



Affordable Housing Supplementary Planning Document

The Planning and Compulsory Purchase Act 2004
The Town and Country Planning England (Local Planning)(England)Regulations 2012 No.767 Part 5
Regulation 14
The Environmental Assessment of Plans and Programmes Regulations

Notice is given that on 23rd September 2021 Fylde Council adopted the Fylde Council Affordable Housing Supplementary Planning Document.

Subject matter and area covered:

The Affordable Housing Supplementary Planning Document (SPD) covers the whole of the Borough. It provides guidance on:

- Tenures of affordable homes appropriate for Fylde;
- The amount of affordable housing required;
- Pre-application engagement;
- The Affordable Housing Statement that accompanies planning applications;
- Size, type, mix, design and distribution of affordable homes;
- Calculation of developer contributions when affordable homes are provided off-site;
- Management of affordable homes, including allocation, retention as affordable and service charges;
- Viability assessments; and
- Legal agreements.

Process Followed

On 14th November 2018 Planning Committee approved the SPD Scoping document for consultation. On 11th September 2019 Planning Committee approved the Draft SPD for screening opinions and consultation.

On 23rd September 2021 Planning Committee adopted the SPD for Development Management Purposes.

Modifications under section 23(1) of the Planning and Compulsory Purchase Act:

- Addition of a “How to Use This Document” section;
- Addition of a table showing Affordable Housing Delivery;
- Removal of reference to the Fylde Council Affordable Housing Policy document;
- Addition of a short section on the Partial Review of the Fylde Local Plan to 2032;
- Updating of the section on the National Planning Policy Framework to reflect the 2021 Framework;
- Inclusion of national policy and guidance relating to First Homes;
- Updating the document to include information on Rent-to-Buy, First Homes and to remove Innovative Tenures;
- Providing guidance on the Council’s preferred mix of affordable housing tenures;
- Addition of paragraphs explaining additional restrictions on shared ownership homes in rural areas with Designated Protected Area status;

- Providing guidance on rounding in the calculation of the number of affordable homes required;
- Amendment to the requirements for phasing of affordable housing delivery;
- Provision of a link to the Council's pre-application enquiry service;
- Removal of the requirement at outline application stage for pre-application engagement and the provision of an Affordable Housing Statement;
- Amendment to show correct figures for minimum gross internal area;
- Addition of hard-surfaced frontages to the list of design mistakes;
- Addition of a section to clarify how affordable housing provision relating to park home sites will be provided;
- Updating the list of Registered Providers of affordable housing;
- Removal of the template Affordable Housing Statement for outline applications;
- Addition of legal clauses to the template Affordable Housing Statement;
- Amendment of the calculation method for off-site contributions.

Challenge:

Any person who is aggrieved by the adoption of the Affordable Housing Supplementary Planning Document may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that:

- a) the document is not within the appropriate power, and/or
- b) a procedural requirement has not been complied with

Any such application must be made no later than 6 weeks from the date on which the Supplementary Planning Document was adopted, that is by 5.00pm on 4th November 2021.

Further information or advice can be obtained by phoning 01253 658418 or by emailing planningpolicy@fylde.gov.uk

Julie Glaister
Planning Policy Manager
29th September 2021