

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	14 NOVEMBER 2018	6
AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SCOPING)			

PUBLIC ITEM

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

SUMMARY

On 10th September 2018 Planning Committee recommended that officers commence work on scoping the content of four supplementary planning documents (SPDs). The Affordable Housing Supplementary Planning Document (Scoping) is appended to this report. This report seeks approval from members for the Affordable Housing Supplementary Planning Document (Scoping) to be put out for consultation for 6 weeks. This is in line with the Fylde – Council Statement of Community Involvement 2015 Section 5 Supplementary Planning Document Consultations.

RECOMMENDATIONS

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

SUMMARY OF PREVIOUS DECISIONS

10 September 2018 Planning Committee approved the LDS 2018 which states that the Council will commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs.

CORPORATE PRIORITIES

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

REPORT

1. Supplementary Planning Documents (SPDs) provide greater clarity as to the requirements of Local Plan policies for specific situations or types of development. SPDs may not make policy, but rather provide guidance on the application of the policies contained in the adopted Fylde Local Plan to 2032.
2. The Affordable Housing SPD is proposed to be one of the initial suite of four SPDs produced to support the policies of the recently-adopted Local Plan. The Affordable Housing SPD is considered necessary for a number of reasons:
 - To 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 detailed framework where a developer wishes to challenge the requirement for affordable housing on a site on grounds of viability;
 - To prevent a failure to engage with the Council by developers prior to submission of an application;
 - To prevent negotiation of S106 agreements becoming prolonged;
 - To determine the level of discount required for discounted market sales housing;
 - To promote the supply of a range of affordable home sizes including some larger units; and
 - To promote innovative affordable housing products.
3. The first stage of producing an SPD is to consult on what the SPD should contain, termed a “scoping” consultation. The Affordable Housing Supplementary Planning Document (Scoping) attached provides an overall framework of the proposed SPD, and asks a series of questions to encourage consultees to state what they feel should be included within the document.
4. The Affordable Housing SPD (Scoping) provides an introduction, a draft vision, identifies issues and draft objectives. Following a review of policy and guidance, it proposes that the SPD will contain sections on tenures, the amount required, proposed requirements for pre-application engagement and the contents of the Affordable Housing Statement. Further sections on size, type, design and distribution, off-site provision, allocation policy, viability appraisal and requirements for legal agreements/undertakings.
5. The consultation will run for 6 weeks from 22nd November 2018 to 3rd January 2019. This is an extended consultation, beyond the normal 4 weeks for this type of consultation, due to the Christmas period.
6. Following the consultation, the responses will feed into the draft of the full SPD. A Sustainability Appraisal of the SPD will be carried out and the final version of the Affordable Housing SPD will be presented to members prior the final consultation on its content.

IMPLICATIONS	
Finance	Contributions realised through Section 106 agreements will provide funds for affordable housing projects, where off-site provision is agreed by the Council.
Legal	The SPD (Scoping) will undergo consultation in accordance with Regulation 12. (a) 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 will promote sustainable forms of development
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection

Attached documents:

Appendix 1: Fylde Affordable Housing Supplementary Planning Document (Scoping)