housing Statement will differ dependent upon whether the application is made in outline or is a full or reserved matters application. Where the application is in outline form, the Council will require the following to be covered:
- Registered Provider appointed to take the housing stock and provisions for transfer to them;
 - Number of dwellings and number of affordable dwellings within the development;
 - Tenure including mix of tenures where appropriate;
- 5.13 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;
 - Number of dwellings and number of affordable dwellings within the development;
 - Tenure including mix of tenures where appropriate;
 - Affordable dwelling size;
 - Distribution of affordable housing within the development;
 - Management arrangements for the completed affordable dwellings;
 - Allocation arrangements;
 - Provision for the recycling of subsidy in the event of the exercise of right-to-buy or the resale of discounted property;
 - A draft S106 legal agreement or a completed and signed Unilateral Undertaking should be submitted as an Addendum to the Affordable Housing Statement, reflecting the above and using the template that will be provided within the SPD.
- 5.14 Templates that should be used to produce an Affordable Housing Statement are provided as Appendices 2 and 3.

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

- 6.1 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.
- 6.2 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.
- 6.3 Applicants will need to engage with the Council and a Registered Provider, to ensure that the proposed affordable homes will meet the identified need.
- 6.4 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

- 6.5 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.
- 6.6 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 supported by an affordable housing provider. At outline stage this will only be necessary if the dwelling unit sizes are specified on the application form.
- 6.7 Affordable housing may be provided in the form of houses, flats, bungalows or other innovative accommodation types as appropriate. However, the type(s) proposed must 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 planning application being submitted, including any outline application. 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.
- 6.8 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.
- 6.9 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.

- 6.10 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:

Bedrooms	No. of persons	Min GIA m ²
2	Up to 4	70
3	Up to 5	83

- 6.11 At outline stage the type 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”).
- 6.12 At reserved matters stage the affordable housing units will need to be identified on the site layout plan and on the individual plans and elevations: they must be directly denoted as such on each of the drawings which relate to them and should not require cross referral (e.g. by plot numbers or house types) from some other document).

Design

- 6.13 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.
- 6.14 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.

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 or other excessive hard landscaping to define boundaries at the front, where use of hedging plants or other soft landscaping would be more appropriate.

- 6.15 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.
- 6.16 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 in to 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

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

- 6.17 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.
- 6.18 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).
- 6.19 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.

7. Off-Site Contributions

When will off-site provision be acceptable?

- 7.1 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”

- 7.2 Applicants should discuss affordable housing provision with the Council prior to submitting the planning application. Where an applicant proposes that affordable housing provision should be off-site, this will require discussion with the Council’s planning and housing officers. Only where the Council’s officers have agreed that off-site provision is likely to be acceptable, should 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

- 7.3 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”

- 7.4 This will reflect the sale price of the homes on-site. 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.
- 7.5 Appendix 5 sets out the detailed method to be used and provides a template.

8. Allocation Policy

- 8.1 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 in Fylde in affordable housing need.
- 8.2 The Council, notwithstanding its status as Local Planning Authority and Local Housing Authority, has no control over the allocation of affordable housing unless such control is written into the S106 agreement or Unilateral Undertaking. Ensuring that such controls are sufficient is vital.
- 8.3 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 the S106 agreement.

Local connection test

- 8.4 All affordable units are to be rented or sold to people with a local connection as set out in Fylde Borough Council's Area Lettings Plan 2015-16. This will mean that priority will be given 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 consecutively 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 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.
- 8.5 Within the rural settlements affordable 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, 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

- 8.6 People who wish to express an interest in taking up affordable housing in Fylde, register their interest through the MyHomeChoiceFyldeCoast service, a 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.

- 8.7 The Council will require 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 Section 106 Agreement or Unilateral Undertaking, which will require the agreement of the Registered Provider as well as the Council and applicant.

Shared Ownership

- 8.8 Under the Shared Ownership Affordable Housing Programme (SOAHP) 2016-21 operated by the Homes and Communities Agency (HCA) no shared ownership properties funded under this scheme can be subject to local occupancy restrictions.

Discounted Market Sale

- 8.9 The Council's policy is as follows:

- 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 consecutively 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 consecutively for the last five years
- 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 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

- 8.10 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.

Implications for applicants/developers

- 8.11 Whichever tenure is adopted, it will be necessary to ensure that the allocation policy is specified within the Affordable Housing Statement and secured within the Legal Agreement.

9. Viability Appraisal

- 9.1 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.
- 9.2 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.
- 9.3 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.
- 9.4 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.
- 9.5 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.”*
- 9.6 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, unallocated sites very different from those allocated, where additional site costs have become apparent or where the macro-economic environment has significantly worsened.
- 9.7 Where the circumstances do not justify a reappraisal of viability, any viability assessment submitted in support of a planning application can be given limited weight at best.

Contents of the Viability Appraisal

- 9.8 The PPG prescribes the inputs to any viability appraisal.
- 9.9 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, and was due to be published in Autumn 2018 but has been delayed. In anticipation of the publication of this template, the Council has decided that it should not create its own template for viability appraisal, which could become very quickly inconsistent with that provided by Government.

10. Legal agreements and undertakings

- 10.1 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 legal agreement.
- 10.2 It is necessary to ensure that, 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 accept the use of planning conditions to secure affordable housing delivery: usually this will be only in the most straightforward of cases.
- 10.3 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 that applicants enter into a Section 106 legal agreement, or provide a Unilateral Undertaking committing to obligations under Section 106, to ensure a commitment to deliver affordable housing linked to the grant of planning permission.
- 10.4 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 applicant will be liable for the fees to pay the costs incurred by the Council's legal department. The Council's legal department will only commence work on the legal agreement once formally instructed by the applicant. The applicant may do this prior to the Council having resolved to grant planning permission subject to the S106 agreement, but in doing so will be liable for the costs incurred even if the Council then refuses the planning application.
- 10.5 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: <http://www.fylde.gov.uk/business/planning/advice/planning-legal-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.
- 10.6 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.
- 10.7 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.
- 10.8 The submission of a draft agreement alongside the planning application and instruction to the Council's legal department may prove advantageous to applicants in allowing more rapid decision-making.
- 10.9 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.

11. Decision-taking, implementation and monitoring

- 11.1 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.
- 11.2 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.
- 11.3 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.
- 11.4 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.
- 11.5 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.
- 11.6 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.

12. Glossary

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 (2018)): 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).
Affordable Housing for Rent	(Definition from the Framework (2018)): 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 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 (2018)): 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.
Discount Market Sales Housing	(Definition from the Framework (2018)): 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.
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 (2018)): 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.
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 or planning obligation with a landowner / developer 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.
Starter Homes	(Definition from the Framework (2018)): 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 developer 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>

Appendix 1: List of Registered Providers Active within Fylde

Appendix 2:

Appendix 3:

Appendix 4:

Appendix 5:



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