

Notice of:	EXECUTIVE
Decision Number:	EX28/2023
Relevant Officer:	Jane Saleh, Head of Planning Strategy
Relevant Cabinet Member:	Councillor Lynn Williams, Leader of the Council and Cabinet Member for Tourism, Arts and Culture
Date of Meeting:	10 July 2023

ADOPTION OF THE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

1.0 Purpose of the report:

1.1 This report presents the Affordable Housing Supplementary Planning Document for adoption (Appendix 4a to the Executive report refers) and the Affordable Housing Supplementary Planning Document – Consultation Statement (Appendix 4b to the Executive report refers) for approval and publication, the latter setting out all the representations received and the Council’s proposed response.

Public consultation on the Draft Affordable Housing Supplementary Planning Document took place during February and March 2023 and seven responses were received.

The Affordable Housing Supplementary Planning Document expands on planning policy in the Blackpool Local Plan and provides further guidance on the requirements for affordable housing in new housing developments in Blackpool, including conversions; and explains why affordable housing is required and how it should be delivered.

The Supplementary Planning Document has also been informed by the local plan evidence base documents as well as other relevant council policy and strategy in particular the [Blackpool local Plan Part 2 Viability Assessment \(July 2020\)](#) and the [Blackpool Housing Affordability Study 2019](#).

If adopted this Supplementary Planning Document will be a material consideration when assessing relevant planning applications.

2.0 Recommendation(s):

2.1 To approve and formally adopt the Affordable Housing Supplementary Planning Document attached at Appendix 4a, to the Executive report.

2.2 To approve and agree for publication the supporting Affordable Housing Supplementary Planning Document Consultation Statement at Appendix 4b, to the Executive report.

2.3 To authorise the Head of Planning Strategy to make any appropriate minor amendments to improve the presentation and finalise a published version of the Affordable Housing Supplementary Planning Document (at Appendix 4a to the Executive report).

3.0 Reasons for recommendation(s):

3.1 To provide further detailed guidance to policy in the Blackpool Local Plan Part 1: Core Strategy to support Blackpool's future regeneration and growth.

3.2 Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.3 Is the recommendation in accordance with the Council's approved budget? Yes

4.0 Other alternative options to be considered:

4.1 None. The Supplementary Planning Document has been prepared in line with the statutory requirements and regulations for Supplementary Planning Document preparation.

5.0 Council Priority:

5.1 The relevant Council priority is both:

“The economy: Maximising growth and opportunity across Blackpool”

“Communities: Creating stronger communities and increasing resilience”

6.0 Background:

6.1 Many households in Blackpool lack the income required to enable them to afford a market home meeting their needs. There is therefore a pressing need for the provision of quality affordable housing and particularly affordable family housing across the borough. This is evidenced in the Blackpool Housing Affordability Study (2019) which provides the most current requirements for affordable housing in the Borough.

6.2 The Blackpool Local Plan Part 1: Core Strategy (Policy CS14) requires all housing resulting in a net increase of three dwellings, outside of the inner area, to provide affordable housing on or off site; or that development makes a financial contribution towards affordable housing provision.

6.3 The Affordable Housing Supplementary Planning Document provides further detail to Policy CS14 including the mechanisms used to deliver affordable housing from new housing developments. This will help ensure that new market housing makes a positive contribution to meeting affordable housing needs in the borough.

6.4 The Affordable Housing Supplementary Planning Document provides the following information and guidance:

- The definition of what affordable housing comprises;
- The need for affordable housing in Blackpool;
- Relevant planning policy, guidance and information to the provision of affordable housing;
- Affordable housing requirements including:
 - what we expect from on-site affordable provision;
 - when we will seek financial contributions;
 - the level of financial contributions and the proposed calculation to be applied;
- Guidance on the Application Process including pre application discussions, submitting and application and viability.

6.5 In relation to what the Local Planning Authority would expect from on-site affordable housing provision (pages 15 to 16 refer) the key requirements of Policy CS14 and the Supplementary Planning Document in summary are:

- All developments of 15 homes or more outside of the inner area of the borough will typically be expected to provide affordable housing equating to 30% of the total on-site.
- Affordable housing must be made available for occupation on an affordable basis in perpetuity
- Affordable housing provision within a development should be indistinguishable from market housing
- 70% of new affordable housing provision should be let at Affordable Rent and 30% should be provided for Low Cost Home Ownership.
- The mix of unit types and house sizes should reflect housing mix of wider development, contribute to a balanced stock of affordable housing in the wider area and meet latest identified needs.
- The Supplementary Planning Document sets out when and how affordable housing can be provided on a linked site.

6.6 With respect to financial contributions these will be sought for:

- all new residential development comprising 3-14 dwellings outside the inner area;
- where affordable housing cannot be provided on site or a linked site; and
- market schemes for the provision of housing designed to meet specific needs.

6.7 The proposed level of financial contributions will be equivalent to 1% of the mean end market values of the unit mix in the development proposed. This level of provision has been demonstrated to be viable and appropriate in Blackpool by the viability assessment, which accompanies the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies. The Supplementary Planning Document sets out the calculation to be applied - the Off-Site Contribution Calculator and examples of using the calculator for a variety of schemes (pages 18 to 20 refers).

6.8 Draft Supplementary Planning Document Consultation

A five-week consultation on the Draft Affordable Housing Supplementary Planning Document was undertaken between 6 February and 13 March 2023 in accordance with Regulation 13 of the Town and Country Planning (Local Development) (England) Regulations 2012 and the adopted Statement of Community Involvement (September 2020). The details of the consultation are set out in the Affordable Housing Supplementary Planning Document Consultation Statement (Appendix 4b to the Executive report refers).

6.9 Around 1,200 organisations and individuals (including statutory bodies, key stakeholders and members of the public) were invited to make representations on the draft Supplementary Planning Document.

6.10 The Council received seven representations to the Draft Affordable Housing Supplementary Planning Document and these are detailed at Appendix 4b to the Executive report, Table 2 pages 5 and 6. None of these comments are considered by officers to warrant any changes to the content of the draft Supplementary Planning Document. One representation did suggest the need for more affordable houses for large families. The amount of type of affordable that Blackpool needs is set out in the Blackpool Housing Affordability Study 2019.

6.11 Does the information submitted include any exempt information? No

7.0 List Appendices

7.1 Appendix 4a: Draft Blackpool Affordable Housing Supplementary Planning Document
Appendix 4b: Affordable Housing Supplementary Planning Document Consultation Statement

8.0 Financial considerations:

8.1 The preparation of the documents is being undertaken within existing budgetary provisions.

9.0 Legal considerations:

9.1 Should the Council adopt the Affordable Housing Supplementary Planning Document, the document will be a material consideration when determining planning applications for both officers and members of the Planning Committee.

10.0 Risk management considerations:

10.1 The Affordable Housing Supplementary Planning Document provides further detail to the Core Strategy, which provides the statutory planning framework to enable and assist the delivery of Blackpool's affordable housing requirements. The Council needs to ensure that it has a planning framework that contributes towards the aims and objectives in the wider Council housing strategies as well as delivering the aims and objectives in the adopted Local Plan: Part 1 - Core Strategy.

11.0 Equalities considerations:

11.1 Local authorities need to have regard to the Public Sector Equalities Duty, as referred to in the Equality Act 2010, in respect of considering people with 'protected characteristics' in decision making. The Supplementary Planning Document raises no adverse equalities considerations. The Affordable Housing Supplementary Planning Document will contribute to the Council priorities set out in the Council Plan. The Blackpool Local Plan Parts 1 and 2 (2012 to 2027) to which the Affordable Housing Supplementary Planning Document relates have been subject to an Equality Impact Assessment. No adverse equality considerations arise.

12.0 Sustainability, climate change and environmental considerations:

12.1 Sustainability, climate change and the environment are key considerations that have to be taken into account in the preparation of the statutory Blackpool Local Plan 2012 to 2027 to which this Supplementary Planning Document relates.

13.0 Internal/ External Consultation undertaken:

13.1 Consultation has been undertaken in accordance with the Council's Statement of Community Involvement and in accordance with the statutory requirements and regulations for Supplementary Planning Document preparation.

14.0 Background papers:

- Blackpool Local Plan Part 1: Core Strategy (adopted January 2016)
- Blackpool Local Plan Part 2 Viability Assessment 2020;
- Blackpool Housing Affordability Study 2019

15.0 Key decision information:

15.1 Is this a key decision? No

15.2 If so, Forward Plan reference number:

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed:

Date approved:

18.0 Declarations of interest (if applicable):

18.1 None

19.0 Summary of Discussion:

19.1 Mr Alan Cavill, Director of Communications and Regeneration, presented the report to the Executive. Mr Cavill emphasised the need to ensure that the policy had been developed through consultation with a range of affected parties and would provide a useful expansion on the planning policy already approved in the Blackpool Local Plan for requirements for affordable housing in new housing developments. Mr Cavill reminded members that the Council as Planning Authority would always seek where at all possible to have affordable housing located on the same site. In response to questions from members Mr Cavill agreed to further investigate whether the policy could be strengthened and to monitor its implementation.

20.0 Executive decision:

20.1 The Executive agreed the recommendations as outlined above namely:

1. To approve and formally adopt the Affordable Housing Supplementary Planning Document attached at Appendix 4a to the Executive report.
2. To approve and agree for publication the supporting Affordable Housing Supplementary Planning Document Consultation Statement at Appendix 4b to the Executive report.
3. To authorise the Head of Planning Strategy to make any appropriate minor amendments to improve the presentation and finalise a published version of the Affordable Housing Supplementary Planning Document (at Appendix 4a to the Executive report).

21.0 Date of Decision

21.1 10 July 2023

22.0 Reason(s) for decision:

22.1 To provide further detailed guidance to policy in the Blackpool Local Plan Part 1: Core Strategy to support Blackpool's future regeneration and growth.

23.0 Date Decision published:

23.1 11 July 2023

24.0 Alternative Options Considered and Rejected:

24.1 The Executive noted that there were no alternative options to having a Supplementary Planning Document and that the document had been prepared in line with statutory requirements and regulations.

25.0 Executive Members in attendance:

25.1 Councillor Williams, in the Chair

Councillors Benson, N Brookes, Burdess, Farrell, Hugo, M Smith and Taylor

26.0 Call-in:

26.1

27.0 Notes:

27.1 The Following Non-Executive Members were in attendance: Councillors Hunter, Marshall and Webb.