



Five Year Housing Land Supply Draft Annual Position Statement

**Post-Engagement
July 2019**

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1. Introduction

- 1.1 This document provides a consultation draft Annual Position Statement in relation to Fylde Council's current housing land supply position, as it relates to the requirement for a five-year housing land supply. This version of the statement provides the supply position at the base date 1st April 2019.
- 1.2 Local Planning Authorities (LPAs) should identify sufficient deliverable sites to provide five years' worth of housing against their housing requirement. Section 2 below on National Policy and Guidance sets out the requirements in relation to housing land supply and the Annual Position Statement. Section 3 describes the background to the production of this statement, in relation to the adopted Fylde Local Plan to 2032. Section 4 provides an explanation of the methodology used by the Council to determine the requirement, the sites included, their expected delivery rates and lead-in times. Section 5 provides the draft calculation, which is derived from the site-related data in Appendices 1 and 2, and the outcomes of the engagement process documented in Appendix 3.
- 1.3 This version of the document has been produced for submission to the Planning Inspectorate, following consultation that is detailed in the Engagement Statement (Appendix 3).

2. Policy and Guidance

Fylde Local Plan to 2032

2.1 The Fylde Local Plan to 2032¹ is the principal statutory development plan document for the Borough (other development plan documents being the Joint Lancashire Minerals and Waste Core Strategy DPD 2009, the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD and the St Anne's on the Sea Neighbourhood Plan and the Bryning-with-Warton Neighbourhood Plan in the relevant areas). It was adopted in October 2018.

2.2 Policy H1 of the Local Plan states:

The Council will provide for and manage the delivery of new housing by:

- a. Setting and applying a minimum housing requirement of 415 net homes per annum for the plan period 2011-2032*
- b. Keeping under review housing delivery performance on the basis of rolling 3 year completion levels as set out in accordance with the Monitoring Framework at Appendix 8.*
- c. Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply calculated using the "Liverpool" method from the start of each annual monitoring period and in locations that are in line with the Policy DLF1 (Development Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.*
- d. The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032 and provided for through allowances, to provide for a minimum of 8,715 homes.*

2.3 In the supporting text, paragraph 9.17 considers the delivery in the early part of the plan period and calculates a residual requirement for the remainder of the plan period from 2017 to 2032 of 479 net dwellings per annum, formalising the use of the "Liverpool" method within the calculation. Paragraph 9.19 refers to the trajectory graph provided as an appendix to the plan and commits the Council to producing a detailed trajectory at least annually.

2.4 Policy DLF1 Development Locations for Fylde provides a development strategy for the provision of a minimum of 8,715 homes over the plan period.

2.5 Appendix 8 to the Local Plan sets out the performance monitoring framework, with indicators relating to housing delivery against the residual requirement, housing land supply calculated using the Liverpool approach, and net homes delivered against the housing trajectory, as well as others relating to other aspects of planning.

¹ <https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

National Planning Policy Framework

- 2.7 The current National Planning Policy Framework (the Framework, or where clarification is needed, the Framework (2019)²) was published in February 2019. The Framework (2019) makes only relatively minor changes to the previous version of the Framework published in July 2018 (the Framework (2018)³). The Framework (2018) however was a major rewriting of the earlier version of the Framework published in March 2012 (the Framework (2012)⁴). The references to sections of the Framework below relate to the Framework (2019) as that is the version which represents current policy. Earlier versions are referred to within this document where relevant.
- 2.8 Paragraph 11 sets out the meaning of the presumption in favour of sustainable development, and the circumstances when Local Plan policies are deemed out of date allowing the presumption to apply. It refers to Footnote 7 which clarifies these circumstances to be in particular where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites with the appropriate buffer, or where the Housing Delivery Test shows housing delivery below 75% of the requirement over three years.
- 2.9 Paragraph 12 notes the statutory status of an up-to-date adopted development plan as the starting point for decision-making, notwithstanding paragraph 11.
- 2.10 Paragraph 17 requires the development plan to include strategic policies to address the Council's priorities for land use. Paragraph 20 requires these strategic policies to provide for housing. Paragraph 23 requires strategic policies to provide a clear strategy for bringing sufficient land forward over the plan period.
- 2.11 Paragraph 60 requires the determination of the minimum number of homes needed through a local housing need assessment using the standard methodology in the PPG unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 2.12 Paragraph 65 requires a housing requirement figure to be established in strategic policies.
- 2.13 Paragraph 67 requires planning policies to identify specific deliverable sites for years 1-5 of the plan period, together with specific developable sites or broad areas of growth for years 6-10 and where possible years 11-15.
- 2.14 Paragraph 70 allows for windfall sites to be included as an allowance to form part of anticipated supply.
- 2.15 Paragraph 73 states that Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in

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

³

<https://webarchive.nationalarchives.gov.uk/20181206183454/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴

<https://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

the plan period) of: a) 5% to ensure choice and competition in the market for land; or b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

2.16 Paragraph 74 relates directly to the Annual Position Statement. It states:

A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which: a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

2.17 Footnote 38 clarifies the meaning of “recently adopted” in paragraphs 73 and 74 to be until 31 October the following year in the case of a plan adopted between 1 May and 31 October.

2.18 Footnote 39 clarifies that the under-delivery of housing in paragraph 73c) will be measured through the Housing Delivery Test, where delivery is below 85% of the requirement.

2.19 Paragraph 75 requires local planning authorities to monitor build-out of sites, and to prepare an action plan where the Housing Delivery Test shows delivery below 95% of the requirement

2.20 Paragraph 212 notes that the new Framework replaces the previous Framework on the date of publication, and that plans may need to be revised to take account of changes, either by partial revision or preparation of a new plan.

2.21 Paragraph 213 allows due weight to policies in existing plans according to their consistency with the new Framework.

2.22 Paragraph 214 sets out transitional arrangement for local plans submitted for examination up to 24th January 2019, whereby they are to be examined under the Framework (2012).

2.23 Paragraph 215 sets out arrangements for the implementation of the Housing Delivery Test.

2.24 Glossary: “deliverable” is defined as

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Planning Practice Guidance (PPG)

- 2.25 The PPG has been subject to revision since the initial version of this draft statement was produced. The principal guidance in relation to 5-year supply has been moved from under Housing and economic land availability assessment (HELAA) to a new section with the title Housing Supply and Delivery.

Housing Supply and Delivery PPG

5 year land supply paragraphs 002-035 (Reference ID: 68-002-20190722 to ID: 68-035-20190722)

- 2.26 This section provides guidance on the provision of a five years' supply of housing both for the purpose of plan-making and decision-taking, including a section relating to Annual Position Statements.

Demonstrating supply

- 2.27 In plan-making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan. For decision-taking purposes, an authority will need to be able to demonstrate a 5 year housing land supply when dealing with applications and appeals. They can do this in one of two ways:
- using the latest available evidence such as a Strategic Housing Land Availability Assessment (SHLAA), Housing and Economic Land Availability Assessment (HELAA), or an Authority Monitoring Report (AMR);
 - 'confirming' the 5 year land supply using a recently adopted plan or through a subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework).
- 2.28 Authorities can use evidence such as a SHLAA/HELAA to identify suitable sites. Authorities will need to provide robust, up-to-date evidence to support plan preparation; judgements on the deliverability of housing sites including windfall sites will need to be clearly and transparently set out. Authorities may also consider how they can involve people with an interest in delivery in assessing the deliverability of sites. They may develop benchmarks and assumptions based on evidence of past trends for development lead-in times and build-out rates. Testing these assumptions with developers and using them to inform assessments of deliverability can also make deliverability assessments more robust.

Deliverable sites

- 2.29 In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:
- have outline planning permission for major development;
 - are allocated in a development plan;
 - have a grant of permission in principle; or
 - are identified on a brownfield register.

- 2.30 Such evidence, to demonstrate deliverability, may include:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 2.31 Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.

Confirming 5 year housing land supply

Local Plan Examination

- 2.32 The examination will include consideration of the deliverability of sites to meet a 5 year supply, in a way that cannot be replicated in the course of determining individual applications and appeals where only the applicant’s / appellant’s evidence is likely to be presented to contest an authority’s position.
- 2.33 When confirming their supply through this process, local planning authorities will need to:
- be clear that they are seeking to confirm the existence of a 5 year supply as part of the plan-making process, and engage with developers and others with an interest in housing delivery (as set out in Paragraph 74a of the Framework), at draft plan publication (Regulation 19) stage.
 - apply a minimum 10% buffer to their housing requirement to account for potential fluctuations in the market over the year and ensure their 5 year land supply is sufficiently flexible and robust. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead.
- 2.34 Following the examination, the Inspector’s report will provide recommendations in relation to the land supply and will enable the authority, where the authority accepts the recommendations, to confirm they have a 5 year land supply in a recently adopted plan.
- 2.35 Can ‘recently adopted plans’ adopted under the 2012 Framework be used to confirm a 5 year land supply? Plans that have been recently adopted (as defined by footnote 38 of the Framework) can benefit from confirming their 5 year housing land supply through an annual position statement, including those adopted under the 2012 Framework. Authorities should be aware that sites counted as part of the supply will need to be assessed under the definition of ‘deliverable’ set out in the revised National Planning Policy Framework.

Annual position statement

- 2.36 Where a local planning authority has a recently adopted plan (as set out in the the National Planning Policy Framework) and wishes to confirm their 5 year land supply position through an annual position statement, they will need to advise the Planning Inspectorate of their intention to do so by 1 April each year.
- 2.37 To ensure their assessment of the deliverability of sites is robust, the local planning authority will also need to carry out an engagement process to inform the preparation of the statement, before submitting their statement to the Planning Inspectorate for review by 31 July of the same year.
- 2.38 So long as the correct process has been followed, and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year. The local planning authority can then confirm their housing land supply until the following October, subject to accepting the recommendations of the Planning Inspectorate.
- 2.39 When assessing an annual position statement, the Planning Inspectorate will carry out a 2 stage assessment:
- first, they will consider whether the correct process has been followed, namely whether:
 - the authority has a ‘recently adopted plan’ (defined by footnote 38 of the Framework) or they are renewing a confirmed land supply following a previous annual position statement; and •
 - satisfactory stakeholder engagement has been carried out.
 - second, they will look at whether the evidence is sufficient to demonstrate a 5 year supply of deliverable housing sites (with the appropriate buffer), using 1st April as the base date in the relevant year. In doing so, they will consider whether the sites identified in the assessment are ‘deliverable’ within the next five years, in line with the definition in Annex 2 of the Framework.
- 2.40 The Planning Inspector’s assessment will be made on the basis of the written material provided by the authority, and the Inspector will not refer back to the local planning authority or other stakeholders to seek further information or to discuss particular sites. It is therefore important that the authority has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.
- 2.41 Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed. Assessments will be expected to include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
 - for small sites, details of their current planning status and record of completions and homes under construction by site;
 - for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing

completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;

- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

2.42 An engagement statement can be submitted including:

- an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site based data resulting from this;
- specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
- the conclusions which have been reached on each site by the LPA in consideration of the outcome of stakeholder engagement;
- the conclusions which have been reached about the overall 5 year land supply position.

2.43 Local planning authorities will need to engage with developers and others who have an impact on delivery. This will include:

- small and large developers;
- land promoters;
- private and public land owners;
- infrastructure providers (such as utility providers, highways, etc) and other public bodies (such as Homes England);
- upper tier authorities (county councils) in two-tier areas;
- neighbouring authorities with adjoining or cross-boundary sites; and
- any other bodies with an interest in particular sites identified.

2.44 Beyond this, it is for the local planning authority to decide which stakeholders to involve. This may include any general consultation bodies the authority considers are appropriate.

2.45 Local planning authorities may wish to set up an assessment and delivery group which could contribute towards Housing and Economic Land Availability Assessments, annual 5 year housing land supply assessments and Housing Delivery Test action plans for the delivery of housing. Delivery groups can assist authorities to not only identify any delivery issues but also help to find solutions to address them. They may also set out policies in their Statement of Community Involvement setting out who will be consulted when applying to confirm their 5 year housing land supply.

2.46 The Planning Inspectorate will publish on their website a list of local authorities who have notified them of their intention to seek confirmation of their 5 year housing land supply.

However, interested parties who wish to be involved in the process should contact the local planning authority directly.

Planning Inspectorate conclusion and recommendations

- 2.47 Where agreement on delivery prospects for a particular site has not been reached through the engagement process, the Planning Inspectorate will consider the evidence provided by both the local authority and stakeholders and make recommendations about likely site delivery in relation to those sites in dispute.
- 2.48 The Planning Inspectorate will assess whether the evidence provided by the LPA in support of their annual position statement is sufficient to demonstrate a 5 year supply including appropriate buffer; if so, they will confirm that the LPA has a 5 year supply for 1 year; this will be a material consideration in the determination of planning appeals; the LPA will need to publish the annual position statement, the recommendations and the LPA's decision on the recommendations.

Housing Delivery Test paragraphs 036-046 (Reference ID: 68-036-20190722 to ID: 68-046-20190722)

- 2.49 The Housing Delivery Test, published in the November of any given year, provides a measure based on the preceding 3 financial years. It applies to authorities with plan-making and decision-taking responsibilities. If delivery of housing falls below the housing requirement, then certain policies will apply with immediate effect from publication of the Housing Delivery Test results, depending on the level of delivery: the publication of an action plan if housing delivery falls below 95%; a 20% buffer on a local planning authority's 5-year land supply if housing delivery falls below 85%; and the presumption in favour of sustainable development if housing delivery falls below 75%, once transitional arrangements have ended.

Housing Delivery Test Measurement Rule Book

- 2.50 This separate publication which is referenced by the PPG provides detailed guidance on how the housing delivery test will be calculated.

Housing and Economic Needs Assessment PPG

Housing Need paragraphs 001-016 (Reference ID: 2a-001-20190220 to ID: 2a-016-20190220)

- 2.51 This section provides detail on the standard methodology for calculating housing need and circumstances where an alternative approach is acceptable.

3. Background to the Annual Position Statement 2019

- 3.1 The Fylde Local Plan to 2032 was adopted on 22nd October 2018. The Local Plan was submitted for Examination in December 2016 and underwent three stages of hearings during 2017. Following the publication of the revised Framework in July 2018, the Examination was concluded under the transitional arrangements under paragraph 214 of the Framework (2018). The Local Plan was found sound in September 2018. The Inspector’s Report is available on the Council’s website⁵.
- 3.2 In accordance with paragraph 212 of the Framework, the Council is undertaking a Partial Revision to ensure that Local Plan policies remain in accordance with national policy going forward, thereby keeping the Local Plan up-to-date. The Council consulted on the scope of the Partial Revision between 25th April 2019 and 6th June 2019.
- 3.3 Paragraph 73 of the Framework (2019) states that Council should identify and update annually a supply of deliverable sites sufficient to provide five years’ worth of housing against the housing requirement set out in adopted strategic policies, unless the strategic policies are more than 5 years old. The Local Plan includes an adopted strategic policy that provides a housing requirement figure for the Borough for the period to 2032: the adopted Local Plan Policy H1 sets a minimum housing requirement of 415 net dwellings per annum.
- 3.4 The Framework (2019) paragraph 60 requires that the minimum number of homes needed should be informed by a local housing need assessment, using the standard methodology. As the Local Plan was prepared under the 2012 Framework, this was not undertaken; however, for the purposes of reference, the calculation is presented in the table below:

Table 1: Local Housing Need Figure Calculation		
Household growth projections	2019	37,181
	2029	39,714
Annual projection	$(39,714 - 37,181) / 10$	253.3 rounded to 253
Median workplace-based affordability ratio	2018 (latest)	5.36
Adjustment factor	$((5.36 - 4) / 4) \times 0.25$	0.085
Calculation	$(1 + 0.085) \times 253$	275
The cap	1.4×253	354 (doesn’t apply: the cap is higher than 275, therefore 275 stands)

⁵ <https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

The Local Plan

- 3.5 The Local Plan has been adopted under the transitional arrangements, with the housing need having been assessed under the 2012 Framework and been found sound under the transitional arrangements, but at the present time the Council's partial revision of the Local Plan is being progressed but has not yet been published. Therefore, the assessment of need made in the Fylde Coast SHMA and its three addenda, as evidence for the Local Plan, represents an alternative approach justified in exceptional circumstances in accordance with paragraph 60 of the Framework, pending the completion of the partial revision. In any case the housing requirement in the adopted strategic policy exceeds the local housing need figure calculated above, and therefore remains a basis for calculation of the five year housing land supply that is accordance with the Framework.
- 3.6 The Local Plan was adopted on 22nd October 2018. The Local Plan is therefore recently adopted in accordance with Footnote 38 of the Framework (2018), until 31st October 2019. Under paragraph 74 of the Framework (2019), a five-year supply of deliverable housing sites can be demonstrated where it has been established in a recently adopted plan.
- 3.7 The text of the Publication Version Local Plan⁶ published for Regulation 19 consultation in August-September 2016 carried policy text with the clear indication that the Examination would establish that the plan delivered a five year supply. Policy H1 of the Publication Version Local Plan stated:
- The Council will provide for and manage the delivery of new housing by:*
- c. Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply from the start of each monitoring period...*
- 3.8 In conjunction with this, the Performance Monitoring Framework in Appendix 8 of the Publication Version Local Plan had the indicator of "5 Year Supply", and the target "to have a five year housing land supply". The Publication Version Local Plan provided a detailed housing trajectory which allowed the five-year supply to be directly scrutinised. Stakeholders engaged in response to the Publication Version in relation to 5-year supply, for instance in the comments in the Statement of Representation made by Hallam Land Management⁷, by Metacre⁸ and by Wainhomes⁹.
- 3.9 The Examination of the Local Plan considered the issue of 5 year housing land supply. The Inspector held sessions of the Examination with the explicit intention of establishing that the Local Plan would deliver a five year housing land supply. Consideration of the issue was repeated at each of the three stages of hearings. For the Stage 1 hearings, the Inspector posed the question within the Matters, Issues and Questions document:

⁶ <https://new.fylde.gov.uk/fylde-local-plan-to-2032-submission/> It should be noted that the Publication Version and the version submitted to the Secretary of State for Examination were identical

⁷ <https://new.fylde.gov.uk/fylde-local-plan-to-2032-submission/>, Document SD013a, pp 311-312

⁸ <https://new.fylde.gov.uk/fylde-local-plan-to-2032-submission/>, Document SD013c, pp 1009-1014

⁹ <https://new.fylde.gov.uk/fylde-local-plan-to-2032-submission/>, Document SD013d, pp1425-1434

24. The soundness of specific land allocations and deliverability of sites to meet the housing requirement will be considered at Stage 2 of the Examination. However, on the basis of the Plan as submitted does it confirm that there is:

a. a supply of specific deliverable sites to meet the housing requirement for five years from the point of adoption;...?

3.10 For the stage 2 hearings, the Inspector asked:

Issue – Does the Plan set out a positively prepared strategy for the supply and delivery of housing that is justified, effective and consistent with national policy?

1. In relation to the 5 year supply does the Plan clearly set out annual targets, completions to date, the approach to catching up the shortfall and the buffer to be applied?

7. Are the proposed housing site allocations in Policies SL1-SL5 justified and deliverable? Are the delivery rates for the sites reasonable and achievable?

3.11 For the stage 3 hearings, the Inspector asked:

Session 3

Housing – Site allocations, 5 year housing land supply and the settlement hierarchy

1. In the light of the Council's updated site allocations and site delivery methodology:

a. Is the amount of housing proposed for each site justified having regard to any constraints and the provision of necessary infrastructure?

b. Are the Council's revisions to the methodology for site delivery and adjustments to the build out rates reasonable and justified?

c. Is the housing trajectory realistic for each updated allocation: are there any sites which might not be delivered in accordance with the timescale set out in the trajectory?

2. It has been suggested that the 10% non-implementation rate should be applied to all sites with planning permission, not just small sites: is this approach justified? What implications, if any, would this have on housing supply, specifically the 5 year housing land supply, if it was applied across the board? Does evidence support the use of a higher 20% non-implementation rate for small sites?

3. In my letter of 3 July 2017 I asked the Council for further clarification on their preferred approach to delivering the identified shortfall in housing delivery using the Liverpool method (across the plan period). In light of the Council's evidence on bringing sites forward for delivery and the availability of additional sites, is the use of the Liverpool method justified?

4. The Council in EL7.002 confirm that they have a 5 year housing land supply (5YHLS) whether Sedgefield (5.1 years) or Liverpool (6.4 years) is used. A recent Council planning policy statement (dated September 2017) produced for an appeal (PINS ref: APP/M2325/W/16/3174723) indicates that the supply is now 4.9 years using the Sedgefield approach or 6.2 years using the Liverpool method. Can the Council comment on their update and its implications for housing land supply within the plan? Will the housing

provision have a reasonable prospect of delivering a 5 year housing land supply at the point of adoption of the plan?

- 3.12 The Inspector agreed modifications MM38, MM39 and MM70 in order to ensure that the Local Plan delivered a five-year housing supply at adoption. In her report¹⁰, the Inspector considered the issue in paragraphs 82-87, in a section given the side heading “5 year housing land supply”. She concluded:

By allowing for the past shortfall in delivery to be addressed across the remaining Plan period the Council has a 6.4 year supply. This allows sufficient flexibility for housing delivery. Reference to the use of the Liverpool approach in assessing the 5 year housing land supply is therefore necessary in Policy H1 and its supporting text [MM38 and MM39] and the monitoring framework [MM70] to ensure the Plan is effective.

- 3.13 Therefore, the Council has an established five-year supply of deliverable housing sites until 31st October 2019, through the recently-adopted Local Plan.
- 3.14 The Council seeks to establish a five-year housing land supply for a further year from that date, through this Annual Position Statement.

Housing Delivery Test

- 3.15 Paragraph 75 of the Framework (2019) requires Councils to monitor the delivery of sites which have permission. The Housing Delivery Test, published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the Framework specifies that Councils must either produce an action plan (below 95% of the requirement, paragraph 75 of the Framework); add a 20% buffer to the 5-year housing land supply (below 85% of the requirement, footnote 39 of the Framework); or the presumption in favour of sustainable development will apply under paragraph 11d) of the Framework (below 75% of the requirement, footnote 7 of the Framework).
- 3.16 The results are set out in Table 2 below. The Council has also produced its own projection of the results for 2019 in Table 3. This is based on the total housing delivery for 2018-19 added to the previous totals as the numerator. The denominator is based on the local housing need figure for 2019 (added to the household projections for the previous two years). The local housing need figure is used as it is the lower of the two figures for either the local housing need (275) or the adopted strategic policy requirement in Policy H1 (415), in accordance with paragraph 12 of the Housing Delivery Test Measurement Rule Book¹¹.

¹⁰ <https://new.fylde.gov.uk/wp-content/uploads/2019/06/5-Fylde-Local-Plan-to-2032-Inspector-s-Final-Report-including-Appendix.pdf>

¹¹ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

Table 2: Housing Delivery Test Results for 2018¹²		
Numerator: housing delivery	308 ¹³ + 455 + 512 ¹⁴	1,276
Denominator: household projections:		
2015/16	(38,174 – 35,776)/10	240
2016/17	(38,404 – 36,021)/10	238
2017/18	(39,256 – 36,628)/10	263
Total		741
Result	1,276/741 %	172%

Table 3: Housing Delivery Test for 2019: Projected Results		
Numerator: housing delivery	455 + 512 + 490	1,457
Denominator: household projections:		
2016/17	(38,404 – 36,021)/10	238
2017/18	(39,256 – 36,628)/10	263
2018/19	Local housing need	275
Total		776
Result	(1,457/776) %	188%

3.17 The implications of the housing delivery test result are that no further uplift on the buffer to the 5-year housing land supply is required under footnote 39 of the Framework.

¹² As published by MHCLG: <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

¹³ Data from the Housing Flow Reconciliation Return, which does not include adjustments made in the Housing Trajectory attached to this statement

¹⁴ As above, in this case the figure is composed of the raw total 470 plus 42 calculated from 76 bedrooms of communal accommodation divided by the national ratio of 1.8 (see the Technical Note on <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>)

4. The Council's methodology

- 4.1 The Council's methodology for the calculation of the five-year housing land supply has been adapted from the approach previously established through the Local Plan Examination, reflecting necessary changes in the light of the 2018 and 2019 Frameworks, and to reflect the prescriptions of updated Planning Practice Guidance.

Components of the calculation

- 4.2 The calculation has two sides: the requirement and the supply. The requirement comprises the annual housing requirement, any shortfall and the required buffer. The supply comprises the list of specific deliverable sites with information as to the number of dwellings which will be delivered within 5 years and when, with any allowances taken account of. How each of these has been determined is detailed below.

The annual housing requirement

- 4.3 Paragraph 73 of the Framework (2019) states that the supply should be sufficient to provide five years' worth of housing against the housing requirement set out in adopted strategic policies, unless the strategic policies are more than 5 years old. The adopted Local Plan policy H1 sets a minimum housing requirement of 415 net dwellings per annum. This figure is therefore the annual housing requirement for the purposes of the calculation in accordance with the Framework paragraph 73. It should be noted that this requirement relates to the development of actual C3 dwelling units, including accounting for net losses and demolitions, and does not incorporate any allowances relating to care homes or student accommodation development, as the SHMA and its Addenda did not account for these in the evidence justifying the adopted figure.

The shortfall

- 4.4 Shortfall is calculated from the base date of the Local Plan (in accordance with para. 044 of PPG on HELAA). The annual requirement figure of 415 is rebased in the Local Plan to include shortfall from early in the plan period, before the examination took place. The Local Plan spreads this shortfall over the remainder of the plan period (Liverpool method), resulting in a residual requirement from 1st April 2017 of 479 dwellings per annum. This approach has been found sound at the Examination in Public and is written in to the statutory adopted development plan in Policy H1 and its supporting text.
- 4.5 Delivery in the two years from 1st April 2017 has been 463 and 490 net homes respectively. This leaves a shortfall of 5 against the residual requirement. This shortfall is spread over the remaining years of the plan period (13 years), giving a shortfall for delivery within the 5 year period of 2.
- 4.6 The five year requirement incorporating shortfall is therefore 5 x 479, plus 2 from the shortfall from the last two years, which gives 2,397 net dwellings.

The buffer

- 4.7 The Framework (paragraph 73) sets out the requirement for the supply of deliverable sites to be augmented by a buffer, to ensure choice and competition in the market for land, brought forward from later in the plan period. The standard requirement is for a 5% buffer, with a 10% buffer applicable where the Local Planning Authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan to account for any fluctuations in the market during that year, or a 20% buffer where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 4.8 The Council, in bringing forward this annual position statement, proposes the addition of a 10% buffer in accordance with paragraph 73b) of the Framework. The percentage is applied to the requirement including any shortfall in order to calculate the buffer. This results in an addition to the requirement of 240 dwellings.
- 4.9 A larger buffer of 20% is required where housing delivery has fallen short of 85% of the requirement as calculated in the housing delivery test. As stated in section 3 above, this does not apply to Fylde at present.

Deliverable sites

- 4.10 The five years' supply must consist of specific deliverable sites under paragraph 73 of the Framework. The Council has determined the sites to be included within the 5 years' supply having regard to the Local Plan and its Examination, the current planning status of sites and their prospects of implementation, and the revisions to the definition of a deliverable site made by the Framework (2018) and retained in the Framework (2019).
- 4.11 Sites included in the Local Plan were included within earlier versions of the Council's Housing Land Supply Statement, and evidence for their deliverability was considered through the Examination of the Local Plan. The Local Plan was found to include a five year housing land supply and was found to be sound on the basis of the inclusion of these sites.
- 4.12 In previous versions of the Housing Land Supply Statement, only those sites of 10 or more dwellings were specifically listed within the trajectory. Smaller sites were included as a total. However, the PPG requires that, in an Annual Position Statement, details of the planning status of each small site and a record of completions and homes under construction at each small site is provided. Therefore, the housing trajectories have been expanded for this document from those previously published, to include all small sites included within the supply.
- 4.13 The definition of deliverable in the Framework (2018 and 2019) is significantly different to that in the Framework (2012). The revised definition disallows sites which are major development and do not have full planning permission, and smaller sites without planning permission, unless there is clear evidence that housing completions will begin on the site within five years.
- 4.14 The sites included have been updated to reflect their current planning status as at the base date of 1st April 2019, and based on this, their deliverability has been reassessed. The sites included in the 5-year supply consist of those sites with full planning permission, and those

where both outline and reserved matters permission has been granted. Sites that would have been included under previous methodologies have been removed. Any further information is taken into account when determining whether a site is to be included. Other sites are omitted unless there is clear evidence that delivery will commence within 5 years.

4.15 The Council therefore concludes that the list of sites assessed to be deliverable is highly robust, having taken a precise and considered approach in line with the requirements of the Framework and the PPG. The full list of sites included is shown in Appendix 2.

4.16 The justification for the inclusion of each site is included in Appendix 1.

Lead-in times and delivery rates

4.17 The approach of the Council to lead-in times and build out rates on sites has been developed through earlier engagement, then through the Examination of the Local Plan and subsequent reassessment in the light of the Framework (2018 and 2019). Further adjustments will be made where necessary in the light of consultation on this document.

4.18 The starting point for the lead-in times and build-out rates are the assumptions developed through the Local Plan evidence base, specifically through the SHLAA Steering Group. This involved input from stakeholders including developers. The base assumptions developed for lead-in times are:

Table 4: Baseline assumptions		
Site Status		Assumed Year of Commencement
Full planning permission, or both outline and reserved matters permission, with signed Section 106		Year 1
Full planning permission, awaiting signing of Section 106	Where there is clear evidence that homes will be delivered within 5 years	Year 2
Change of use, awaiting signing of Section 106		Year 2
Outline planning permission, with signed Section 106		Year 2
Outline planning permission, awaiting signing of Section 106		Year 3
Full planning application received and proposed allocation in emerging Local Plan		Year 3
Outline planning application received and proposed allocation in emerging Local Plan		Year 4
Allocated Site without a full or outline planning application		Year 5

4.19 In respect of build-out rates, the base assumptions developed through the SHLAA Steering Group are that 15 dwellings will be built in the first year and 30 dwellings in subsequent years. If the site has a capacity of more than 300 dwellings then it assumes that there will be two developers and the output will be doubled.

4.20 During the Local Plan to 2032 Examination in Public Hearing Sessions the Council agreed to amend its approach to build out rates and phasing. Where detailed further information about a specific site was provided by the site owners, developers or agents, the Council took this into account and prescribed build out rates and phasing accordingly. Where there was sufficient evidence that an established development site is delivering at a rate that is at variance to the general delivery assumptions, these site specific build out rates were assumed for the remaining units of the development site. In all other circumstances the Council continued to rely upon the approach agreed through the SHLAA Steering Group.

4.21 The approach set out above was used to construct the Local Plan trajectory and to demonstrate a 5-year housing land supply for the purposes of the Examination of the Local Plan. The Local Plan was found sound on this basis¹⁵. This approach is also fully in accordance with the PPG which notes that:

“Local planning authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates, and these assumptions and yardsticks can be used to test delivery information or can be used where there is no information available from site owners/developers to inform the assessment. Assumptions should be based on clear evidence, consulted upon with stakeholders, including developers, and regularly reviewed and tested against actual performance on comparable sites. Tables of assumptions should be clear and transparent and available as part of assessments.”

4.22 The publication of the Framework (2018) and the subsequent update through the Framework (2019) has led to the revision of the definition of “deliverable”. The Council has consequently lengthened the projected lead-in times for sites that no longer fall under the definition of deliverable within the plan period trajectory, so that they are not shown as delivering within 5 years, unless there is evidence in support of earlier delivery. In consequence a significant group of sites that have been considered deliverable by the Council in the previously-published Housing Land Supply statement for base date 31st March 2018, published in July 2018, have now been removed by the Council from the supply:

- MUS4 Heyhouses Lane (part): 105 dwellings removed;
- HS60 Valentine Kennels: 53 dwellings removed;
- HS67 St Leonards Bridge Garage: 32 dwellings removed;
- MUS1 Cropper Road East (part): 75 dwellings removed;
- MUS1 Spengarth Cropper Road East: 14 dwellings removed;
- HS27 Oaklands Caravan Park: 53 dwellings removed;
- HS28 Sunnybank Mill Kirkham (part): 20 dwellings removed;
- HS63 Campbells Caravans Kirkham: 30 dwellings removed;
- HS71 Copp Lane Elswick: 24 dwellings removed;
- HS50 East of Rowan Close Clifton: 30 dwellings removed;
- HS52 Cobweb Barn Oak Lane Newton: 40 dwellings removed;

¹⁵ <https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

- 4.23 The Council's data on completions and homes under construction for the year up to the current base date of 1st April 2019 has been added to the previous trajectories. In conjunction with this, consequential revisions to the projected delivery over the forthcoming years have been made. In addition, updates to the planning status of sites have been made, including where planning permission has lapsed, and this information has been used to amend projected lead-in times where applicable.
- 4.24 Site promoters were invited to provide updated information on their likely commencement of delivery/ delivery rates going forward in the consultation on the draft version of this statement.
- 4.25 The PPG requires that commentary is provided indicating reasons why a site has either exceeded or not progressed as expected. Comments are provided on the basis of known information, including information provided on request from developers/landowners and their agents; further information provided by site owners/developers in response to the consultation on this draft Annual Position Statement has been considered for incorporation into this final draft version of this statement for submission to the Planning Inspectorate. Details of the engagement and its outcomes are provided in the Engagement Statement (Appendix 3).

4.26 Development not implemented

- 4.27 The trajectories in Appendices 1 and 2 and supporting delivery information in Appendix 1 supports the conclusion that in the case of large sites (10 or more dwellings), there is a sufficiently realistic prospect of delivery, that an allowance for non-delivery would not be appropriate. This is in accordance with the previous assessment carried out through the Examination of the Local Plan, which was found sound without any requirement for any discount for non-implementation.
- 4.28 The trajectory in Appendix 1 includes all small sites listed individually, as required by PPG, and reflects the updated definition of deliverable sites within the Framework (2018 and 2019). In particular, under part a) of the new definition of deliverable, small sites with planning permission (including outline planning permission) should be considered deliverable until permission expires unless there is clear evidence that the dwellings will not be delivered within 5 years. Any cases where such information exists are noted within Appendix 1, and delivery is amended in Appendices 1 and 2 accordingly. All other small sites with planning permission are treated as deliverable in accordance with Annex 2 of the Framework.

4.29 Small sites windfall allowance

- 4.30 Small sites are not allocated in the Local Plan but an allowance is made for them to come forward as windfalls. In the 5-year supply, small sites with planning permission have been listed: under the standard assumptions these are expected to come forward within the first three years (as the sites are shown in accordance with standard assumptions the majority are shown in year 1). The sites listed include those where net losses are anticipated. An analysis of previous planning permissions coming forward in regard to small 'windfall' sites has revealed that it is likely that 40 net dwellings per annum will be delivered. An allowance is

therefore made of 40 net homes per annum for small sites to come forward in years 4 and 5 to reflect the Local Plan and past windfall delivery rates.

- 4.31 The allowance of a 40 dwellings per annum windfall delivery rate was considered at the Local Plan Examination and found sound. Policy DLF1 of the adopted Local Plan states:

Windfalls (including small committed sites)

Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 10 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2): this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide around 1040 homes within the plan period (11% of the housing requirement). There may also be some larger windfall sites that will also contribute to this figure.

- 4.32 The Inspector noted in paragraph 84 that:

... the inclusion of a small 40 dpa windfall allowance for the latter 2 years of the 5 year period is also justified by the evidence

- 4.33 Planning permissions granted for windfall development in recent years is shown below. It should be noted that the data here is drawn from the sites which are new commitments as at 31st March each year, and so excludes any sites permitted and completed within the same year to March 31st.

Table 5: Windfalls Permitted	
Year to 31 March	54
2019	62
2018	91
2017	110
2016	109
2015	104
2014	54

- 4.34 An allowance for demolitions/losses not relating to sites for new housing is included for the five years of one unit per annum. The one unit per annum is based on evidence of the five units lost over the first seven years of the plan period.

5. Draft Five-Year Housing Land Supply Calculation

5.1 The calculation below is a revised calculation reflecting the outcome of all engagement that has taken place, as set out in the Engagement Statement (Appendix 3)

Table 6: Draft Five-Year Housing Land Supply Calculation		
5 Year Requirement		
Local Plan Residual Housing Requirement incorporating earlier shortfall	5×479	2395
Delivery since the Local Plan rebasing April 2017-March 2019	$463 + 490$	953
Residual requirement for the period since rebasing	479×2	958
Surplus or shortfall since the Local Plan rebasing	$953 - 958$	-5
Spread of shortfall over the remainder of the plan period, amount required within 5 years	$(5 / 13) \times 5$	2
Five year housing requirement including share of shortfall from start of the Local Plan period (2011)	$2395 + 2$	2397
10% buffer as required for the fixing of the five year supply through the Annual Position Statement	$2397 / 10$	240
Five year housing land supply requirement including shortfall and buffer	$2397 + 240$	2637
Annualised housing land supply required	$2637 / 5$	527
5-Year Supply		
Five Year Supply of Deliverable sites		2,667
Allowance for windfall sites	40×2	80
Allowance for empty homes	10×5	50
Demolitions allowance	-1×5	-5
Total supply		2,792
Over/under supply	$2,792 - 2,637$	155
Equivalent years' supply	$2,792 / 5$	5.3 years

6. Consultation Details

- 6.1 This section previously provided details on how to comment when the draft document was published for consultation. The details of the consultation, earlier engagement and the outcomes can be found in the Engagement Statement (Appendix 3).

Appendix 1

Five-year housing trajectory

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion	
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024		
													1	2	3	4	5	6	7	8	9	10	11	12	13		
SL1 - Lytham and St Annes Strategic Location for Development																											
Queensway, St Annes	HSS1	1A782	08/0058 OL 15/400 RM 13/0257 RM 17/862 FULL				948	948	13	935	869	66	0	0	0	0	0	13	52	24	26	36	55	This is a large greenfield site on the edge of St Annes. The site has full planning permission for 948 dwellings, through a combination of consents; an extensive area of land was provided as habitat as mitigation for loss of bird habitat: this has been completed. the site is owned by a single developer. Construction of the initial phase has proceeded. The developer reports that the delivery rate has reduced primarily due to a reduction in the availability of quality skilled tradespersons: current delivery estimates are as now reflecting in the trajectory (note: the developer provided an actual figure for 2018-19 of 14, whilst building regulations records have given 13: for consistency, the building regulations record is shown and the remaining unit shown in the current year). The developer has applied to discharge the condition relating to the entrance to the site on the larger phase of the scheme, which will allow that phase to run on following the completion of the current phase. Site photos in Appendix 4 show a significant number of physically complete dwellings, and development continuing to proceed. See Disputed Sites section of Engagement Statement.			
Lytham Quays, Lytham	HSS3	1A200 1A354 1A735	02/0641 OL 06/0074 RM 09/0659 OL 11/0374 RM				120	120	120	0	0	0	5	22	48	40	4	0	1	0							
Heyhouses Lane, St Annes	MUS4	1A783	12/0465 OL 13/0448 RM				162	162	130	32	32	0	0	0	0	10	33	60	27	0	30	2	0	0	0	Full planning permission	
Heyhouses Lane, St Annes	MUS4	1A783	15/787 OL				160	160	0	160	0	160	0	0	0	0	0	0	0	0							
Queen Mary School, Clifton Drive South, St Annes	HS1	1A439	03/0157 COU				35	35	35	0	0	0	21	14	0	0	0	0	0	0							
Jubilee House, East Beach, Lytham	HS2	1A847	13/0001 FULL				20	20	0	20	0	20	0	0	0	0	0	0	0	0	15	5	0	0	0	Full planning permission	
Ashton Nurseries, Mythop Road, Lytham	HS3	1A858	07/1264 OL 16/0413 FULL 17/0435 FULL				12	12	0	12	0	12	0	0	0	0	0	0	0	0	12	0	0	0	0	Full planning permission	
The Gables, 35-39 Orchard Road, St Annes	HS4	1A594	05/0648 FULL 16/0639 FULL				19	19	7	12	12	0	0	0	0	0	0	0	7	12	0	0	0	0	Full planning permission		
7-8 St Georges Square, St Annes	HS5	1A760	10/0891 COU				11	11	11	0	0	0	0	0	0	0	11	0	0	0							
Petros House, St Andrews Road North, St Annes	HS7	1A931	14/0418 COU				35	35	0	35	35	0	0	0	0	0	0	0	0	0	15	20	0	0	0	Full planning permission. The conversion is at an advanced stage.	
35-37 South Promenade, St Annes	HS8	1A1003	14/0327 FULL				36	36	36	0	0	0	0	0	0	0	36	0	0	0							
23 - 33 Fairhaven Road, St Annes	HS9	1A990	14/0320 FULL				32	32	32	0	0	0	0	0	0	0	0	0	32	0							
34-36 Orchard Road, Lytham St Annes	HS10	1A998	15/0176 OL 15/0486 FULL	12			12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0		The site is allocated in the Local Plan for 12 (net) dwellings. It was formerly in commercial use, and consists of a traditional building on the edge of the town centre. Outline planning permission, with access layout and scale applied for, for 14 apartments was granted on 10th June 2015 but this has now lapsed. The site is understood to have changed hands. The former commercial tenants have vacated the building. There are now construction barriers around site. This indicates a clear intention to develop the site in the near-term. In addition, an email submitted by a representor indicates that the new owners intend to develop the site. The situation now is a significant change from 18 months ago when the building was in use by commercial tenants. See Disputed Sites section of Engagement Statement	
The Galleries, 2-4 Kingsway, Lytham	HS11	1A1010	18/0966 FULL				9	9	0	9	0	9	0	0	0	0	0	0	0	9	0	0	0	0		Full planning permission	
Fairways, Heeley Road, St Annes	HS12		08/0092 OL				20	20	0	20	0	0	0	0	0	0	0	0	0								
Kingsway Garage, St Annes	HS13		11/0667 OL				30	30	0	30	0	0	0	0	0	0	0	0	0								
Axa, Lytham	HS14		13/0152 OL 17/0738 FULL				65	65	0	65	0	65	0	0	0	0	0	0	0	15	30	20	0	0		Full planning permission. The site has been cleared. Applications to discharge conditions have been made and approved.	
Land to the West, Ballam Road, Lytham	HS15	1A842	13/0161 FULL 14/0161 FULL				12	12	5	7	7	0	0	0	0	0	3	0	2	7	0	0	0	0		Under construction	
353 Clifton Drive North, St Annes	HS16	1A658	11/0312 FULL				34	34	34	0	0	0	0	0	20	14	0	0	0	0							
Hastings Point, Ballam Road, Lytham	HS17	1A592	03/0157 FULL				25	25	25	0	0	0	0	0	21	4	0	0	0	0							
Former FBC Depot, St Davids Road North, St Annes	HS18	1A755	12/0537 FULL				32	32	32	0	0	0	0	0	0	32	0	0	0	0							
1 Lord Street, St Annes	HS19	1A932	14/0178 FULL				14	14	14	0	0	0	0	0	0	14	0	0	0	0							
Former Kwik Save, St Annes	HS20	1A943	14/0790 FULL				15	15	15	0	0	0	0	0	0	15	0	0	0	0							
Westmoreland House, 29-31 Orchard Road, St Annes	HS58		16/0285 PA 16/0470 FULL				25	25	0	25	0	25	0	0	0	0	0	0	0	0	0	15	10	0	0	Full planning permission	
Land to East Sefton Road, Lytham St Annes	HS59		16/0239 FULL				12	12	12	0	0	0	0	0	0	0	0	0	12	0							
Valentines Kennels, Wildings Lane, St Annes	HS60		16/0903 OL				53	53	0	53	0	53	0	0	0	0	0	0	0	0							
Land at Roseacre, Wilding Lane, St Annes	HS61		16/0061 FULL				45	45	0	45	0	0	0	0	0	0	0	0	0	15	30	0	0	0		Full planning permission	
Keenans Mill, Lord Street, Lytham St. Annes	HS62	1A1053	16/0905 FULL				26	26	26	0	0	0	0	0	0	0	0	0	26	0							
St Leonards Bridge Garage, St. Leonards Road East, Lytham St Annes	HS67		17/0299 OL				32	32	0	32	0	0	0	0	0	0	0	0	0	0							
Church Road Methodist Church, Church Road, S. Annes	HS68		17/0665 FULL				10	10	0	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0		Full planning permission	
Moss Side Villa, Cartmel Lane, Lytham		1A869	15/0118 FULL				2	2	0	2	2	0								2	0	0	0	0		Small site with planning permission	
22, All Saints Road, St Annes		1A385	03/0568 FULL				1	1	0	1	1	0								1	0	0	0	0		Small site with planning permission	

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
Land to rear of 3 Woodville Terrace, Lytham St Annes	1A682	08/0242 FULL 10/0194 FULL				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
37-39 St Andrews Road South, St Annes (restaurant/first floor)	1A734	10/0380 12/0630				5	5	0	5	5	0							5	0	0	0	0	Small site with planning permission			
37-39 St Andrews Road South, St Annes (ground floor)	1A734	16/0983				4	4	0	4	4	0							4	0	0	0	0	Small site with planning permission			
Rear of 4 Curzon Road, St Annes	1A805	12/0526				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
16 St Georges Road, Lytham St Annes	1A830	13/0029				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
377 Clifton Drive North, St Annes	1A844	13/0339				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
Land to north-west of Edenfield, 2a Clifton Drive, Lytham	1A852	12/0326 15/0292				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
Land to east of Edenfield, 2a Clifton Drive	1A985	13/0620 16/0613 17/0537				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
17 Alexandra Dive, Lytham	1A866	13/0631				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
5 Orchard Road, St Annes	1A920	11/0824				4	4	0	4	4	0							4	0	0	0	0	Small site with planning permission			
338 Clifton Drive North, St Annes	1A921	14/0195				6	6	0	6	6	0							6	0	0	0	0	Small site with planning permission			
Holly Lodge, 2a Victoria Road, Lytham St Annes	1A928	14/0439				5	5	0	5	5	0							5	0	0	0	0	Small site with planning permission			
117 South Promenade, St Annes	1A933	14/0249				3	3	0	3	3	0							3	0	0	0	0	Small site with planning permission			
13a Orchard Road, St Annes	1A944	15/0033				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
Flat 5 (back), 42 Back St Annes Road West, Lytham St Annes	1A992	15/0157				2	2	0	2	2	0							2	0	0	0	0	Small site with planning permission			
Flats 3 and 4 back, 42 St Annes Road West, Lytham St Annes	1A993	15/0170 15/0214 15/0534 16/0123 16/0426 17/0622				2	2	0	2	2	0							2	0	0	0	0	Small site with planning permission			
Land to side of 8 North Houses Lane, Lytham St Annes	1A994	17/0622				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
23-25 St Andrews Road North, Lytham St Annes	1A996	14/0443				6	6	0	6	6	0							6	0	0	0	0	Small site with planning permission			
121 and 123 South Promenade, Lytham St Annes	1A997	15/0109				7	7	0	7	0	7							7	0	0	0	0	Small site with planning permission			
23 Clifton Street, Lytham St Annes	1A1004	15/0428 16/0688				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
15-17 Eden Avenue, Lytham St Annes	1A1006	15/0322				-5	-5	0	-5	-5	0							-5	0	0	0	0	Anticipated loss			
126 Preston Road, Lytham St Annes	1A1007	15/0495				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
149-151 St Albans Road, St Annes	1A1011	15/0616				2	2	0	2	2	0							2	0	0	0	0	Small site with planning permission			
Office, 24 Wood Street, Lytham St Annes	1A1056	16/0101				1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission			
D1 Massage Therapist, 24 Wood Street, Lytham St Annes	1A1057	16/0116				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
Rear of 12 Park Street, Lytham St Annes	1A1058	16/0103				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
12 Park Street, Lytham St Annes		16/0853 FULL				2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission			
Land to rear of 157 St Annes Road East, Shepherd Road, St Annes	1A1059	16/0129				1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission			
Lytham United Reformed Church, Bannister Street, Lytham St Annes	1A1060	16/0138 16/0139				5	5	2	3	3	0							3	0	0	0	0	Small site with planning permission			
52 North Promenade, St Annes	1A1061	16/0283 PA				-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss			
42 East Cliffe, Lytham St Annes	1A1062	16/0420				-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss			

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
259 Inner Promenade, Lytham St. Annes	1A1064	16/0445	17/0010				6	6	0	6	0	6							6	0	0	0	0	Small site with planning permission		
314 Clifton Drive North, Lytham St Annes	1A1065	16/0595	17/0810				7	7	0	7	7	0							7	0	0	0	0	Small site with planning permission		
17a Station Road, Lytham St Annes	1A1067	16/0663					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
62 Orchard Road, Lytham St Annes	1A1070	16/0942					1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission		
Rear of 45 Warton Street, Lytham	1A1072	17/0028					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
7 North Warton Street, Lytham	1A1073	17/0064					2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
1 Tudor Buildings, South Westby Street, Lytham St Annes	1A1107	17/0120					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
Istanbul Restaurant, 26 Hastings Place, Lytham St Annes	1A1109	16/0862					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
Garages, 357 Clifton Drive, St Annes	1A1110	17/0255					1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission		
Basement, 357 Clifton Drive, St Annes	1A1111	17/0239					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
48 Clifton Street, Lytham St Annes	1A1112	17/0275					2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
6 Lowther Terrace, Lytham St Annes	1A1113	17/0467					2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
99 Ballam Road, Lytham St Annes	1A1118	17/0050					7	7	0	7	7	0							7	0	0	0	0	Small site with planning permission		
The Guardhouse, Rear of 205 Clifton Drive South, Lytham St Annes	1A1119	17/0829					1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
87 Heyhouses Lane, Lytham St Annes	1A1120	17/0857					1	1	0	1	1	0							1	0	0	0	0	Small site with planning permission		
1 Wood Street, Lytham St Annes	1A1126	09/0703					2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
Land opposite 15-23 Ribchester Road, Lytham St Annes	1A1127	17/0997					6	6	0	6	0	6							6	0	0	0	0	Small site with planning permission		
Synagogue, Orchard Road, St Annes	17/0762 OL						9	9	0	9	0	9							0	9	0	0	0	Small site with planning permission		
Railway Platform, St Annes	17/1006 FULL						10	10	0	10	0	10							10	0	0	0	0	Small site with planning permission		
53 St Annes Road West, St Annes	18/0134 FULL						3	3	0	3	0	3							3	0	0	0	0	Small site with planning permission		
10 St Annes Road West, St Annes	18/0175 FULL						1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
46 Clifton Street, Lytham	18/0259 FULL						2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
25 Seymour Road, Lytham St Annes	18/0013 FULL						1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
23 Lightburne Avenue, Lytham St Annes	18/0492 FULL						2	2	0	2	0	2							2	0	0	0	0	Small site with planning permission		
45 Lightburne Avenue, Lytham St Annes	18/0494 FULL						-2	-2	0	-2	0	-2							-2	0	0	0	0	Anticipated loss		
14 Windsor Road, Ansdell	18/0003 FULL						1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
30 & 31 South Clifton Street, Lytham	18/0710 FULL						-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss		
Ravenscourt Rest Home, 286 Clifton Drive South, Lytham St Annes	18/0667 FULL						6	6	0	6	0	6							6	0	0	0	0	Small site with planning permission		
19 Richmond Road, Lytham St Annes	18/0765 FULL						-2	-2	0	-2	0	-2							-2	0	0	0	0	Anticipated loss		
93 Clifton Street, Lytham St Annes	18/0826 FULL						3	3	0	3	0	3							3	0	0	0	0	Small site with planning permission		
Rear of 300 Clifton Street, Lytham St Annes	18/0841 FULL						-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss		
34 Rossall Road, Lytham St Annes	18/0949 FULL						1	1	0	1	0	1							1	0	0	0	0	Small site with planning permission		
Flat above 49 St David's Road South, Lytham St Annes	18/0980 FULL						-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss		
13 Bannister Street, Lytham St Annes	19/0106 FULL						-1	-1	0	-1	0	-1							-1	0	0	0	0	Anticipated loss		
Morningside Villas, 59 St Annes Road East, Lytham St Annes	18/0638 FULL						-3	-3	0	-3	0	-3							-3	0	0	0	0	Anticipated loss		
Lytham & St Annes Sub Total				0	12	82	2102	2196	549	1647	1021	487	26	36	89	100	66	110	98	22	316	135	56	48	55	

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion								
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024									
													1	2	3	4	5	6	7	8	9	10	11	12	13									
SL2 - Fylde - Blackpool Periphery Strategic Location for Development																																		
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	1A833	08/1049 OL 10/0877 OL 14/0392 RM				76	76	74	2	2	0	0	0	0	13	32	29	0	2	0	0	0	0	0	Full planning permission								
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	1A834	08/1049 OL 16/0062 FULL				353	353	58	295	295	0	0	0	0	0	0	5	53	45	45	45	45	45	Under construction									
Land at Lytham St Annes Way, Whitehills	HSS6	4A703	11/0639 FULL				67	67	67	0	0	0	0	0	27	30	10	0	0															
Land at Lytham St Annes Way, Whitehills	HSS6	4A770	13/0213 FULL				36	36	36	0	0	0	0	0	0	23	13	0	0															
Land at Lytham St Annes Way, Whitehills	HSS6	4A771	13/0726 FULL				26	26	26	0	0	0	0	0	0	0	0	24	2	0														
Land at Lytham St Annes Way, Whitehills	HSS6			22			22	0	22	0	0	0	0	0	0	0	0	0	0															
Cropper Road East, Whitehills	MUS1	4A911	12/0717 OL 14/0310 RM 17/0510 FULL				146	146	109	37	37	0	0	0	0	0	23	52	34	30	7	0	0	0	Under construction									
Cropper Road East, Whitehills	MUS1	4A1100	13/0753 OL 19/0140 FULL	32			32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	15	17	New full application for 32 affordable dwellings received February 2019, pending consideration at base date, approved June 2019									
Cropper Road East, Whitehills	MUS1		15/0114 OL			265	265	0	265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
Cropper Road East, Whitehills	MUS1	4A1050	15/0472 OL 16/0847 RM				80	80	0	80	0	80	0	0	0	0	0	0	0	0	30	30	20	0	Full planning permission, to follow from current phase									
Spengarth, Cropper Road, Westby	MUS1		15/0807 OL			14	14	0	14	0	0	0	0	0	0	0	0	0	0															
Whyndyke Farm, Preston New Road, Whitehills	MUS2		11/0221 OL				1310	1310	0	1310	0	1310	0	0	0	0	0	0	0	0	0	0	0	30	Landowner's agent states that no further progress made towards commencing development since permission was granted in June 2018. Therefore at best, any commencement period should be the same as discussed at the Local Plan hearing but from this date forward. Trajectory amended to give 4 year lead time as before. This site is a Healthy New Town site and its delivery is supported by the Whyndyke Garden Village Partnership Board, on which the Council is represented by the Chief Executive. See Disputed Sites section of Engagement Statement									
Land to the rear of 23-63 Westgate Road, Squires Gate	HS21	1A677	08/0992 FULL 12/0499 FULL 16/0194 FULL				25	25	17	8	0	8	0	0	0	0	0	17	0	8	0	0	0	0	Full planning permission									
Former Clock Garage, Preston New Road, Westby	HS22	4A821	11/0847 OL 15/0891 RM	14			14	0	14	0	0	0	0	0	0	0	0	0	0															
Land South of Bridgeside, Squires Gate	HS23	1A873	13/0231 FULL				22	22	22	0	0	0	0	0	0	0	0	0	22															
Cropper Road West, Whitehills	HSS5		17/0779 OL			350	350	0	350	0	0	0	0	0	0	0	0	0	0	0	0	0	10	30	The site has an outline application pending consideration for 350 homes. Although an outline application, it has been made by Emery Planning for the housing developer Wainhomes, and therefore the need to identify a developer following the grant of outline permission is not necessary, and the typical status of a site at this stage of the application process therefore does not apply. The Council is working with the developer to ensure that the application can be approved. The applicant is continuing to work with the Council to resolve outstanding matters. A Design Code dated May 2019 has been produced and submitted by Emery Planning on behalf of both applicants for the Cropper Road West sites to provide for the masterplanning of the two sites together in relation to Local Plan policy M1. A transport assessment and travel plan have been produced and submitted in July 2019. The Environment Agency have placed a holding objection in relation to flood risk, having amended the designation of part of the site from flood zone 1. This is being challenged: the applicant has engaged consultants who have produced a hydraulic model to demonstrate that the developed parts of the sites will not be in flood risk zones 2 and 3. The differences are technical, as illustrated by the consultants' response to EA dated 15th May 2019 (attached in Appendix 4). See Disputed Sites section of Engagement Statement									
Cropper Road West (Bambers Lane Site), Whitehills	HSS5		19/0284 FULL			142	142	0	142	0	0	142	0	0	0	0	0	0	0	0	0	15	30	30	New full application pending consideration. The application has been made by the housing developer BAK Developments, and is described as "Residential development of 142 dwellings with associated landscaping and infrastructure". PPG gives examples of evidence to demonstrate deliverability and includes "firm progress towards the submission of an application". In this case the full application has been submitted, which is more than "firm progress towards" and this is considered to be very strong evidence that the site will deliver within 5 years. In addition, Emery Planning has produced a Design Code to fulfil masterplanning requirements on this and the Wainhomes site. The Environment Agency have placed a holding objection in relation to flood risk, having reclassified part of the site from flood zone 1. As with the other part of the Cropper Road West site, the issues are technical. The FRA for this site relies on data provided for the application on the Wainhomes site and the EA issues are likely to be resolved in due course (see above). See Disputed Sites section of Engagement Statement.									
Cropper Road Farm, Cropper Road, Whitehills		4A0910	12/0568 FULL 16/0415 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	Small site with planning permission									
Land adj 1 Peel Hill, Whitehills		4A1049	15/0356 FULL				2	2	1	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	Small site with planning permission									
40 Peel Hill, Whitehills		4A1159	17/0972 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	Small site with planning permission									
Whitehills Farm Stables, Whitehill Road, Whitehills			18/0436 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	Small site with planning permission									
Fylde-Blackpool Periphery Sub Total				0	560	279	2146	2985	410	2575	335	1543	0	0	27	53	36	79	105	109	85	82	90	120	152									

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Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
SL3 - Warton Strategic Location for Development																										
Blackfield End Farm, Warton	HSS2	2A1020	13/674 OL 17/129 RM				170	170	0	170	170	0	0	0	0	0	0	0	0	15	30	30	30	30	Developer has confirmed that delivery will be as assumed. Commencement of completions is imminent (May 2019). There are a number of apparently-complete dwellings on the site (see site photographs)	
Blackfield End Farm, Warton	HSS2		13/0674 OL 18/0568 RM				163	163		163	0	163	0	0	0	0	0	0	0	15	30	30	30	30	Full planning permission. Development has commenced and is ongoing: footings have been laid for at least three dwellings, and the access roadway into the site is complete and has finished metalling for a considerable distance into the site (see site photographs). See Disputed Sites section of Engagement Statement.	
Highgate Park, Lytham Road, Warton	HSS7	2A879	12/0550 OL 13/0786 RM 15/706 RM				254	254	133	121	121	0	0	0	7	30	27	34	35	30	30	30	30	1	Under construction	
Riversleigh Farm, Warton	HS24	2A985	13/0526 FULL				82	82	82	0	0	0	0	27	34	21	0									
Nine Acres Nursery, Harbour Lane Phase 1	HS25	2A765	10/0766 OL 11/0816 RM				75	75	75	0	0	0	0	0	8	41	10	6	1	9	0					
Georges Garage, Warton	HS26	2A955	14/0833 FULL 15/0187 FULL 16/0986 FULL 13/0562 OL 17/0047 FULL 17/0383 FULL 17/0765 FULL				7	7	7	0	0	0	0	0	0	0	0	0	0	7						
Oaklands Caravan Park, 252 Lytham Road, Warton	HS27		15/194 OL				53	53	0	53	0	0	0	0	0	0	0	0	0							
Land North of Freckleton Bypass, Warton	HSS12		14/0410 OL				350	350	0	350	0	350	0	0	0	0	0	0	0	0	0	0	30	30	Outline planning permission. The site owner has made applications to vary condition 7 of the outline consent, which restricted the number of dwellings that could be built prior to various highway works. Two of these restrictions have been removed but the third remains and is subject of an appeal. The highway works in question relate to the junction of Church Road and Lytham Road in the centre of Warton. These works are also required in relation to the Blackfield End Farm site above: the developer of the eastern phase of the Blackfield End Farm site (Miller Homes) will be undertaking it on behalf of both parts of that site. Condition 17 of planning permission 13/0674 for the whole of the Blackfield End Farm development restricts that development to 119 dwellings until the works to the junction have been undertaken. The Section 278 agreement is understood to have been signed and details are being finalised. There is therefore no likelihood of the condition 7 of permission 14/0410 on this site having any restrictive effect on the delivery of this site. The site promoter's amended delivery is as shown, reflecting that now a single developer is anticipated: no delivery until 2022-23 and then 30 dwellings per annum. See Disputed Sites section of Engagement Statement	
Clifton House Farm, Lytham Road, Warton	HSS13		15/0562 OL				115	115	0	115	0	115	0	0	0	0	0	0	0	0	0	0	30	30	The site has outline planning permission. The email circular sent by the Council was forwarded by the original agent to SatPlan, who are preparing a reserved matters application, and who have agreed with the expected delivery as shown at this stage. This demonstrates progress towards the submission of a reserved matters application in line with PPG. See Disputed Sites section of Engagement Statement.	
Great Carr Side Farm, Wrea Brook Lane, Warton		2A885	12/0759				3	3	0	3	3	0								3	0	0	0	0	Small site with planning permission	
Warton Hall Farm, Lodge Lane, Warton		2A952	14/0669 14/0224 OL				-1	-1	0	-1	-1	0								-1	0	0	0	0	Anticipated loss	
Land at Dover Close, Warton		2A947	15/0788 RM				1	1	0	1	1	0								1	0	0	0	0	Small site with planning permission	
Barn, Warton Hall Farm, Lodge Lane, Warton		2A951	14/0590				1	1	0	1	1	0								1	0	0	0	0	Small site with planning permission	
43 Lytham Road, Warton		2A953	14/0536				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission	
150 Lytham Road, Warton		2A1078	16/0353 FULL				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission	
Rose Cottage, Bryning Lane, Warton		2A1131	17/0031 FULL				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission	
121-123 Lytham Road, Warton			18/0001 FULL				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission	
Warton Sub Total				0	0	53	1224	1277	297	980	295	632	0	8	41	17	63	62	64	42	68	90	90	150	121	

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
SL4 - Kirkham and Wesham Strategic Location for Development																										
The Pastures, Fleetwood Road, Wesham	HSS8	3A890	11/0763 OL 14/0041 RM 14/0779 OL 16/0195 FULL				264	264	177	87	85	2	0	0	0	0	19	53	45	60	44	43	0	0	0	Developer's agent has confirmed that a slightly higher delivery rate than expected has been achieved, expects 40-45 dpa to finish build out by March 2021.
Land North of Blackpool Road, Kirkham	HSS9	3A894	12/419 OL 14/613 RM				117	117	79	0	38	38	0	0	0	0	17	10	31	21	38	0	0	0	0	Developer confirms that all remaining homes are "physically complete" (May 2019); trajectory therefore amended to show these all delivered during the current year
Land North of Blackpool Road, Kirkham	HSS9	3A895	12/0635 OL 15/0308 RM 18/0489 FULL				197	197	104	93	93	0	0	0	0	0	13	45	46		30	30	30	3	0	Under construction
Land North of Blackpool Road, Kirkham	HSS9		15/0177 FULL				231	231	0	231	0	231	0	0	0	0	0	0	0	0	15	30	30	30	30	Full planning permission
Willowfields, Derby Road, Wesham	HSS10	3A355	05/0742 RM				113	113	113	0	0	0	73	21	11	1	1	6	0	0						
Sunnybank Mill, Kirkham	HS28			20			20	0	20	0	0	0	0	0	0	0	0	0	0	0						
Sunnybank Mill, Kirkham	HS28	3A1134	17/01038 FULL				9	9	0	9	9	0	0	0	0	0	0	0	0	0	9	0	0	0	0	Under construction
Sunnybank Mill, Kirkham	HS28	3A1133	17/0044 FULL				23	23	23	0	0	0	0	0	0	0	0	0	0	23						
Crossacres land between Weeton Road/ Fleetwood Road, Wesham	HS29	3A360	05/1060 FULL				13	13	13	0	0	0	9	0	0	0	0	4	0	0						
Pennine View, Weeton Road, Wesham	HS30	3A891	13/0364 OL	12			12	0	12	0	0	0	0	0	0	0	0	0	0	0						
Former Fylde Council Offices, Derby Road, Wesham	HS31	3A897	13/0449 FULL				24	24	24	0	0	0	0	0	0	1	7	16	0	0						
West End Residential Park, Kirkham	HS32	3A1085	12/0376 COU				27	27	0	27	0	27	0	0	0	0	0	0	0	0	15	12	0	0	0	Full planning permission. Some site preparation undertaken, and marketing of the homes
Arundel Lodge Nursing Home, 1 Station Road, Wesham	HS33	3A819	12/0700 FULL				11	11	11	0	0	0	0	0	0	0	11	0	0	0						
Crossroads, Kirkham	HS34	3A231	08/0891 FULL				12	12	12	0	0	0	12	0	0	0	0	0	0	0						
Henthorne Builders, Orders Lane, Kirkham	HS35	3A744	09/0822 FULL				26	26	26	0	0	0	0	26	0	0	0	0	0	0						
St Georges Hotel, Station Road, Kirkham	HS36	3A818	12/0505 FULL				11	11	11	0	0	0	0	0	11	0	0	0	0	0						
Land at Brookfarm, Dowbridge, Kirkham	HS57	3A1084	15/0547 OL 18/0791 RM				170	170	0	170	0	170	0	0	0	0	0	0	0	0	15	30	30	30	30	Full planning permission. Development has commenced (see site photos in Appendix 4), with activity across an extensive area of the site and a number of dwellings apparently constructed to base course level. See Disputed Sites section of the Engagement Statement
Campbells Caravans, Blackpool Road, Kirkham	HS63		16/0112 OL	30			30	0	30	0	0	0	0	0	0	0	0	0	0	0						
Willow Glen, 96 Dowbridge, Kirkham	3A764		08/0733 FULL 09/0823 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
68 Poulton Street, Kirkham	3A892		13/0464 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Land adj Nookwood Cottage, Blackpool Road, Kirkham	3A956 3A1016		14/0105 FULL 15/0866 OL 15/0867 FULL 16/0631 FULL 16/0766 FULL				4	4	0	4	1	3									4	0	0	0	0	Small site with planning permission
Land off Medlar Lane, Medlar	3A1018		15/0507/FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
The Manse, Marsden Street, Kirkham	3A1019		15/0812 FULL				-1	-1	0	-1	0	-1									-1	0	0	0	0	Anticipated loss
Post Office Hotel, 18, Freckleton Street, Kirkham	3A1135		16/0968 FULL				6	6	0	6	6	0									6	0	0	0	0	Small site with planning permission
The Homestead, Ribby Road, Kirkham	3A1136		16/0050 OL				1	1	0	1	0	1									0	1	0	0	0	Small site with planning permission
10 West View, Wesham	3A1137		17/0771 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Land rear of the Barn House, Dowbridge, Kirkham	3A1138		17/0645 OL				1	1	0	1	0	1									0	1	0	0	0	Small site with planning permission
3-5 Blackpool Road, Kirkham	3A1139		17/0684 FULL				2	2	0	2	0	2									2	0	0	0	0	Small site with planning permission
Land adj 14 Myrtle Drive, Kirkham			18/0153 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
58-69 Poulton Street, Kirkham			17/1018 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Land adj Dowbridge Farm, Dowbridge, Kirkham			18/0296 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Land south of Eaton Place, Kirkham			18/0279 FULL				3	3	0	3	0	3									3	0	0	0	0	Small site with planning permission
Kirkham & Wesham Sub Total				0	32	30	1271	1333	593	702	232	484	94	47	22	2	55	102	121	150	187	147	90	63	60	

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
SLS - Non Strategic Locations for Development																										
Freckleton																										
The Refuge, Ruskin Road, Freckleton	HS37	2A1081	13/0262 OL 16/0609 FULL				11	11	10	1	1	0	0	0	0	0	0	10	1	0	0	0	0	0	0	Under construction
Land rear of High Meadows, Lower Lane, Freckleton	HS38		18/0043 FULL			11		11	0	11	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	Planning Committee has delegated the determination of the application to the Head of Planning and Housing subject to S106 agreement and not called in by SoS. The S106 has been in preparation following instruction from the developer. A Registered Provider is involved with the provision of affordable housing. Construction is expected to start as soon as the decision is issued.
Quernmore Trading Estate, Croft Butts Lane, Freckleton	HS66	2A1132	17/0961 FULL				9	9	9	0	0	0	0	0	0	1	8									
Land at Naze Court, Naze Lane, Freckleton - Net of 22 demolitions	HS69		18/0618 FULL				-10	-10	0	-10	0	-10	0	0	0	0	0	0	-10	0	0	0	0	0	0	Development of 12 dwellings will result in a net loss of 10 following earlier demolition. Full planning permission
197 Kirkham Road, Freckleton		2A1023	14/0895 FULL				7	7	0	7	0	7							7	0	0	0	0	0	0	Small site with planning permission
1&2 Ribble View, Preston Old Road, Freckleton		2A743	11/0010				-1	-1	0	-1	-1	0							-1	0	0	0	0	0	0	Anticipated loss
Land between 7-9 Marquis Drive, Freckleton		2A878	10/0596				1	1	0	1	1	0							1	0	0	0	0	0	0	Small site with planning permission
Land between 21-27 Croft Butts Lane, Freckleton		2A948	14/0482 OL 15/0480 RM				2	2	1	1	1	0							1	0	0	0	0	0	0	Small site with planning permission
33 Bunker Street, Freckleton		2A1021	14/0761 FULL				1	1	0	1	0	1							1	0	0	0	0	0	0	Small site with planning permission
Longacre Cottage, Kirkham Road, Freckleton		2A1076	16/0265 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	Small site with planning permission
Trelans, 27 Lower Lane, Freckleton		2A1080	16/0461				1	1	0	1	0	1							1	0	0	0	0	0	0	Small site with planning permission
58 and Land to the Rear of Preston Old Road Freckleton		2A1082	16/0730 OL 17/0834 RM				9	9	0	9	0	9							9	0	0	0	0	0	0	Small site with planning permission
Willow View Cottage, Kirkham Road, Freckleton		2A1083	16/0848 FULL 17/0259 FULL 17/0118				1	1	0	1	1	0							1	0	0	0	0	0	0	Small site with planning permission
Former Piggeries, Poolside, Freckleton			17/0968 FULL				3	3	0	3	0	3							3	0	0	0	0	0	0	Small site with planning permission
Elswick																										
Land North of Mill Lane, Elswick	HS72	4A1140	16/0180 OL 18/0318 RM 16/645 FULL				50	50	0	50	0	50	0	0	0	0	0	0	0	15	30	5	0	0	0	Full planning permission
Land North of Beech Road, Elswick	HS73	4A1141	17/0536 FULL				50	50	0	50	0	50	0	0	0	0	0	0	0	15	30	5	0	0	0	Full planning permission
Land North of High Gate and East off Copp Lane, Elswick	HS71	4A1142	16/846 OL 15/0018				24	24	0	24	0	24	0	0	0	0	0	0								
Gorst Farm, Lodge Lane, Elswick		4A1140	16/0576 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	Small site with planning permission
Merfield, Copp Lane, Elswick		4A1027	15/0846 Full				1	1	0	1	0	1							1	0	0	0	0	0	0	Small site with planning permission
Tiny Paws Cattery, Mill Lane, Elswick		4A1087	16/0515 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	Small site with planning permission
Chapel Farm, High Street, Elswick		4A1087	16/0197 OL				4	4	0	4	0	4							0	4	0	0	0	0	0	Small site with planning permission
Land adj Hazlenut Cottage, Langtree Lane, Elswick			17/1005 OL				1	1	0	1	0	1							0	1	0	0	0	0	0	Small site with planning permission
Staining																										
Land South of Chain Lane, Staining	HS39	4A977	12/0765 FULL 13/0590 OL				42	42	42	0	0	0	0	19	23	0	0									
Land at Kings Close, Staining	HS40	4A798	15/0901 RM				30	30	18	12	11	1	0	0	0	0	18	11	1	0	0	0	0	0	0	Under construction
Thornfield Caravan Park, Staining	HS41			28			28	0	28	0	0	0	0	0	0	0	0									
Baines Farm, Mill Lane, Staining	HS42	4A752	08/0716 FULL 11/0131 FULL				11	11	11	0	0	0	1	10	0	0	0	0								
Land Adj to 18 Chain Lane, Staining	HS43	4A774	13/0470 FULL				30	30	30	0	0	0	0	1	18	11	0	0								
Land to rear of 79 Chain Lane/ Occupation Lane, Staining		4A0779	14/0586 OL 16/0468 OL				3	3	0	3	0	3							0	3	0	0	0	0	0	Small site with planning permission
Land adj to Mill Cottage, Mill Lane, Staining		4A1097	16/0385 FULL				1	1	0	1	0	1							1	0	0	0	0	0	0	Small site with planning permission
Dover House Farm, Chain Lane, Staining		4A1098	16/0908 FULL				-1	-1	0	-1	0	-1							-1	0	0	0	0	0	0	Small site with planning permission

Appendix 1 Five Year Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Notes on deliverability and delivery, including justification for inclusion
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
Wrea Green																										
Land off Willow Drive, Wrea Green	HSS11	4A1037	15/0458 OL 14/0302 OL 16/0280 RM				86	86	53	33	33	0	0	0	0	0	0	0	16	37	30	3	0	0	0	Under construction
Land Adj Richmond Avenue, Wrea Green	HS44	4A822	12/0408 OL 13/0097 RM				54	54	54	0	0	0	1	0	0	5	29	18	1	0						
Rear of 54 Bryning Lane, Wrea Green	HS45	4A969	12/0456 OL 16/0156 FULL				36	36	5	31	31	0	0	0	0	0	0	0	0	5	30	1	0	0	0	Developer confirms that remaining dwellings will be delivered over the next 12 months
North View Farm, 22 Ribby Road, Wrea Green	HS46	4A970	13/0507 OL				42	42	42	0	0	0	0	0	0	4	10	12	16							
Land North of North View Farm, Wrea Green	HS47			15			15	0	15	0	0	0	0	0	0	0	0	0	0	0						
Former Wareings, Ribby Road, Wrea Green	HS48	4A753	10/0709 FULL				13	13	13	0	0	0	10	3	0	0	0	0	0	0						
Langtons Farm, Ribby Road, Wrea Green		4A0899	13/0114 FULL				1	1	0	1	1	0									1	0	0	0	0	Small site with planning permission
Land at the end of Bryning Avenue, Wrea Green		4A0973	14/0661 16/0562 17/0867 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Land to rear of 60 Bryning Lane, Wrea Green		4A1036	15/0212 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
The Grange, Ribby Road, Wrea Green		4A1092	13/0803 OL				5	5	0	5	0	5									0	5	0	0	0	Small site with planning permission
Land to rear of 91 Ribby Road, Wrea Green		4A1093	16/0227 OL 17/0138 FULL				8	8	0	8	8	0									8	0	0	0	0	Small site with planning permission
Newfold Farm, Browns Lane, Wrea Green		4A1149	17/0735 OL 18/0196 RM				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Clifton																										
Land North of Preston Old Road, Clifton	HS49	4A1089	15/0763 OL 16/0488 RM				74	74	24	50	50	0	0	0	0	0	0	0	0	24	30	20	0	0	0	Under construction
Land East of Rowan Close, Ash Lane, Clifton	HS50		15/0165 OL				30	30	0	30	0	0	0	0	0	0	0	0	0	0						
Newton																										
Newton Hall, School Lane, Newton	HS51						86	86	0	86	0	0	0	0	0	0	0	0	0	0						
Cobweb Barn, Oak Lane, Newton	HS52		17/0595 OL				10	30	40	0	40	0	0	0	0	0	0	0	0	0						
Land West of Woodlands Close, Newton	HS70	4A1146	16/554 OL 17/1046 RM				50	50	0	50	0	50	0	0	0	0	0	0	0	0	12	25	13	0	0	Developer confirms that development has just commenced on site (May 2019), working towards delivery of 25 dpa.
Barnfield, New Hey Lane, Newton		4A0903	12/0199 16/0522 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Woodlands, Bryning Lane, Newton		4A0967	14/0607 16/0525 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Clifton Grange Farm, Blackpool Road, Newton		4A1090	16/0408 16/0890 FULL				4	4	0	4	0	4									4	0	0	0	0	Small site with planning permission
Singleton																										
Singleton Village, Singleton	HS53						15	15	0	15	0	0	0	0	0	0	0	0	0	0						
Woodlands, Lodge Lane, Singleton		4A1039	14/0659 OL 16/0932 RM 17/0969 FULL				9	9	4	5	5	0									5	0	0	0	0	Small site with planning permission
Riverside, Poolfoot Lane, Singleton		4A1040	15/0042 OL 16/0961 FULL				1	1	0	1	1	0									1	0	0	0	0	Small site with planning permission
Silver Ridge, Lodge Lane, Singleton		4A1042	15/0443 OL 17/0683 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
Worsicks Farm, Weeton Road, Singleton		4A1094	15/0672 FULL 17/0087 NMA				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission
The Croft, 117 Mains Lane, Singleton		4A1151	17/0807 FULL 16/1006 OL				1	1	0	1	1	0									1	0	0	0	0	Small site with planning permission
Land adj 195 Mains Lane, Singleton		4A1152	18/0724 RM 16/0538 OL				9	9	0	9	0	9									9	0	0	0	0	Small site with planning permission
29 Mains Lane, Singleton			16/0538 OL 18/0872 FULL				6	6	0	6	0	6									6	0	0	0	0	Small site with planning permission
Greenways, 77 Mains Lane, Singleton			18/0144 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission

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													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022		2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13		
Weeton																											
The Laurels and Willow House, Mythop Road, Weeton	HS54	4A913	12/0772 FULL				20	20	20	0	0	0	0	0	0	5	11	4	0	0							
Land West of Church Road, Weeton	HS64	4A1160	16/0811 OL 18/0839 FULL				39	39	0	39	0	39	0	0	0	0	0	0	0	0	15	24	0	0	0	Full planning permission	
Land adj Knowsley Farm, The Green, Weeton		4A1102	16/0493 OL 18/0052 FULL 18/0691 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Shorrocks Barn, Back Lane, Weeton		4A1103	17/0039 FULL				2	2	0	2	0	2									2	0	0	0	0	Small site with planning permission	
Ream Hills, Mythop Road, Weeton			18/0186 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Mere Court Stud, Mythop Road, Weeton			17/0061 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Todderstaffe Hall Farm, Extension of Todderstaffe Road, Weeton			18/0552 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Greenhalgh																											
The Rowans (Former Blue Anchor Inn), Fleetwood Road, Greenhalgh Phase 1 & 2	HS55	4A820					17	17	17	0	0	0	0	0	12	2	0	3	0	0							
Catterall Hall Farm, Fleetwood Road, Greenhalgh		4A1030	15/0583 FULL 17/0995 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Land at Six Acre Field, Bradshaw Lane, Greenhalgh		4A1144	17/0458 FULL				1	1	0	1	0	1									1	0	0	0	0	Small site with planning permission	
Little Eccleston																											
Sunnydale Nurseries, Garstang Road, Little Eccleston	HS56	4A1031	15/0124 OL 16/0817 FULL 17/0946 FULL 19/0111 NMA				40	40	7	33	33	0	0	0	0	0	0	0	0	7	30	3	0	0	0	Under construction	
Land to south of Cartford Inn, Cartford Lane, Little Eccleston		4A0966	13/0386 15/0186 15/0174 16/0208 17/0364 17/0561 17/1063				5	5	3	2	0	2									2	0	0	0	0	Small site with planning permission	
Larbreck House Farm, Well Lane, Little Eccleston		4A0902	13/0133 FULL				3	3	1	2	2	0									2	0	0	0	0	Small site with planning permission	
Treales																											
Stanley Grange Farm, Moss Lane East, Treales		4A0979	14/0749 FULL				2	2	1	1	1	0									1	0	0	0	0	Small site with planning permission	
Land east and west of Primrose Farm, Kirkham Road, Treales		4A1043	15/0331 OL 16/0320 RM 16/0812 RM				3	3	0	3	3	0									3	0	0	0	0	Small site with planning permission	
Foundry Yard, Kirkham Road, Treales		4A1044	15/0450 OL 16/0217 RM 17/0634 RM 17/0471 FULL				9	9	1	8	8	0									8	0	0	0	0	Small site with planning permission	
Land adjacent to White Hall, Kirkham Road, Treales		4A1099	16/0087 OL				1	1	0	1	0	1									0	1	0	0	0	Small site with planning permission	
Moss House Farm, Moss Lane East, Treales		4A1154	17/1064 FULL				1	1	0	1	1	0									1	0	0	0	0	Small site with planning permission	
Land off Orchard Dene and North of Kirkham Road, Treales			16/0433 OL				3	3	0	3	0	3									0	3	0	0	0	Small site with planning permission	

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													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	
													1	2	3	4	5	6	7	8	9	10	11	12	13	
Moss Side																										
Woodside Farm, Huck Lane, Moss Side	4A0791	93/0131 FULL				1	1	0	1	1	0								1	0	0	0	0	Small site with planning permission		
Westby																										
St Annes School House, Weeton Road, Westby Mills	4A1101	16/1004 VOC				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission		
Clifton Fields Caravan Park, Peel Road, Westby	4A1156	17/0274 FULL				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission		
Meadow Green, Moss House Lane, Westby	4A1158	17/0879 FULL				1	1	0	1	1	0								1	0	0	0	0	Small site with planning permission		
Land adj Barncroft House, Fox Lane Ends, Westby		17/0414 OL 18/0705 RM				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission		
Willows Farm, Ballam Road, Westby		18/0436 FULL				2	2	0	2	0	2								2	0	0	0	0	Small site with planning permission		
Wrea View, Weeton Road, Westby Mills		18/0517 FULL				1	1	0	1	0	1								1	0	0	0	0	Small site with planning permission		
Non Strategic Locations Sub Total				0	154	71	852	1077	366	711	194	292	12	14	30	23	63	58	48	118	245	123	84	10	0	
Strategic Locations Sub Total				0	604	444	6743	7791	1849	5904	1883	3146	120	91	179	172	220	353	388	323	656	454	326	381	388	
Strategic and Non Strategic Locations Sub Total				0	758	515	7595	8868	2215	6615	2077	3438	132	105	209	195	283	411	436	441	901	577	410	391	388	
Allowances and Small Sites																										
Small Site Completions								288	288			9	57	25	35	34	44	35	49							
Small Site Completions Adjustment								-8	-8																	
Small Sites and Windfall Allowance (unallocated sites)				400				400				0	0	0	0	0	0	0	0	0	0	0	40	40		
Long Term Empty Home Re-entering Market				50				50				0	0	0	0	0	0	0	0	10	10	10	10	10		
Allowances Sub Total				450	0	0	0	0	280	730	0	0	9	57	25	35	34	44	35	49	10	10	10	50	50	
Correction for over-recording of small sites completions																										
Demolition Occurred				-5								0	0	-1	0	-2	-2	0								
Demolition Allowances				-14																-1	-1	-1	-1	-1		
Total Housing Provision (Non Strategic, Strategic and Allowances)				431	758	515	7595	8868	2495	7345	2077	3438	141	162	233	230	315	453	463	490	910	586	419	440	437	

Appendix 2

Plan period housing trajectory

Appendix 2 Plan Period Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Years 14 to 18					Years 19 to 21			Plan Period Total	Out of Plan Period Total		
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032				
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
SL1 - Lytham and St Annes Strategic Location for Development																																					
Queensway, St Annes	HSS1	1A782	08/0058 OL 15/400 RM 13/0257 RM 17/862 FULL				948	948	13	935	869	66	0	0	0	0	0	0	0	13	52	24	26	36	55	55	55	55	55	55	55	55	55	55	646	302	
Lytham Quays, Lytham	HSS3	1A200 1A354 1A735	02/0641 OL 06/0074 RM 09/0659 OL 11/0374 RM 12/0465 OL 13/0448 RM				120	120	120	0	0	0	5	22	48	40	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120	0
Heyhouses Lane, St Annes	MUS4	1A783	12/0465 OL 13/0448 RM				162	162	130	32	32	0	0	0	0	10	33	60	27	0	30	2	0	0	0	0	0	0	0	0	0	0	0	0	0	162	0
Heyhouses Lane, St Annes	MUS4	1A783	15/787 OL				160	160	0	160	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	15	30	30	30	30	25	0	0	0	160	0	
Queen Mary School, Clifton Drive South, St Annes	HS1	1A439	03/0157 COU				35	35	35	0	0	0	21	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	0	
Jubilee House, East Beach, Lytham	HS2	1A847	13/0001 FULL				20	20	0	20	0	20	0	0	0	0	0	0	0	0	15	5	0	0	0	0	0	0	0	0	0	0	0	0	20	0	
Ashton Nurseries, Mythop Road, Lytham	HS3	1A858	07/1264 OL 16/0413 FULL 17/0435 FULL				12	12	0	12	0	12	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	
The Gables, 35-39 Orchard Road, St Annes	HS4	1A594	05/0648 FULL 16/0639 FULL				19	19	7	12	12	0	0	0	0	0	0	0	7	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0	
7-8 St Georges Square, St Annes	HS5	1A760	10/0891 COU				11	11	11	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	
Petros House, St Andrews Road North, St Annes	HS7	1A931	14/0418 COU				35	35	0	35	35	0	0	0	0	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	0	0	35	0	
35-37 South Promenade, St Annes	HS8	1A1003	14/0327 FULL				36	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	
23- 33 Fairhaven Road, St Annes	HS9	1A990	14/0320 FULL				32	32	32	0	0	0	0	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	
34-36 Orchard Road, Lytham St Annes	HS10	1A998	15/0176 OL 15/0486 FULL	12			12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12	0	
The Galleries, 2-4 Kingsway, Lytham	HS11	1A1010	18/0966 FULL				9	9	0	9	0	9	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	
Fairways, Heeley Road, St Annes	HS12		08/0092 OL				20	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	5	0	0	0	0	0	0	0	20	0		
Kingsway Garage, St Annes	HS13		11/0667 OL 13/0152 OL				30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	30	0	
Axa, Lytham	HS14		17/0738 FULL 13/0161 FULL				65	65	0	65	0	65	0	0	0	0	0	0	0	0	15	30	20	0	0	0	0	0	0	0	0	0	0	0	65	0	
Land to the West, Ballam Road, Lytham	HS15	1A842	14/0161 FULL				12	12	5	7	7	0	0	0	0	0	3	0	2	7	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0		
353 Clifton Drive North, St Annes	HS16	1A658	11/0312 FULL				34	34	34	0	0	0	0	0	20	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0	
Hastings Point, Ballam Road, Lytham	HS17	1A592	03/0157 FULL				25	25	25	0	0	0	0	0	21	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	
Former FBC Depot, St Davids Road North, St Annes	HS18	1A755	12/0537 FULL				32	32	32	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	
1 Lord Street, St Annes	HS19	1A932	14/0178 FULL				14	14	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	
Former Kwik Save, St Annes	HS20	1A943	14/0790 FULL				15	15	15	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	
Westmoreland House, 29-31 Orchard Road, St Annes	HS58		16/0285 PA 16/0470 FULL				25	25	0	25	0	25	0	0	0	0	0	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0	0	0	25	0	
Land to East Sefton Road, Lytham St Annes	HS59		16/0239 FULL				12	12	12	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	
Valentines Kennels, Wildings Lane, St Annes	HS60		16/0903 OL				53	53	0	53	0	53	0	0	0	0	0	0	0	0	0	0	0	0	15	30	8	0	0	0	0	0	0	53	0		
Land at Roseacre, Wilding Lane, St Annes	HS61		16/0061 FULL				45	45	0	45	0	0	0	0	0	0	0	0	0	0	15	30	0	0	0	0	0	0	0	0	0	0	0	0	45	0	
Keenans Mill, Lord Street, Lytham St. Annes	HS62	1A1053	16/0905 FULL				26	26	26	0	0	0	0	0	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	
St Leonards Bridge Garage, St. Leonards Road East, Lytham St Annes	HS67		17/0299 OL				32	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	17	0	0	0	0	0	0	0	32	0		
Church Road Methodist Church, Church Road, S. Annes	HS68		17/0665 FULL				10	10	0	10	0	10	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0		
Moss Side Villa, Cartmel Lane, Lytham		1A869	15/0118 FULL				2	2	0	2	2	0									2	0	0	0	0	0	0	0	0	0	0	0	0	2	0		
22, All Saints Road, St Annes		1A385	03/0568 FULL				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	0	0	1	0		

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Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F-G)	Under Construction	Not started (net) (D-F+H)	Years 1 to 8								Years 9 to 13					Years 14 to 18					Years 19 to 21			Plan Period Total	Out of Plan Period Total					
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032							
SL2 - Fylde - Blackpool Periphery Strategic Location for Development													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21							
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	1A833	08/1049 OL 10/0877 OL 14/0392 RM				76	76	74	2	2	0	0	0	0	0	13	32	29	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	0	
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	1A834	08/1049 OL 16/0062 FULL				353	353	58	295	295	0	0	0	0	0	0	0	5	53	45	45	45	45	45	45	25	0	0	0	0	0	0	0	0	0	0	353	0	
Land at Lytham St Annes Way, Whitehills	HSS6	4A703	11/0639 FULL				67	67	67	0	0	0	0	0	0	0	27	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	0
Land at Lytham St Annes Way, Whitehills	HSS6	4A770	13/0213 FULL				36	36	36	0	0	0	0	0	0	0	23	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0
Land at Lytham St Annes Way, Whitehills	HSS6	4A771	13/0726 FULL				26	26	26	0	0	0	0	0	0	0	0	0	24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0
Land at Lytham St Annes Way, Whitehills	HSS6			22			22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	7	0	0	0	0	0	22	0		
Cropper Road East, Whitehills	MUS1	4A911	12/0717 OL 14/0310 RM 17/0510 FULL 13/0753 OL				146	146	109	37	37	0	0	0	0	0	0	0	23	52	34	30	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146	0
Cropper Road East, Whitehills	MUS1	4A1100	19/0140 FULL	32			32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	17	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0
Cropper Road East, Whitehills	MUS1		15/0114 OL	265			265	0	265	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	30	30	30	30	30	30	30	30	30	30	30	225	40	
Cropper Road East, Whitehills	MUS1	4A1050	15/0472 OL 16/0847 RM				80	80	0	80	0	80	0	0	0	0	0	0	0	0	0	30	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	0
Spengarth, Cropper Road, Westby	MUS1		15/0807 OL	14			14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	0	
Whyndyke Farm, Preston New Road, Whitehills	MUS2		11/0221 OL				1310	1310	0	1310	0	1310	0	0	0	0	0	0	0	0	0	0	0	0	0	30	60	60	60	60	60	60	60	60	60	60	60	60	510	800
Land to the rear of 23-63 Westgate Road, Squires Gate	HS21	1A677	08/0992 FULL 12/0499 FULL 16/0194 FULL				25	25	17	8	0	8	0	0	0	0	0	0	0	17	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0
Former Clock Garage, Preston New Road, Westby	HS22	4A821	11/0847 OL 15/0891 RM				14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	0	
Land South of Bridgeside, Squires Gate	HS23	1A873	13/0231 FULL				22	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	
Cropper Road West, Whitehills	HSS5		17/0779 OL	350			350	0	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	30	30	30	30	30	30	30	30	30	30	30	30	280	70	
Cropper Road West (Bambers Lane Site), Whitehills	HSS5		19/0284 FULL	142			142	0	142	0	142	0	0	0	0	0	0	0	0	0	0	0	0	0	15	30	30	30	30	7	0	0	0	0	0	0	0	142	0	
Cropper Road Farm, Cropper Road, Whitehills		4A0910	12/0568 FULL 16/0415 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land adj 1 Peel Hill, Whitehills		4A1049	15/0356 FULL				2	2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
40 Peel Hill, Whitehills		4A1159	17/0972 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Whitehills Farm Stables, Whitehill Road, Whitehills			18/0436 FULL				1	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Fylde-Blackpool Periphery Sub Total				0	560	279	2146	2985	410	2575	335	1543	0	0	27	53	36	79	105	109	85	82	90	120	152	208	175	127	135	127	120	120	120	2070	910					

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													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032		
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
SL3 - Warton Strategic Location for Development																																			
Blackfield End Farm, Warton	HSS2	2A1020	13/674 OL 17/129 RM				170	170	0	170	170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	170	0	
Blackfield End Farm, Warton	HSS2		13/0674 OL 18/0568 RM				163	163		163	0	163	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	163	0		
Highgate Park, Lytham Road, Warton	HSS7	2A879	12/0550 OL 13/0786 RM 15/706 RM				254	254	133	121	121	0	0	0	0	7	30	27	34	35	30	30	30	1	0	0	0	0	0	0	0	0	254	0	
Riversleigh Farm, Warton	HS24	2A985	13/0526 FULL				82	82	82	0	0	0	0	0	0	0	27	34	21	0	0	0	0	0	0	0	0	0	0	0	0	0	82	0	
Nine Acres Nursery, Harbour Lane Phase 1	HS25	2A765	10/0766 OL 11/0816 RM				75	75	75	0	0	0	0	0	0	8	41	10	6	1	9	0	0	0	0	0	0	0	0	0	0	0	75	0	
Georges Garage, Warton	HS26	2A955	14/0833 FULL 15/0187 FULL 16/0986 FULL 13/0562 OL 17/0047 FULL 17/0383 FULL 17/0765 FULL				7	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	
Oaklands Caravan Park, 252 Lytham Road, Warton	HS27		15/194 OL				53	53	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	0		
Land North of Freckleton Bypass, Warton	HSS12		14/0410 OL				350	350	0	350	0	350	0	0	0	0	0	0	0	0	0	30	30	60	60	60	50	0	0	0	0	290	0		
Clifton House Farm, Lytham Road, Warton	HSS13		15/0562 OL				115	115	0	115	0	115	0	0	0	0	0	0	0	0	0	30	30	30	25	0	0	0	0	0	0	115	0		
Great Carr Side Farm, Wrea Brook Lane, Warton		2A885	12/0759				3	3	0	3	3	0									3	0	0	0	0	0	0	0	0	0	0	3	0		
Warton Hall Farm, Lodge Lane, Warton		2A952	14/0669				-1	-1	0	-1	-1	0									-1	0	0	0	0	0	0	0	0	0	0	-1	0		
Land at Dover Close, Warton		2A947	14/0224 OL 15/0788 RM				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	1	0		
Barn, Warton Hall Farm, Lodge Lane, Warton		2A951	14/0590				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	1	0		
43 Lytham Road, Warton		2A953	14/0536				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	1	0		
150 Lytham Road, Warton		2A1078	16/0353 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	1	0		
Rose Cottage, Bryning Lane, Warton		2A1131	17/0031 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	1	0		
121-123 Lytham Road, Warton			18/0001 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	1	0		
Warton Sub Total				0	0	53	1224	1277	297	980	295	632	0	8	41	17	63	62	64	42	68	90	90	150	121	172	120	68	50	0	0	0	0	1226	0

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													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032				
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
SL4 - Kirkham and Wesham Strategic Location for Development																																					
The Pastures, Fleetwood Road, Wesham	HS58	3A890	11/0763 OL 14/0041 RM 14/0779 OL 16/0195 FULL				264	264	177	87	85	2	0	0	0	0	19	53	45	60	44	43	0	0	0	0	0	0	0	0	0	0	0	0	0	264	0
Land North of Blackpool Road, Kirkham	HS59	3A894	12/419 OL 14/613 RM				117	117	79	0	38	38	0	0	0	0	17	10	31	21	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	117	0
Land North of Blackpool Road, Kirkham	HS59	3A895	12/0635 OL 15/0308 RM 18/0489 FULL				197	197	104	93	93	0	0	0	0	0	0	13	45	46	30	30	30	3	0	0	0	0	0	0	0	0	0	0	0	197	0
Land North of Blackpool Road, Kirkham	HS59		15/0177 FULL				231	231	0	231	0	231	0	0	0	0	0	0	0	0	15	30	30	30	30	30	30	30	30	6	0	0	0	0	231	0	
Willowfields, Derby Road, Wesham	HS510	3A355	05/0742 RM				113	113	113	0	0	0	73	21	11	1	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0	
Sunnybank Mill, Kirkham	HS28			20			20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	5	0	0	0	0	0	0	20	0		
Sunnybank Mill, Kirkham	HS28	3A1134	17/01038 FULL				9	9	0	9	9	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	
Sunnybank Mill, Kirkham	HS28	3A1133	17/0044 FULL				23	23	23	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	0	
Crossacres land between Weeton Road/Fleetwood Road, Wesham	HS29	3A360	05/1060 FULL				13	13	13	0	0	0	9	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	
Pennine View, Weeton Road, Wesham	HS30	3A891	13/0364 OL	12			12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	12	0	
Former Fylde Council Offices, Derby Road, Wesham	HS31	3A897	13/0449 FULL				24	24	24	0	0	0	0	0	0	0	1	7	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	
West End Residential Park, Kirkham	HS32	3A1085	12/0376 COU				27	27	0	27	0	27	0	0	0	0	0	0	0	0	15	12	0	0	0	0	0	0	0	0	0	0	0	0	27	0	
Arundel Lodge Nursing Home, 1 Station Road, Wesham	HS33	3A819	12/0700 FULL				11	11	11	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	
Crossroads, Kirkham	HS34	3A231	08/0891 FULL				12	12	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	
Henthorne Builders, Orders Lane, Kirkham	HS35	3A744	09/0822 FULL				26	26	26	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	0	
St Georges Hotel, Station Road, Kirkham	HS36	3A818	12/0505 FULL				11	11	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0	
Land at Brookfarm, Dowbridge, Kirkham	HS57	3A1084	15/0547 OL 18/0791 RM				170	170	0	170	0	170	0	0	0	0	0	0	0	0	15	30	30	30	30	30	30	5	0	0	0	0	0	0	170	0	
Campbells Caravans, Blackpool Road, Kirkham	HS63		16/0112 OL	30			30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	30	0		
Willow Glen, 96 Dowbridge, Kirkham	3A764		08/0733 FULL 09/0823 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
68 Poulton Street, Kirkham	3A892		13/0464 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land adj Nookwood Cottage, Blackpool Road, Kirkham	3A956 3A1016		14/0105 FULL 15/0866 OL 15/0867 FULL 16/0631 FULL 16/0766 FULL				4	4	0	4	1	3									4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Land off Medlar Lane, Medlar	3A1018		15/0507/FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
The Manse, Marsden Street, Kirkham	3A1019		15/0812 FULL				-1	-1	0	-1	0	-1									-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	0		
Post Office Hotel, 18, Freckleton Street, Kirkham	3A1135		16/0968 FULL				6	6	0	6	6	0									6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	
The Homestead, Ribby Road, Kirkham	3A1136		16/0050 OL				1	1	0	1	0	1									0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
10 West View, Wesham	3A1137		17/0771 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land rear of the Barn House, Dowbridge, Kirkham	3A1138		17/0645 OL				1	1	0	1	0	1									0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
3-5 Blackpool Road, Kirkham	3A1139		17/0684 FULL				2	2	0	2	0	2									2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	
Land adj 14 Myrtle Drive, Kirkham			18/0153 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
58-69 Poulton Street, Kirkham			17/1018 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land adj Dowbridge Farm, Dowbridge, Kirkham			18/0296 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land south of Eaton Place, Kirkham			18/0279 FULL				3	3	0	3	0	3									3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	
Kirkham & Wesham Sub Total				0	32	30	1271	1333	593	702	232	484	94	47	22	2	55	102	121	150	187	147	90	63	60	102	55	30	6	0	0	0	0	1333	0		

Appendix 2 Plan Period Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Years 14 to 18					Years 19 to 21			Plan Period Total	Out of Plan Period Total
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032		
SLS - Non Strategic Locations for Development																																			
Freckleton																																			
The Refuge, Ruskin Road, Freckleton	HS37	2A1081	13/0262 OL 16/0609 FULL				11	11	10	1	1	0	0	0	0	0	0	10	1	0	0	0	0	0	0	0	0	0	0	0	11	0			
Land rear of High Meadows, Lower Lane, Freckleton	HS38		18/0043 FULL			11		11	0	11	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	11	0			
Quernmore Trading Estate, Croft Butts Lane, Freckleton	HS66	2A1132	17/0961 FULL				9	9	9	0	0	0	0	0	0	1	8	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0			
Land at Naze Court, Naze Lane, Freckleton - Net of 22 demolitions	HS69		18/0618 FULL				-10	-10	0	-10	0	-10	0	0	0	0	0	0	-10	0	0	0	0	0	0	0	0	0	0	0	-10	0			
197 Kirkham Road, Freckleton		2A1023	14/0895 FULL				7	7	0	7	0	7							7	0	0	0	0	0	0	0	0	0	0	7	0				
1&2 Ribble View, Preston Old Road, Freckleton		2A743	11/0010				-1	-1	0	-1	-1	0							-1	0	0	0	0	0	0	0	0	0	0	-1	0				
Land between 7-9 Marquis Drive, Freckleton		2A878	10/0596				1	1	0	1	1	0							1	0	0	0	0	0	0	0	0	0	0	1	0				
Land between 21-27 Croft Butts Lane, Freckleton		2A948	14/0482 OL 15/0480 RM				2	2	1	1	1	0							1	0	0	0	0	0	0	0	0	0	0	1	0				
33 Bunker Street, Freckleton		2A1021	14/0761 FULL				1	1	0	1	0	1							1	0	0	0	0	0	0	0	0	0	0	1	0				
Longacre Cottage, Kirkham Road, Freckleton		2A1076	16/0265 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	0	0	0	0	2	0				
Trelans, 27 Lower Lane, Freckleton		2A1080	16/0461				1	1	0	1	0	1							1	0	0	0	0	0	0	0	0	0	0	1	0				
58 and Land to the Rear of Preston Old Road Freckleton		2A1082	16/0730 OL 17/0834 RM				9	9	0	9	0	9							9	0	0	0	0	0	0	0	0	0	0	9	0				
Willow View Cottage, Kirkham Road, Freckleton		2A1083	16/0848 FULL 17/0259 FULL 17/0118				1	1	0	1	1	0							1	0	0	0	0	0	0	0	0	0	0	1	0				
Former Piggeries, Poolside, Freckleton			17/0968 FULL				3	3	0	3	0	3							3	0	0	0	0	0	0	0	0	0	0	3	0				
Elswick																																			
Land North of Mill Lane, Elswick	HS72	4A1140	16/0180 OL 18/0318 RM 16/645 FULL				50	50	0	50	0	50							0	15	30	5	0	0	0	0	0	0	0	0	50	0			
Land North of Beech Road, Elswick	HS73	4A1141	17/0536 FULL				50	50	0	50	0	50							0	15	30	5	0	0	0	0	0	0	0	0	50	0			
Land North of High Gate and East off Copp Lane, Elswick	HS71	4A1142	16/846 OL 15/0018				24	24	0	24	0	24							0	0	0	0	0	15	9	0	0	0	0	0	24	0			
Gorst Farm, Lodge Lane, Elswick		4A1140	16/0576 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	0	0	0	0	2	0				
Merfield, Copp Lane, Elswick		4A1027	15/0846 Full				1	1	0	1	0	1							1	0	0	0	0	0	0	0	0	0	0	1	0				
Tiny Paws Cattery, Mill Lane, Elswick		4A1087	16/0515 FULL				2	2	0	2	0	2							2	0	0	0	0	0	0	0	0	0	0	2	0				
Chapel Farm, High Street, Elswick		4A1087	16/0197 OL				4	4	0	4	0	4							0	4	0	0	0	0	0	0	0	0	0	4	0				
Land adj Hazlenut Cottage, Langtree Lane, Elswick			17/1005 OL				1	1	0	1	0	1							0	1	0	0	0	0	0	0	0	0	0	1	0				
Staining																																			
Land South of Chain Lane, Staining	HS39	4A977	12/0765 FULL 13/0590 OL				42	42	42	0	0	0	0	19	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0			
Land at Kings Close, Staining	HS40	4A798	15/0901 RM				30	30	18	12	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0				
Thornfield Caravan Park, Staining	HS41					28		28	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	15	13	0	0	0	0	28	0				
Baines Farm, Mill Lane, Staining	HS42	4A752	08/0716 FULL 11/0131 FULL				11	11	11	0	0	0	1	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	0				
Land Adj to 18 Chain Lane, Staining	HS43	4A774	13/0470 FULL 14/0586 OL				30	30	30	0	0	0	0	1	18	11	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0				
Land to rear of 79 Chain Lane/ Occupation Lane, Staining		4A0779	16/0468 OL				3	3	0	3	0	3							0	3	0	0	0	0	0	0	0	0	0	3	0				
Land adj to Mill Cottage, Mill Lane, Staining		4A1097	16/0385 FULL				1	1	0	1	0	1							1	0	0	0	0	0	0	0	0	0	0	1	0				
Dover House Farm, Chain Lane, Staining		4A1098	16/0908 FULL				-1	-1	0	-1	0	-1							-1	0	0	0	0	0	0	0	0	0	0	-1	0				

Appendix 2 Plan Period Housing Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	Allowances	Allocations	Minded to Approve (net)	Planning Application Commitment (net)	Total Dwellings (B+C+D = E)	Completions (Sum of Years 1 to 8)	Balance (E-F=G)	Under Construction	Not started (net) (D-F=H)	Years 1 to 8								Years 9 to 13					Years 14 to 18					Years 19 to 21			Plan Period Total	Out of Plan Period Total		
													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032				
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
Wrea Green																																					
			15/0458 OL 14/0302 OL 16/0280 RM				86	86	53	33	33	0	0	0	0	0	0	0	16	37	30	3	0	0	0	0	0	0	0	0	0	0	0	0	0	86	0
Land off Willow Drive, Wrea Green	HS511	4A1037																																			
Land Adj Richmond Avenue, Wrea Green	HS44	4A822	12/0408 OL 13/0097 RM 12/0456 OL				54	54	54	0	0	0	1	0	0	5	29	18	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	0
Rear of 54 Bryning Lane, Wrea Green	HS45	4A969	16/0156 FULL				36	36	5	31	31	0	0	0	0	0	0	0	5	30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	36	0	
North View Farm, 22 Ribby Road, Wrea Green	HS46	4A970	13/0507 OL				42	42	42	0	0	0	0	0	0	4	10	12	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Land North of North View Farm, Wrea Green	HS47			15			15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15	0	
Former Wareings, Ribby Road, Wrea Green	HS48	4A753	10/0709 FULL				13	13	13	0	0	0	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0	
Langtons Farm, Ribby Road, Wrea Green		4A0899	13/0114 FULL 14/0661 16/0562				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land at the end of Bryning Avenue, Wrea Green		4A0973	17/0867 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land to rear of 60 Bryning Lane, Wrea Green		4A1036	15/0212 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
The Grange, Ribby Road, Wrea Green		4A1092	13/0803 OL				5	5	0	5	0	5									0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	
Land to rear of 91 Ribby Road, Wrea Green		4A1093	16/0227 OL 17/0138 FULL				8	8	0	8	8	0									8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	
Newfold Farm, Browns Lane, Wrea Green		4A1149	17/0735 OL 18/0196 RM				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Clifton																																					
Land North of Preston Old Road, Clifton	HS49	4A1089	15/0763 OL 16/0488 RM				74	74	24	50	50	0	0	0	0	0	0	0	24	30	20	0	0	0	0	0	0	0	0	0	0	0	0	0	74	0	
Land East of Rowan Close, Ash Lane, Clifton	HS50		15/0165 OL				30	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	30	0	
Newton																																					
Newton Hall, School Lane, Newton	HS51						86	86	0	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	30	30	11	0	86	0	
Cobweb Barn, Oak Lane, Newton	HS52		17/0595 OL				10	30	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	10	0	0	0	0	0	40	0		
Land West of Woodlands Close, Newton	HS70	4A1146	16/554 OL 17/1046 RM				50	50	0	50	0	50	0	0	0	0	0	0	0	0	12	25	13	0	0	0	0	0	0	0	0	0	0	0	50	0	
Barnfield, New Hey Lane, Newton		4A0903	12/0199 16/0522 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Woodlands, Bryning Lane, Newton		4A0967	14/0607 16/0525 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Clifton Grange Farm, Blackpool Road, Newton		4A1090	16/0408 16/0890 FULL				4	4	0	4	0	4									4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Singleton																																					
Singleton Village, Singleton	HS53						15	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	15	0	
Woodlands, Lodge Lane, Singleton		4A1039	14/0659 OL 16/0932 RM 17/0969 FULL				9	9	4	5	5	0									5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	
Riverside, Poolfoot Lane, Singleton		4A1040	15/0042 OL 16/0961 FULL				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Silver Ridge, Lodge Lane, Singleton		4A1042	15/0443 OL 17/0683 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Worsicks Farm, Weeton Road, Singleton		4A1094	15/0672 FULL 17/0087 NMA				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
The Croft, 117 Mains Lane, Singleton		4A1151	17/0807 FULL				1	1	0	1	1	0									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Land adj 195 Mains Lane, Singleton		4A1152	16/1006 OL 18/0724 RM				9	9	0	9	0	9									9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0	
29 Mains Lane, Singleton			16/0538 OL 18/0872 FULL				6	6	0	6	0	6									6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	
Greenways, 77 Mains Lane, Singleton			18/0144 FULL				1	1	0	1	0	1									1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	

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													2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032				
													1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
Weeton																																					
The Laurels and Willow House, Mythop Road, Weeton	HS54	4A913	12/0772 FULL 16/0811 OL				20	20	20	0	0	0	0	0	0	5	11	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
Land West of Church Road, Weeton	HS64	4A1160	18/0839 FULL 16/0493 OL				39	39	0	39	0	39	0	0	0	0	0	0	0	0	15	24	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
Land adj Knowsley Farm, The Green, Weeton		4A1102	18/0052 FULL 18/0691 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	
Shorrocks Barn, Back Lane, Weeton		4A1103	17/0039 FULL				2	2	0	2	0	2								2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0		
Ream Hills, Mythop Road, Weeton			18/0186 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Mere Court Stud, Mythop Road, Weeton			17/0061 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Todderstaffe Hall Farm, Extension of Todderstaff Road, Weeton			18/0552 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Greenhalgh																																					
The Rowans (Former Blue Anchor Inn), Fleetwood Road, Greenhalgh Phase 1 & 2	HS55	4A820	15/0583 FULL 17/0995 FULL				17	17	17	0	0	0	0	0	12	2	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	
Catterall Hall Farm, Fleetwood Road, Greenhalgh		4A1030	17/0995 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land at Six Acre Field, Bradshaw Lane, Greenhalgh		4A1144	17/0458 FULL				1	1	0	1	0	1								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Little Ecclestone																																					
Sunnydale Nurseries, Garstang Road, Little Ecclestone	HS56	4A1031	15/0124 OL 16/0817 FULL 17/0946 FULL 19/0111 NMA				40	40	7	33	33	0	0	0	0	0	0	0	0	7	30	3	0	0	0	0	0	0	0	0	0	0	0	0	40	0	
Land to south of Cartford Inn, Cartford Lane, Little Ecclestone		4A0966	13/0386 15/0186 15/0174 16/0208 17/0364 17/0561 17/1063				5	5	3	2	0	2								2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0		
Larbreck House Farm, Well Lane, Little Ecclestone		4A0902	13/0133 FULL				3	3	1	2	2	0								2	0	0	0	0	0	0	0	0	0	0	0	0	2	0			
Treales																																					
Stanley Grange Farm, Moss Lane East, Treales		4A0979	14/0749 FULL 15/0331 OL				2	2	1	1	1	0								1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
Land east and west of Primrose Farm, Kirkham Road, Treales		4A1043	16/0320 RM 16/0812 RM				3	3	0	3	3	0								3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0		
Foundry Yard, Kirkham Road, Treales		4A1044	15/0450 OL 16/0217 RM 17/0634 RM 17/0471 FULL				9	9	1	8	8	0								8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0		
Land adjacent to White Hall, Kirkham Road, Treales		4A1099	16/0087 OL				1	1	0	1	0	1								0	1	0	0	0	0	0	0	0	0	0	0	0	1	0			
Moss House Farm, Moss Lane East, Treales		4A1154	17/1064 FULL				1	1	0	1	1	0								1	0	0	0	0	0	0	0	0	0	0	0	0	1	0			
Land off Orchard Dene and North of Kirkham Road, Treales			16/0433 OL				3	3	0	3	0	3								0	3	0	0	0	0	0	0	0	0	0	0	0	3	0			

Appendix 3

Engagement Statement

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1. Introduction

1.1 This statement has been produced to support the conclusions of Fylde Council's Five-Year Housing Land Supply Submission Annual Position Statement. The Annual Position Statement has been produced through a process of engagement with developers and others who have an impact on delivery, in accordance with the Framework. This statement contains the following:

- Section 2 provides an explanation of the processes of engagement with site owners/applicants, developers and other stakeholders
- Section 3 provides the actual responses received from stakeholders and a table showing the information provided and the sites affected, including commentary on whether the Council has needed to adjust its' expectations for delivery, and in what way;
- Section 4 identifies sites for which likely delivery has been disputed, and where the Council has not followed the opinion of the stakeholder concerned. For each site affected, the views of the stakeholders disputing the expected delivery are set out, and the Council's view and conclusions are explained. A calculation is included to show the Council's overall conclusion and the illustrative effects of the sites in dispute.
- The Annexes provide details of consultation material and copies of the original responses received.

2. The Engagement Process

SHLAA Steering Group

- 2.1 The starting point for the assumptions on lead-in times and delivery rates used in the Local Plan and which have been retained as the starting point for the Annual Position Statement were developed through the SHLAA Steering Group, which included representatives of the development industry. The standard assumptions, which are included in the table in Section 4 of the main Annual Position Statement document, have therefore been derived from a process of engagement; however this has since been modified with the rider “where there is clear evidence that homes will be delivered within 5 years” in order that it remains in accordance with the revised definition of a deliverable site in the Framework (2018 and 2019).

Local Plan

- 2.2 The Local Plan Examination considered the Council’s approach including the use of assumptions, in the face of challenges to the delivery rates and lead-in times on particular sites from the developers of those sites and their agents. Paragraph 75 of the Inspector’s Report states:

The housing trajectory, in appendix 2 of the Plan includes detailed tables on how each allocated site is proposed to be delivered during the Plan period. Following discussions on the deliverability of individual sites within the hearings the Council agreed to remove site HS6 from the Plan, amend their standardised assumptions on site delivery using evidence provided by site promoters and developers and to update the housing trajectory and the site allocation policies. Having considered the updated evidence this approach is sound.

- 2.3 The amendments made were to the individual build-out rates and lead-in times relating to individual sites based on developer information (where that information was available) rather than to the standard assumptions themselves. The approach became that where detailed information was available from developers in respect of their delivery rates, these will be used; otherwise the standard assumptions would remain in use as before. Except insofar as individual sites reported individual differences, the Inspector accepted the use of the standard assumptions *per se* in the Local Plan Examination and in the above paragraph states that this approach is sound.
- 2.4 The delivery rates and lead-in times from the updated trajectory used to provide updated evidence in the Local Plan Examination, incorporating the updated information as agreed by the Inspector, formed the starting point for the development of the trajectories used in the current annual position statement. Accordingly, they reflect the engagement that occurred during the Local Plan Examination.

Pre-draft Engagement

- 2.5 In order that the draft Annual Position Statement was informed by the best available information, emails were circulated to site developers of all strategic sites (100 or more dwellings) and selected smaller sites (where useful information might be gleaned). The emails sent included the Council’s projections for the individual site within the text of the email, for the developer’s comment. Developers were asked to confirm whether the Council’s

projections were correct, and if not, what these should be. The emails sent are provided in Annex 1.

- 2.6 The information gained from the pre-draft consultation was contained within the draft document in the Five Year Housing Trajectory. Where necessary, the delivery rate or lead-in time was amended, and commentary is provided in the column with the title “Notes on deliverability and delivery, including justification for inclusion”.
- 2.7 Some responses received did not provide answers to the questions asked. Further detail of the responses is provided in Section 3 below.

Consultation on the Draft Document

- 2.8 A draft version of the Annual Position Statement was produced for consultation between 6th June 2019 and 4th July 2019. The draft document included all sections of the current document with the exception of this Engagement Statement, which has been added for the submission version. Some additional information has been added or updated in the submission draft APS, in particular to reflect the revised PPG that was published prior to its submission.
- 2.9 The draft document included the five year and plan period trajectories, with delivery of sites adjusted to reflect the Council’s best understanding at that time, including the reflection of information gained from the pre-draft consultation.
- 2.10 Section 6 of the draft document for consultation carried the following text:

The Council welcomes comments from stakeholders and other interested parties on the information contained within this document, including:

- *The Council’s overall methodology and assumptions, including lead-in times and build-out rates;*
- *The Council’s assessment of likely delivery on individual sites. The Council particularly wishes to hear from the landowners/developers of the sites included in relation to their own site(s).*

Respondents should make clear which part of the document is being referred to in their response, by the reference to page numbers and individual site references where applicable.

The consultation runs from 6 June 2019 to 5.00pm on 4 July 2019.

All consultation responses should be sent by email to planningpolicy@fylde.gov.uk with the title Housing land Supply – Annual Position Statement. Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St. Anne’s Road West, Lytham St. Anne’s, Lancashire FY8 1LW.

- 2.11 This consultation was sent to:
- all agents and consultants representing developers, land owners and site promoters;
 - all infrastructure/utility providers;
 - all statutory consultees; and
 - all adjoining local authorities including higher-tier authorities

held on the Planning Policy database. In all 308 consultees were sent the consultation directly.

- 2.12 The draft document was published on the Council's website. A press notice was published in the Blackpool Gazette and Lytham St. Anne's Express to draw the attention of any interested members of the wider public to the draft document. Immediately after publication, the independent circular 'DevPlan' Development Plan Monitoring produced for planning consultants included a policy alert drawing attention to the draft document. The publicity for the consultation is shown in Annex 3.
- 2.13 The consultation prompted responses from 12 individuals, agents, developers and other interested bodies. The detailed results of the consultation are set out in Section 3 of this statement.
- 2.14 The Council have considered the individual comments made through the engagement process, in relation to the delivery on individual sites. Where justified, the Council has made adjustments to the delivery on sites; otherwise the Council has provided justification for maintaining its position (Section 4).
- 2.15 The final version of the main Annual Position Statement to which this Engagement Statement is attached, shows updated information reflecting the engagement that has taken place.

3. Stakeholder Responses and the Council's Adjustments to Delivery

- 3.1 This section provides the responses that have been received from interested parties, and summarises the information and opinions provided. As noted in Section 2, developers of large sites have been given opportunities to respond twice, firstly through an email circular, and secondly through the consultation on the draft document. The results have therefore been provided in such a way to distinguish between the responses at the two stages.
- 3.2 The Council received 12 responses to the email circular. The actual responses are set out in Annex 2. The content of the responses is set out in the table below. Where an email was sent to the developer of a site, if no response was received this is specifically indicated; where the site was not part of the circular the box in the table is greyed-out.
- 3.3 The Council received 12 responses from the consultation on the Draft Annual Position Statement. The original responses are attached in Annex 4. Of these, one was in the form of a late response to the earlier email circular, which has been treated as a response to the consultation itself given the timing of its receipt.
- 3.4 The Council received responses from Highways England, Historic England, the Canal and River Trust, Natural England and Homes England offering no comments on the deliverability in the sites within the 5 year housing land supply. Natural England provided some comments on sites which were contained within the Local Plan and therefore appear within the Plan Period Housing Trajectory (one of which is wholly completed), but none of the sites which they comment upon forms part of the five-year housing land supply calculation.
- 3.5 The responses from the remaining six respondents vary in length. Again, information from the responses in relation to individual sites is shown in the table below. Much of the content of these responses is from third party representors, i.e. developers and their agents commenting on the delivery of the sites of other developers: where this is the case, it is clearly distinguished in the table. Where delivery on sites is disputed, these sites are further considered in section 4.
- 3.6 The broad profile of the respondents, and the wide scope of their responses, demonstrates a level of engagement in the process fully compliant with the requirements of the PPG.
- 3.7 Where comments have been made that do not relate directly to the delivery of individual sites, or indeed to site delivery at all, these are dealt with below, following on from the table.

Table 1: Schedule of Sites, Engagement Results and Site Delivery

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Lytham and St Annes sites of 10 or more dwellings				
HSS1 Queensway, St Annes	<p>Our delivery rate has reduced primarily due to a reduction in the availability of quality skilled tradespersons and Kensington Developments will not employ tradespersons who cannot achieve our established build quality standards in order to simply increase production.</p> <p>Our current delivery estimates for the Queensway site (taking into account the resource demands of our other development site) are as follows;</p> <p>1/4/19 – 14 dwellings actual</p> <p>1/4/20 - 51 dwellings</p> <p>1/4/21 – 24 dwellings</p> <p>1/4/22 – 26 dwellings</p> <p>1/4/23 – 36 dwellings</p> <p>1/4/24 and beyond – 55 dwellings per annum</p>	<p>Developer (Kensington Developments): no further response.</p> <p>Third parties:</p> <p>Emery Planning for Gladman Developments and Wainhomes:</p> <p>Site 1 – HSS1 – Queensway, St Annes (Kensington Developments, capacity = 992 dwellings, contribution to the five year supply = 400 dwellings)</p> <p>11.2 This is a large strategic site granted planning permission on appeal for 1,150 dwellings for a development of 1150 dwellings, provision of a 1.1ha school site and 34ha of parkland (application ref: 5/2008/0058) dated 21st June 2012. The site is controlled by Kensington Developments.</p> <p>11.3 Reserved Matters for Phase 1 (110 dwellings) was approved in April 2015 and there were 13 completions on the site in 2018/19. A further Reserved Matters application for 882 dwellings was approved in October 2017. Appendix 1 of the APS sets out the proposed build rate which is: 2019/20 – 52; 2020/21 – 24; 2021/22 – 26; 2022/23 – 36; 2023/34 – 55.</p> <p>11.4 Kensington Developments are the only developer. As part of the evidence gathering for an appeal in October 2018 we sought the updated position of Kensington Developments and the email is enclosed as Appendix EP1. This shows that only 165 dwellings were considered deliverable yet the APS has 206 dwellings either completed or in the 5 year supply. The only evidence we have is the summary in the last column of Appendix 1. No further information is provided from Kensington with the APS to depart from their previous position then we maintain that only 165 dwellings are currently deliverable.</p>	40,80,100,100,100	<p>52,24,26,36,55 (note: the Building Control records used by the Council to measure completions gave 13 completions for 2018-19. The extra completion reported by Kensington is carried through to 2019-20)</p> <p>See also disputed sites list</p>

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>11.5 Therefore without further evidence we apply a discount of 41 dwellings.</p> <p>Cassidy & Ashton</p> <p>It is clear that one of the largest sites within the Borough, namely the Queensway development is once again stalling and will not release the number of dwellings anticipated.</p> <p>We have already been through the ludicrous situation at the Local Plan Hearing whereby the developer had made representations stating that the site would deliver 100 dwellings per annum but had no representative appearing at the hearing to defend this figure. Despite overwhelming concern from almost all representatives at the Hearing, the local authority simply accepted that figure.</p> <p>Now, with the Local Plan only having been adopted some nine months, the draft Annual Position Statement only allows 193 units [previously 500] for the site over the next five years. Clearly there are significant issues there and the failure to progress the Moss Link Road is most likely closely linked to that.</p> <p>This development has already skewed the Housing Land Supply for the Borough and prevented other viable schemes coming forward. Until such time as it is clear that all issues of delivery [including the developer's reference to a shortage of skilled tradespersons!] and confirmation that the link road will be built out on programme, no further allowance of any significance should be given to that site.</p>		
MUS4 Heyhouses Lane, St Annes		<p>Developers: no response</p> <p>Third party:</p> <p>Hollins Strategic Land:</p> <p>The notes do not explain why 0 dwellings were delivered in 2018/19 but 30 will be delivered in 2019/20</p>	30,2,0,0,0	30,2,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
HS2 Jubilee House, Lytham		No comment received from any party	15,5,0,0,0	15,5,0,0,0
HS3 Ashton Nurseries, Lytham		No comment received from any party	12,0,0,0,0	12,0,0,0,0
HS4 The Gables, 35-39 Orchard Road, St Annes		No comment received from any party	12,0,0,0,0	12,0,0,0,0
HS7 Petros House, St Annes		No comment received from any party	15,20,0,0,0	15,20,0,0,0
HS10 34-36 Orchard Road, St Annes		<p>Developer: no response received</p> <p>Third parties:</p> <p>Hollins Strategic Land:</p> <p>The notes only confirm that construction barriers are provided around the site which is not clear evidence that a site with outline permission will be developed.</p> <p>Emery Planning for Gladman Developments and Wainhomes:</p> <p>11.6 Outline planning permission was granted 18th June 2015 with a requirement for Reserved Matters to be submitted by 18th June 2018. In summer 2017 the applicant went in to receivership, and the property is now in the control of receivers (Moorfields). Moorfields have previously stated (Appendix EP2) that they are in the process of disposing of the property. However there is a degree of uncertainty in this regard as a purchase needs to be made and a new application would be required unless the buyer submits a reserved matters application before the outline permission expires.</p>	0,0,0,12,0	0,0,0,12,0 See also disputed sites list

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>11.7 The APS provides no further planning reference and the 2015 outline application is the only approval on the site but that has now expired.</p> <p>11.8 We discount 12 dwellings due to the uncertainties of ownership (availability) and the planning permission having expired.</p> <p>Appendix 2 of the representation provides an email from the receivers of the property dated 1st March 2018: <i>"We were appointed receivers of the property last year. Pinkus were instructed to market the property again and we have an offer which has been accepted and is with our solicitors at the moment. I understand that the purchasers will look to proceed with the scheme, sorry if this is all coming a bit too late for you to make an offer, if you were interested!"</i></p>		
HS11 The Galleries, 2-4 Kingsway, Lytham		No comment received from any party	9,0,0,0,0	9,0,0,0,0
HS14 AXA Lytham		No comment received from any party	15,30,20,0,0	15,30,20,0,0
HS15 Land to the West of Ballam Road, Lytham		No comment received from any party	7,0,0,0,0	7,0,0,0,0
HS58 Westmoreland House, 29-31 Orchard Road, St Annes		No comment received from any party	0,15,10,0,0	0,15,10,0,0
HS61 Land at Roseacre, Wildings Lane, St Annes	No response received	No comment received from any party	15,30,0,0,0	15,30,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
HS68 Church Road Methodist Church, St Annes		No comment received from any party	10,0,0,0,0	10,0,0,0,0
Lytham and St Annes small sites				
Moss Side Villa, Cartmel Lane, Lytham		No comment received from any party	2,0,0,0,0	2,0,0,0,0
22, All Saints Road, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land to rear of 3 Woodville Terrace, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
37-39 St Andrews Road South, St Annes (restaurant/first floor)		No comment received from any party	5,0,0,0,0	5,0,0,0,0
37-39 St Andrews Road South, St Annes (ground floor)		No comment received from any party	4,0,0,0,0	4,0,0,0,0
Rear of 4 Curzon Road, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
16 St Georges Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
377 Clifton Drive North, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land to north-west of Edenfield, 2a Clifton Drive, Lytham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land to east of Edenfield, 2a Clifton Drive		No comment received from any party	1,0,0,0,0	1,0,0,0,0
17 Alexandra Drive, Lytham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
5 Orchard Road, St Annes		No comment received from any party	4,0,0,0,0	4,0,0,0,0
338 Clifton Drive North, St Annes		No comment received from any party	6,0,0,0,0	6,0,0,0,0
Holly Lodge, 2a Victoria Road, Lytham St Annes		No comment received from any party	5,0,0,0,0	5,0,0,0,0
117 South Promenade, St Annes		No comment received from any party	3,0,0,0,0	3,0,0,0,0
13a Orchard Road, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Flat 5 (back), 42 Back St Annes Road West, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Flats 3 and 4 back, 42 St Annes Road West, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Land to side of 8 North Houses Lane, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
23-25 St Andrews Road North, Lytham St Annes		No comment received from any party	6,0,0,0,0	6,0,0,0,0
121 and 123 South Promenade, Lytham St Annes		No comment received from any party	7,0,0,0,0	7,0,0,0,0
23 Clifton Street, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
15-17 Eden Avenue, Lytham St Annes		No comment received from any party	-5,0,0,0,0	-5,0,0,0,0
126 Preston Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
149-151 St Albans Road, St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Office, 24 Wood Street, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
D1 Massage Therapist, 24 Wood Street, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Rear of 12 Park Street, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
12 Park Street, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Land to rear of 157 St Annes Road East, Shepherd Road, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Lytham United Reformed Church, Bannister Street, Lytham St Annes		No comment received from any party	3,0,0,0,0	3,0,0,0,0
52 North Promenade, St Annes		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
42 East Cliffe, Lytham St Annes		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
259 Inner Promenade, Lytham St. Annes		No comment received from any party	6,0,0,0,0	6,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
314 Clifton Drive North, Lytham St Annes		No comment received from any party	7,0,0,0,0	7,0,0,0,0
17a Station Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
62 Orchard Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Rear of 45 Warton Street, Lytham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
7 North Warton Street, Lytham		No comment received from any party	2,0,0,0,0	2,0,0,0,0
1 Tudor Buildings, South Westby Street, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Istanbul Restaurant, 26 Hastings Place, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Garages, 357 Clifton Drive, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Basement, 357 Clifton Drive, St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
48 Clifton Street, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
6 Lowther Terrace, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
99 Ballam Road, Lytham St Annes		No comment received from any party	7,0,0,0,0	7,0,0,0,0
The Guardhouse, Rear of 205 Clifton Drive South, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
87 Heyhouses Lane, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
1 Wood Street, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Land opposite 15-23 Ribchester Road, Lytham St Annes		No comment received from any party	6,0,0,0,0	6,0,0,0,0
Synagogue, Orchard Road, St Annes		No comment received from any party	0,9,0,0,0	0,9,0,0,0
Railway Platform, St Annes		No comment received from any party	10,0,0,0,0	10,0,0,0,0
53 St Annes Road West, St Annes		No comment received from any party	3,0,0,0,0	3,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
10 St Annes Road West, St Annes		No comment received from any party	10,0,0,0,0	10,0,0,0,0
46 Clifton Street, Lytham		No comment received from any party	2,0,0,0,0	2,0,0,0,0
25 Seymour Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
23 Lightburne Avenue, Lytham St Annes		No comment received from any party	2,0,0,0,0	2,0,0,0,0
45 Lightburne Avenue, Lytham St Annes		No comment received from any party	-2,0,0,0,0	-2,0,0,0,0
14 Windsor Road, Ansdell		No comment received from any party	1,0,0,0,0	1,0,0,0,0
30 & 31 South Clifton Street, Lytham		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Ravenscourt Rest Home, 286 Clifton Drive South, Lytham St Annes		No comment received from any party	6,0,0,0,0	6,0,0,0,0
19 Richmond Road, Lytham St Annes		No comment received from any party	-2,0,0,0,0	-2,0,0,0,0
93 Clifton Street, Lytham St Annes		No comment received from any party	3,0,0,0,0	3,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Rear of 300 Clifton Street, Lytham St Annes		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
34 Rossall Road, Lytham St Annes		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Flat above 49 St David's Road South, Lytham St Annes		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
13 Bannister Street, Lytham St Annes		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Morningside Villas, 59 St Annes Road East, Lytham St Annes		No comment received from any party	-3,0,0,0,0	-3,0,0,0,0
Fylde-Blackpool Periphery sites of 10 or more dwellings				
HSS4 Coastal Dunes	No response received	No comment received from any party	2,0,0,0,0 45,45,45,45,45	2,0,0,0,0 45,45,45,45,45
MUS1 Cropper Road East (phase 1)	Further to your email in relation to the above development site I can confirm 104 legal completion during the period up to the 1st of April 2019 as requested Kind Regards	Developer (Wainhomes): despite submitting a 116-page response, no reference is made to the delivery rate on this, their own site.	30,7,0,0,0	30,7,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
MUS1 Cropper Road East (Moss Farm)		No comment received from any party	0,0,0,15,17	0,0,0,15,17
MUS1 Cropper Road East (phase 2)	Only response received related to phase 1 (see above). No comment received in relation to phase 2.	Developer (Wainhomes): despite submitting a 116-page response, no reference is made to the delivery rate on this, their own site. Third party: Hollins Strategic Land: It is stated that 30 dwellings will be provided in 2020/21, to follow from current phase, but it appears as though the current phase will be providing 7 dwellings in 2020/21. There is no evidence to demonstrate that 37 dwellings can be achieved in one year.	0,30,30,20,0	0,23,30,27,0
MUS2 Whyndyke Farm	Since planning permission was granted in June 2018 no further progress has been made with regards to commencing development on this site. Therefore at best, any commencement period should be the same as discussed at the Local Plan hearing but from this date forward. Regards	Developer: no further representation received Third parties: Hollins Strategic Land: The notes do not provide clear evidence that housing will be delivered in 2023/24. Rather, there appears to be a high level of uncertainty. PWA Planning for landowners and developers within Fylde: For the site at Whyndyke Farm (MUS2), the landowner's agent indicated that no progression was made on the site, although 30 dwellings have been indicated within the next 5 years. It is therefore questionable as to whether these dwellings should be included in the supply. Emery Planning for Gladman Developments and Wainhomes:	0,0,30,60,60	0,0,0,0,30 See also disputed sites list

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>11.9 Whyndyke is a strategic site within Fylde but on the edge of Blackpool. The agent for the owner advised the Local Plan Examination of their lead in times and delivery rates. In their statement for Matter 5 (Appendix EP3A) they state:</p> <p>“In particular Queensway and Whyndyke Garden Village have each taken many years to progress to a reserved matters/outline application stage with no certainty of when delivery is likely to commence. Both are subject to s106 agreements of some complexity with the former reliant upon the delivery of a link road for which funding is not yet guaranteed and the latter the subject of ongoing negotiations of a cross boundary nature which has hindered progress for many years.</p> <p>At the time of preparing this statement, the s106 agreement for Whyndyke Farm remained incomplete despite first being supported by Committee in June 2015. The delay is not due to the developer, rather it relates to ongoing discussions between the other interested parties. It is therefore not clear when either site will commence.”</p> <p>11.10 In their statement to the Stage 3 hearing (Appendix EP3A), they state:</p> <p>“Given the ongoing failure of the respective local planning authorities, namely Fylde and Blackpool to agree to the terms of the s106 agreement for Whyndyke Farm, questions must begin to be asked about the extent to which this site will make a full contribution to the housing land supply of Fylde over the plan period.”</p> <p>11.11 The planning application (11/0221) was submitted in March 2011 and the decision (Appendix EP3B) was issued on 5th June 2018. Condition 1 requires the first reserved matters application be submitted within three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 12 years from the date of this permission and shall be commenced within two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved. No reserved matters</p>		

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>application has been submitted. On that point alone it should be excluded.</p> <p>11.12 This is also a site that has been in the AMR's since at least 2013 yet there has been no significant progress. The continual inclusion of the site in Year 5 in the AMRs and now the APS is not justified.</p> <p>11.13 We therefore exclude the 30 dwellings from Year 5.</p>		
HS21 Land to the rear of 23-63 Westgate Road, Squires Gate		No comment received from any party	8,0,0,0,0	8,0,0,0,0
HSS5 Cropper Road West, Whitehills	Email sent, no response received	<p>Developer (Emery Planning for (Gladman Developments and) Wainhomes):</p> <p>Whilst we understand contact has been made to landowners and developers on sites in the supply, the actual clear evidence required by the PPG is not provided. Wainhomes has no record of an approach on Cropper Road West, therefore as a minimum all correspondence should be provided, so representors can at least see what has been provided to the Council as it prepared its APS.</p> <p>This is a site in the adopted Local Plan. Wainhomes control the majority and BAK Developments control a parcel. Both parties have applications submitted and pending, which are:</p> <p>“17/0779 - Outline Application with access from Cropper Road and School Road for the proposed demolition of existing buildings and structures and residential development for up to 350 dwellings together with associated works and infrastructure”.</p> <p>19/0284 - Residential development of 142 dwellings with associated landscaping and infrastructure”</p> <p>The site was allocated and both parties maintain the sites are developable in the plan period. However following the allocation and the submission of the applications, the Environment Agency revised its flood mapping and a large proportion of the site was reclassified</p>	0,0,0,10,30	0,0,0,10,30

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>as Flood Zone 3. Both applicants are seeking resolution but for the last 9 months this has not been achieved. Further detail is provided below.</p> <p>Application 17/0779</p> <p>The application was validated on the 11th September 2017 and in their letter dated 2nd August 2018 the Environment Agency provided a response on the application. The letter (Appendix EP4A) states:</p> <p>“Due to a change in circumstances in relation to flood risk, we now wish to object to the application until a satisfactory FRA has been submitted to address this issue.</p> <p>Further information was submitted by the Applicant and a further response from the EA dated 2nd July 2019 (Appendix EP4B) has confirmed that their objection remains. The applicant is seeking to address the objection but for the purposes of the APS the site should be excluded from the 5 year supply. We discount 40 dwellings from years 4 and 5.</p> <p>Third parties:</p> <p>Hollins Strategic Land:</p> <p>The notes confirm that an outline application is being pursued and has not even been approved.</p> <p>PWA Planning for landowners and developers within Fylde:</p> <p>Two sites at Cropper Road West (HSS5) currently have live applications with the Council and have yet to be determined (17/0779 & 19/0284). Therefore, there is no planning permission granted for these two sites. Although these sites are allocated within the Local Plan, given that they do not yet have planning permission, at present there is no clear evidence that a total of 115 dwellings for these two sites would be delivered within the next five years.</p>		

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
<p>HSS5 Cropper Road West, (Bambers Lane site)</p>	<p>Email sent, no response received</p>	<p>Developer: no response received</p> <p>Third parties:</p> <p>Hollins Strategic Land:</p> <p>The notes state that an application for full permission is only pending consideration. There can be no certainty that this will be approved.</p> <p>PWA Planning for landowners and developers within Fylde:</p> <p>Two sites at Cropper Road West (HSS5) currently have live applications with the Council and have yet to be determined (17/0779 & 19/0284). Therefore, there is no planning permission granted for these two sites. Although these sites are allocated within the Local Plan, given that they do not yet have planning permission, at present there is no clear evidence that a total of 115 dwellings for these two sites would be delivered within the next five years.</p> <p>Emery Planning for Gladman Developments and Wainhomes:</p> <p>This is a site in the adopted Local Plan. Wainhomes control the majority and BAK Developments control a parcel. Both parties have applications submitted and pending, which are:</p> <p>“17/0779 - Outline Application with access from Cropper Road and School Road for the proposed demolition of existing buildings and structures and residential development for up to 350 dwellings together with associated works and infrastructure”.</p> <p>19/0284 - Residential development of 142 dwellings with associated landscaping and infrastructure”</p> <p>The site was allocated and both parties maintain the sites are developable in the plan period. However following the allocation and the submission of the applications, the Environment Agency revised its flood mapping and a large proportion of the site was reclassified</p>	<p>0,0,15,30,30</p>	<p>0,0,15,30,30</p> <p>See also disputed sites list</p>

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		as Flood Zone 3. Both applicants are seeking resolution but for the last 9 months this has not been achieved. Further detail is provided below.		
Fylde-Blackpool Periphery small sites				
Cropper Road Farm, Cropper Road, Whitehills		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land adj 1 Peel Hill, Whitehills		No comment received from any party	1,0,0,0,0	1,0,0,0,0
40 Peel Hill, Whitehills		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Whitehills Farm Stables, Whitehill Road, Whitehills		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Warton sites of 10 or more dwellings				
HSS2 Blackfield End Farm (East site)	The expected rate of delivery set out in the below is correct to use. The first of our completions are due to commence within the next month. Let me know of any further confirmation you need.	No further response received	15,30,30,30,30	15,30,30,30,30
HSS2 Blackfield End Farm (West site)	No response received	Developer: no response received Third parties: PWA Planning for landowners and developers within Fylde:	15,30,30,30,30	15,30,30,30,30 See also disputed sites list

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		...the site at Blackfield End Farm, Warton (2) has been included in the five-year supply of deliverable sites, with a total of 135 dwellings within the next five-year period. However, a discharge of conditions application (ref. 19/0045) is currently registered and this has yet to be determined, and it is considered likely that the build out rates would be delayed by a year until March 2020 due to this (2020-2021 in the 5 year supply), which would result in 30 less (<i>sic.</i>) homes within the five-year period.		
HSS7 Highgate Park	No response received	No comment received from any party	30,30,30,30,1	30,30,30,30,1
HSS12 Land North of Freckleton Bypass, Warton	<p>I can confirm that the expected delivery rate remains as per the housing trajectory.</p> <p>That is of course subject to how our s73 application (19/0195) goes at Committee next week and how our appeal (3221605) against the previous refusal goes too.</p>	<p>Developer (Hollins Strategic Land):</p> <p>Land north of Freckleton Bypass, Warton The dAPS states that the above site (ref: HSS12) will deliver as follows:</p> <p>2019/20 0</p> <p>2020/21 0</p> <p>2021/22 0</p> <p>2022/23 60</p> <p>2023/24 60</p> <p>This follows an email HSL sent to the LPA on 22/05/2019, stating that the expected delivery rate would be 60 dwellings per annum (dpa). This was as per the Local Plan trajectory and was based on the site being built out by two housebuilders. However, circumstances have since changed in June and it now appears very likely that the site will be developed by one housebuilder. This will result in a reduced delivery rate and it is expected that only 30 dwellings will be delivered each year in 2022/23 and 2023/24.</p> <p>Of course, as stated in the email to the LPA, the delivery of the site is dependent on the outcome of application 19/0195 and appeal 3221605. Both relate to varying condition 7 of the outline permission and the percentage of housing that can come forward in advance of</p>	0,0,0,60,60	0,0,0,30,30 See also disputed sites list

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>off-site highway works. Application 19/0195 removes the requirement for two off-site highways works schemes to come forward but still limits delivery to 15% before the third highways scheme is completed. Appeal 3221605 follows an officer recommendation to approve and the proposals seek to increase the percentage to 33%.</p> <p>Third parties: Emery Planning for Gladman Developments and Wainhomes</p> <p>Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by Warton East Developments Ltd.</p> <p>The appeal decision included condition 7 which stated: “7) No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of</p> <ul style="list-style-type: none"> a) The Preston Western Distributor Road b) The relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue c) The works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060” <p>The condition was imposed on the Appellant and was not sought by LCC at the Inquiry. As the highway improvements require third party land there is a significant delivery issue. Therefore an application (17/0851) to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements is the subject of an appeal and the LPA’s statement is Appendix EP5A.</p>		

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>The Council allow for 60 completions in 2022/23 and 2023/24. However we have a letter from the Applicant (Appendix 5B) which reduces this to 30 dwellings in 2022/23 and 2023/24. This would be a reduction of 60 dwellings from the 5 year supply.</p> <p>However it is clear that even with Application 19/0195 approved subject to a Section 106 agreement, that the applicant considers that the awaited appeal proposal would significantly increase the likelihood of the site delivering housing as anticipated as the issue is it will determine if the 15% threshold should remain or it is increased to 33%.</p> <p>Even if the appeal is successful, as there is no progress yet with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 dwellings at this stage. That can of course be reviewed in the Position Statement next year as this one is on the position of the sites at the base date.</p>		
<p>HSS13 House Lytham Warton</p> <p>Clifton Farm, Road, Warton</p>	<p>Response from Satplan (asked to respond by the agent for the outline application)</p> <p>... as we discussed I write to you in respect of the Clifton House Farm Site in Warton further to your email to Kate Lowe below.</p> <p>I note that the current forecast for delivery of the site is: first completions in 2022-23 and expected delivery of 30 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.</p>	<p>Response from Quod for Hallam Land Management: (response does not make further comment in relation to delivery on this specific site).</p> <p>Third party: Emery Planning for Gladman Developments and Wainhomes:</p> <p>Site 6 - HSS13 – Clifton House Farm, Lytham Road, Warton (Hallam Land Management, capacity = 115 dwellings, contribution to the five year supply = 15 (sic.) dwellings)</p> <p>11.25 Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by HLM. As with Site 5, an application to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements was determined by the Council. The applicant is not a housebuilder and a housebuilder will need to be</p>	<p>0,0,0,30,30</p>	<p>0,0,0,30,30</p> <p>See also disputed sites list</p>

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
	We agree with this anticipated delivery at this stage. (Also, there is an email attached to the above between Pegasus Group and Satplan, noting that the latter are “progressing the reserved matters”).	identified in addition to the submission of reserved matters. The APS allows for 30 completions in 2022/23 and 2023/24. 11.26 As there is no progress with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 (<i>sic.</i>) dwellings at this stage.		
Warton small sites				
Great Carr Side Farm, Wrea Brook Lane, Warton		No comment received from any party	3,0,0,0,0	3,0,0,0,0
Warton Hall Farm, Lodge Lane, Warton		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Land at Dover Close, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Barn, Warton Hall Farm, Lodge Lane, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
43 Lytham Road, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
150 Lytham Road, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Rose Cottage, Bryning Lane, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
121-123 Lytham Road, Warton		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Kirkham and Wesham sites of 10 or more dwellings				
HSS8 The Pastures, Fleetwood Road, Wesham	I understand from our client that they have had a higher than normal build rate at this site and that delivery is likely to be around 40-45 dpa with the remaining 87 dwellings built out by March 2021.	No further representation received.	39,39,9,0,0	44,43,0,0,0
HSS9 Land North of Blackpool Road, Kirkham (phase 1)	I can confirm that all dwellings on this site are now physically complete as of April 2019.	No further representation received	30,8,0,0,0	38,0,0,0,0
HSS9 Land North of Blackpool Road, Kirkham (phase 2)	None received	No comment received from any party	30,30,30,3,0	30,30,30,3,0
HSS9 Land North of Blackpool Road, Kirkham (phase 3)	None received	No comment received from any party	15,30,30,30,30	15,30,30,30,30
HS28 Sunnybank Mill		No comment received from any party	9,0,0,0,0	9,0,0,0,0
HS32 West End Residential Park		No comment received from any party	15,12,0,0,0	15,12,0,0,0
HS57 Brook Farm Dowbridge	Not received within the set time, however a response was received when the draft document consultation was open.	Developer (Story Homes) (responding to both the email and draft document): Dowbridge – The projections look about right on here. Applicant for the original outline consent (Hollins Strategic Land):	15,30,30,30,30	15,30,30,30,30 See also disputed sites list

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>Dowbridge, Kirkham The dAPS states that the above site (ref: HS57) will deliver as follows:</p> <p>2019/20 15</p> <p>2020/21 30</p> <p>2021/22 30</p> <p>2022/23 30</p> <p>2023/24 30</p> <p>HSL achieved outline permission on this site and Story Homes (SH) secured Reserved Matters Approval. Development has commenced but SH has confirmed that the site will only deliver c. 3 dwellings in 2019/20. Given the slower than expected delivery rates on site HS70, which is in nearby Newton with Scales, SH is also anticipating that the site will deliver a maximum of 30 dwellings per annum from 2020/21 – 2023/24.</p> <p>The delivery rate is therefore expected to be as follows:</p> <p>2019/20 3</p> <p>2020/21 30</p> <p>2021/22 30</p> <p>2022/23 30</p> <p>2023/24 30</p> <p>Third party:</p> <p>Emery Planning for Gladman Developments and Wainhomes:</p> <p>Site 7 – Land at Brookfarm, Dowbridge, Kirkham</p> <p>11.27 This site is in the supply with 15 completions in 2019/20 and 30 dwellings per annum thereafter. We enclose a letter (Appendix EP6) which confirms the current position and that only 3 dwellings are expected in 2019/20 with 30 dwellings per annum thereafter. We therefore reduce the supply by 12 dwellings.</p>		

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Kirkham and Wesham small sites				
Willow Glen, 96 Dowbridge, Kirkham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
68 Poulton Street, Kirkham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land adj Nookwood Cott, Blackpool Road, Kirkham		No comment received from any party	4,0,0,0,0	4,0,0,0,0
Land off Medlar Lane, Medlar		No comment received from any party	1,0,0,0,0	1,0,0,0,0
The Manse, Marsden Street, Kirkham		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Post Office Hotel, 18, Freckleton Street, Kirkham		No comment received from any party	6,0,0,0,0	6,0,0,0,0
The Homestead, Ribby Road, Kirkham		No comment received from any party	0,1,0,0,0	0,1,0,0,0
10 West View, Wesham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land rear of the Barn House, Dowbridge, Kirkham		No comment received from any party	0,1,0,0,0	0,1,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
3-5 Blackpool Road, Kirkham		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Land adj 14 Myrtle Drive, Kirkham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
58-69 Poulton Street, Kirkham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land adj Dowbridge Farm, Dowbridge, Kirkham		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land south of Eaton Place, Kirkham		No comment received from any party	3,0,0,0,0	3,0,0,0,0
Freckleton sites of 10 or more dwellings				
HS37 The Refuge, Ruskin Road, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
HS38 Land rear of High Meadows, Lower Lane, Freckleton		No comment received from any party	0,0,11,0,0	0,0,11,0,0
HS69 Land at Naze Court, Naze Lane, Freckleton - Net of 22 demolitions		No comment received from any party	-10,0,0,0,0	-10,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Freckleton small sites				
197 Kirkham Road, Freckleton		No comment received from any party	7,0,0,0,0	7,0,0,0,0
1&2 Ribble View, Preston Old Road, Freckleton		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Land between 7-9 Marquis Drive, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land between 21-27 Croft Butts Lane, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
33 Bunker Street, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Longacre Cottage, Kirkham Road, Freckleton		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Trelans, 27 Lower Lane, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
58 and Land to the Rear of Preston Old Road Freckleton		No comment received from any party	9,0,0,0,0	9,0,0,0,0
Willow View Cottage, Kirkham Road, Freckleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Former Piggeries, Poolside, Freckleton		No comment received from any party	3,0,0,0,0	3,0,0,0,0
Elswick site of 10 or more dwellings				
HS72 Land North of Mill Lane, Elswick	Story Homes (applicant for the reserved matters permission on the site): Elswick – We no longer have an involvement on this site.	No further response received	15,30,5,0,0	0,15,30,5,0
HS73 Land North of Beech Road, Elswick	Unfortunately Prospect are no longer progressing with the development. I would recommend that you contact the Landowners agent Chris Cockwill at chris@abarnett.co.uk (A further email was sent to the address provided but no response was received)	No further response received	15,30,5,0,0	0,15,30,5,0
Elswick small sites				
Gorst Farm, Lodge Lane, Elswick		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Merfield, Copp Lane, Elswick		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Tiny Paws Cattery, Mill Lane, Elswick		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Chapel Farm, High Street, Elswick		No comment received from any party	0,4,0,0,0	0,4,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Lands adj Hazlenut Cottage, Langtree Lane, Elswick		No comment received from any party	0,1,0,0,0	0,1,0,0,0
Staining site of 10 or more dwellings				
HS40 Land at Kings Close, Staining		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Staining small sites				
Land to rear of 79 Chain Lane/ Occupation Lane, Staining		No comment received from any party	0,3,0,0,0	0,3,0,0,0
Land adj to Mill Cottage, Mill Lane, Staining		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Dover House Farm, Chain Lane, Staining		No comment received from any party	-1,0,0,0,0	-1,0,0,0,0
Wrea Green sites of 10 or more dwellings				
HSS11 Land off Willow Drive, Wrea Green	Not received within the set time, however a response was received when the draft document consultation was open.	Developer (Story Homes) (responding to both the email and draft document): Wrea Green – We are looking to complete the site this year. We have 30 left. 17/18 and 18/19 numbers of 16 and 37 are incorrect, actual was 25 and 31 respectively.	30,3,0,0,0	33,0,0,0,0 (note: the Building Control records used for completions gave 16 and 17 completions for 2016-17 and 2018-19. The

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
				extra completions reported by Story Homes are carried through to 2019-20, but the intention to complete the site is noted, so the delivery of all remaining dwellings is shown in 2019-20)
HS45 Rear of 54 Bryning Lane, Wrea Green	Further to your below email to Debbie, I can confirm that to date we have had 6 completions at our Wrea Green site and that remaining 30 homes will be delivered over the next 12 months. Please let me know if you need anything further.	No further response received	30,0,0,0,0	30,0,0,0,0
Wrea Green small sites				
Langtons Farm, Ribby Road, Wrea Green		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land at the end of Bryning Avenue, Wrea Green		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Land to rear of 60 Bryning Lane, Wrea Green		No comment received from any party	1,0,0,0,0	1,0,0,0,0
The Grange, Ribby Road, Wrea Green		No comment received from any party	0,5,0,0,0	0,5,0,0,0
Land to rear of 91 Ribby Road, Wrea Green		No comment received from any party	8,0,0,0,0	8,0,0,0,0
Newfold Farm, Browns Lane, Wrea Green		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Clifton site of 10 or more dwellings				
HS49 Land North of Preston Old Road, Clifton	Further to your email in relation to the above development site I would confirm that we had 21 legal completion (<i>sic.</i>) during the period up to the 1st of April 2019 as requested. Kind Regards	Developer (Wainhomes): despite submitting a 116-page response, no reference is made to the delivery rate on this, their own site.	30,20,0,0,0	30,20,0,0,0 (note: Building Control records show 24 completions on the site up to the base date. This figure has been used for consistency)
Newton site of 10 or more dwellings				
HS70 Land West of Woodlands Close, Newton	Development has now commenced on this site, with Hollins Homes getting going fairly recently. HH is working towards delivering 25 dpa.	Land off Woodlands Close, Newton with Scales The dAPS states that the above site (ref: HS70) will deliver as follows: 2019/20 12 2020/21 25	12,25,13,0,0	12,18,18,2,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
		<p>2021/22 13</p> <p>2022/23 0</p> <p>2023/24 0</p> <p>This follows an email HSL sent to the LPA on 22/05/2019, confirming that the delivery rate would be 25 dwellings per annum (dpa). However, since that time, Hollins Homes has found that sales have been unexpectedly slow. This combined with a lengthy Reserved Matters application process and conditions taking longer to be discharged than anticipated has resulted in the delivery rate being reconsidered. It is now expected that 15 - 20dpa will be achieved.</p> <p>It is acknowledged that this reduction in delivery/annum would not impact on the overall five year housing land supply. It does however suggest that market conditions in Fylde are not as strong as had been anticipated and that caution should be applied to over-estimating trajectories. If this applies to a number of sites included within the five year supply, it is entirely possible that the supply will fall to below 5 years.</p> <p>The delivery rate is therefore expected to be as follows:</p> <p>2019/20 12</p> <p>2020/21 18</p> <p>2021/22 18</p> <p>2022/23 2</p> <p>2023/24 0</p>		
Newton small sites				
Barnfield, New Hey Lane, Newton		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Woodlands, Bryning Lane, Newton		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Clifton Grange Farm, Blackpool Road, Newton		No comment received from any party	4,0,0,0,0	4,0,0,0,0
Singleton small sites				
Woodlands, Lodge Lane, Singleton		No comment received from any party	5,0,0,0,0	5,0,0,0,0
Riverside, Poolfoot Lane, Singleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Silver Ridge, Lodge Lane, Singleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Worsicks Farm, Weeton Road, Singleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
The Croft, 117 Mains Lane, Singleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land adj 195 Mains Lane, Singleton		No comment received from any party	9,0,0,0,0	9,0,0,0,0
29 Mains Lane, Singleton		No comment received from any party	6,0,0,0,0	6,0,0,0,0
Greenways, 77 Mains Lane, Singleton		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Weeton site of 10 or more dwellings				
HS64 Land West of Church Road, Weeton		No comment received from any party	15,24,0,0,0	15,24,0,0,0
Weeton small sites				
Land adj Knowsley Farm, The Green, Weeton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Shorrocks Barn, Back Lane, Weeton		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Ream Hills, Mythop Road, Weeton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Mere Court Stud, Mythop Road , Weeton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Todderstaffe Hall Farm, Extension of Todderstaff Road, Weeton		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Greenhalgh small sites				
Catterall Hall Farm, Fleetwood Road, Greenhalgh		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Land at Six Acre Field, Bradshaw Lane, Greenhalgh		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Little Ecclestone site of 10 or more dwellings				
HS56 Sunnydale Nurseries, Garstang Road, Little Ecclestone		No comment received from any party	30,3,0,0,0	30,3,0,0,0
Little Ecclestone small sites				
Land to south of Cartford Inn, Cartford Lane, Little Ecclestone		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Larbreck House Farm, Well Lane, Little Ecclestone		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Treales small sites				
Stanley Grange Farm, Moss Lane East, Treales		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land east and west of Primrose Farm, Kirkham Road, Treales		No comment received from any party	3,0,0,0,0	3,0,0,0,0
Foundry Yard, Kirkham Road, Treales		No comment received from any party	8,0,0,0,0	8,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Land adjacent to White Hall, Kirkham Road, Treales		No comment received from any party	0,1,0,0,0	0,1,0,0,0
Moss House Farm, Moss Lane East, Treales		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Land off Orchard Dene and North of Kirkham Road, Treales		No comment received from any party	0,3,0,0,0	0,3,0,0,0
Moss Side small site				
Woodside Farm, Huck Lane, Moss Side		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Westby small sites				
St Annes School House, Weeton Road, Westby Mills		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Clifton Fields Caravan Park, Peel Road, Westby		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Meadow Green, Moss House Lane, Westby		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Site	Response to email circular	Response to consultation on draft document	Initial delivery	Adjusted delivery
Land adj Barncroft House, Fox Lane Ends, Westby		No comment received from any party	1,0,0,0,0	1,0,0,0,0
Willows Farm, Ballam Road, Westby		No comment received from any party	2,0,0,0,0	2,0,0,0,0
Wrea View, Weeton Road, Westby Mills		No comment received from any party	1,0,0,0,0	1,0,0,0,0

Table 2 General Comments on Delivery and Overall Methodology

Representor comment	Council response
PWA Planning for landowners and developers within Fylde	
<p>According to the 2018 Housing Land Position Statement, base date of 31st March 2018, there was an expected delivery of 740 dwellings for the year 2018-2019. The actual figure, as indicated on the 2019 draft Annual Position Statement was 490 dwellings. It is notable that between 2011 and 2019, there was an average delivery of 311 dwellings per year within Fylde. The expected delivery for the next year (2019-2020), is anticipated to be 927 dwellings, which is significantly higher than previous years and a substantial increase from the 490 dwellings last year (2018-2019). Given the longstanding issues arising from the delayed build out rates within Fylde, it is considered that the current position of 5.3 years is therefore precarious.</p>	<p>The housing land supply statements necessarily include a buffer in accordance with the Framework and PPG. Earlier statements reflected the 2012 Framework used for the preparation of the Local Plan, and required a 20% buffer, reflecting under-delivery in the early part of the plan period against the Local plan housing requirement of 415 dpa. Therefore, the supply figure in the statement is anticipated to be significantly in excess of delivery. The 490 dwellings delivered in 2018-19 was in excess of the Local Plan residual requirement of 479.</p> <p>The buffer used for the draft APS is 10%, and this is agreed by PWA Planning in their representation. The supply figure of 927 dwellings includes almost all of the small sites with planning permission. This is due to the application of the standard assumptions. Previously, the trajectory for the local plan spread the total figure for small sites commitments over the first three years; however to attempt to do so here would involve making judgements on each small site without further information. Rather than attempt this, as all are regarded as deliverable unless evidence exists to the contrary, they are left in year 1. As with the previous statements, the supply figure across the 5 years includes the buffer and therefore delivery need not meet the supply figure.</p>
<p>Given the details discussed in the preceding paragraphs, it would be reasonable to assume that the expected delivery of dwellings within the next 5 years to be 247 less (<i>sic.</i>) dwellings than set out within the Council's statement. This would lead to a total supply of 2556 dwellings, equating to a 4.85 year housing land supply.</p>	<p>This summarises PWA's conclusions on sites. The Council does not accept a number of PWA's conclusions. See section 4 (disputed sites)</p>
<p>Although the site at Land off Woodlands Close, Newton with Scales (HS70) would result in no change to the overall supply within the next five years, this site is still highlighted as the build-out rates have been delayed</p>	<p>The market conditions observed on this site alone do not provide an analysis of market conditions across the borough.</p>

Representor comment	Council response
and demonstrates that market conditions in Fylde are not as strong as previously anticipated. As stated earlier in this response, these sites are an indication that there are likely to be delays to the deliverability of sites as set out within the Annual Position Statement.	It certainly does not provide evidence that the deliverability of other sites in the borough should be in some way adjusted.
PWA Planning therefore are of the opinion that Fylde Council do not have a robust housing supply position at April 2019. The housing supply relies heavily on strategic sites continuing their delivery rates, however, there are longstanding delays of sites within Fylde to deliver dwellings as expected.	The strategic sites that will be delivering during the five years have, generally, maintained their delivery rates, and some have been faster than would be expected using the base assumptions (e.g. HSS4, HSS8). A broad review of the delivery shown in the plan period trajectory will show that sites once commenced have maintained delivery.
It is highly unlikely that next year there would be the delivery of 927 dwellings, given previous delivery rates.	The figure of 927 is based on the application of the assumptions to all of the small sites; these are all deliverable sites.
If the sites identified above do not deliver the number of dwellings as predicted, this would lead to a housing supply position of under 5 years.	Incorrect. Delivery does not lead to supply. As noted above, it is not necessary to actually deliver the supply figure, as it incorporates a buffer.
Lichfields for Taylor Wimpey	
<p>Whilst Taylor Wimpey welcomes the fact that the Council has reviewed its lead-in times and delivery rates in light of changes to the Framework; it considers that further work could be done to ensure this is more robust. Taylor Wimpey recommends that the Draft APS would benefit from separating the base assumptions outlined in the Lead-In Times and Delivery Rates table (Page 16) to provide these for both smaller sites (up to 100 units) and larger sites (over 100 units).</p> <p>It is recognised that larger sites are often more complex to deliver for a variety of reasons (upfront infrastructure requirements, land assembly, onsite works etc) and consequently have longer lead-in times. Lichfields 'Start to Finish' report¹ shows that for sites of less than 100 dwellings; on average it takes up to three years to deliver the first dwelling from submission of an application; this increases to just over 4 years for site between 100—500 dwellings. Applying these assumptions for sites of different sizes will ensure a robust approach to lead-in times as advocated by the Practice Guidance² and ensure the Council's supply is not artificially inflated.</p>	The lead-in times for the larger sites which have not commenced are based on engagement with the developers, either through the engagement involved in the preparation of the Annual Position Statement, or the Local Plan Examination. There is no need for a review to the assumptions as the position on individual sites is always considered where information is available.

Representor comment	Council response
<p>Taylor Wimpey considers that the Council's assumed delivery rate of 15 dwellings in the first year and 30 dwellings in subsequent years is appropriate; and anything higher than this would be overly optimistic.</p> <p>(The representation then highlights what are considered to be discrepancies: these are considered in the sections of the statement relating to individual site delivery)</p> <p>The entirety of the Council's supply should be re-examined to ensure there are no other similar discrepancies across the supply. A conservative line should be applied throughout to ensure the Council's housing requirement is met and the trend of under-delivery is reversed.</p>	<p>The Draft APS in its present form reflects lead in times and site delivery based on a series of engagements, and include a number of cases where the engagement has determined that the site should deviate from the base model. This was the approach settled through the Local Plan Examination and which is in accordance with the expectations of PPG.</p>
<p>(Conclusion)</p> <p>...we have reviewed the content of the Council's Statement and consider that there is further work that could be done to ensure the APS is more robust in light of the potential difference in lead-in times for sites of varied scales. Alongside this, there are some sites within the five-year trajectory that require further explanation to understand why they deviate from the methodology. Accordingly, Taylor Wimpey requests that the Council reviews its Draft APS in line with its comments.</p>	<p>The Draft APS in its present form reflects lead in times and site delivery based on a series of engagements, and include a number of cases where the engagement has determined that the site should deviate from the base model. This was the approach settled through the Local Plan Examination and which is in accordance with the expectations of PPG.</p>
<p>Quod for Hallam Land Management</p>	
<p>Deliverable Sites</p> <p>The draft APS suggests that there is a supply of sites that are capable of delivering 2,678 units. Whilst the veracity of these sites, in terms of delivery have not been tested by Quod, I note that the base assumptions for the site delivery are set out in the table at page 16 of the draft APS, and the build out rates in the paragraph preceding the table.</p> <p>I do not comment specifically on the build out rates but note that the lead in times and assumptions when sites will commence development are not underpinned by any discussion with the development industry on each specific site within the trajectory.</p>	<p>The consultation to which the respondent replies is an opportunity for the industry to engage on any or all sites. However, the assumptions and specific lead-in times derive from the SHLAA Steering Group, the Local Plan Examination and the emails circulated in preparation of the Draft APS. They have been further reconsidered in response to the replies to the consultation.</p>
<p>Whilst the consultation on the APS may assist in understanding the delivery prospects of each of the sites assumed within the trajectory (Appendix 1 of the draft APS), it is not always the case that the development industry will engage in this form of consultation.</p> <p>Therefore, based upon the generic assumptions adopted in the trajectory, and the fact that each site has not been subject to developer specific engagement, there remains uncertainty of the true deliverability of all of the sites making up the 5YHLS.</p>	<p>The PPG requires that councils seek to engage. Where developers have not engaged, the Council has used the best information available. Absolute certainty cannot be required, as noted in the St. Modwen judgement.</p>

Representor comment	Council response
<p>It is important for any reliance on the assessed 5YHLS to be underpinned by a rigorous understanding of each of the sites. This is especially important in the case of the Council, where the 5YHLS is calculated to be only marginally in excess of the 5 year requirement (ie, the draft APS suggests that the 5YHLS is only 5.3 years).</p> <p>It is especially notable that the calculation of 5YHLS can fluctuate dramatically, year on year. This is clearly evident in Fylde, where only last year the Council’s published position on 5YHLS was 9.7 years (ie, almost double that that is currently claimed in the draft APS).</p>	<p>The previous published position was based on an unusual set of circumstances: it was following the introduction of the 2018 Framework, but prior to the adoption of the Local Plan. The housing requirement figure automatically defaulted to the standard methodology figure, which is very notably below the Local Plan figure; a 5% buffer was used, as the housing delivery test was newly passed; the Local Plan backlog was not considered, as there was no adopted plan; therefore the outcome of the calculation was inevitably different. The Inspector’s report on the Local Plan identified that the Council had an approx. 6.4 years supply under the Liverpool method (using the 2012 definition of deliverable). This is broadly comparable to the current position when considering the amended definition, and noting the list of sites that the Council has removed. The Council’s 5 year supply has not “fluctuated dramatically”.</p>
<p>Hollins Strategic Land</p>	
<p>3 Is the evidence sufficient to demonstrate a 5 year supply of deliverable housing sites?</p> <p>The NPPG states that evidence and assessment of delivery “will be as robust as possible” (Para. 047, Ref ID: 3-047-20180913). The dAPS does not demonstrate an approach to assessing delivery that has been as robust as possible.</p> <p>Appendix 1 of the dAPS provides notes on deliverability and delivery, including justification for inclusion. However, these notes are limited and do not accord with the requirements of the NPPG.</p> <p>The evidence is clearly insufficient to demonstrate a 5 year supply, it has not been sense checked and is certainly not as robust as possible.</p> <p>5 Conclusions</p> <p>This RS has demonstrated that:</p> <ul style="list-style-type: none"> • limited Stakeholder Engagement has been undertaken which would not accord with the NPPG and would not result in a robust APS; 	<p>The Council insists that the assessment has been as robust as possible. The Planning Inspectorate will decide whether it considers the information sufficient. The Council believes that it is.</p>

Representor comment	Council response
<ul style="list-style-type: none"> • the evidence is clearly insufficient to demonstrate a 5 year supply and is certainly not as robust as possible; • delivery rates should be reduced at the three sites that HSL has an interest in and this has a significant impact on the 5 year HLS. <p>As a result, it is considered that the Council should not submit its dAPS to the Inspectorate as it will not pass the first or second stages of the assessment. Furthermore, the LPA should confirm that it does not have the required 5 year supply of housing.</p> <p>HSL would welcome the opportunity to engage with the LPA on the matter of HLS.</p>	<p>Delivery rates have been amended in accordance with the representor on the two sites where the information provided does not conflict with the actual developer on the site.</p>
<p>Emery Planning for Gladman Developments and Wainhomes</p>	
<p>4. Assessment of the Council’s housing supply</p> <p>4.1 Our assessment of the Council’s five year housing land supply is based on six key stages:</p> <ol style="list-style-type: none"> 1. The base date and five year period; 2. The housing requirement; 3. Identifying the past shortfall; 4. Identifying the method of addressing the past shortfall; 5. Applying the appropriate buffer; and 6. Identifying a Realistic and Deliverable Supply. <p>4.2 Each stage is addressed below.</p>	<p>Noted.</p>
<p>5. Stage 1: Agreeing the base date and five year period</p> <p>5.1 The base date is the start date for the five year period for which both the requirement and supply should relate. The Council’s APS has a base date of 31st March 2019 with the five year period being 1st April 2019 to 31st March 2024. This is agreed.</p>	<p>Comment noted</p>
<p>6. Stage 2: Identifying the housing requirement</p> <p>National planning policy and guidance</p> <p>6.1 Paragraph 60 of the Framework states:</p>	<p>The plan period annual requirement is 415 dwellings per annum.</p>

Representor comment	Council response
<p>(repeats paragraph 60)</p> <p>6.2 Paragraph 73 of the Framework states: (repeats paragraph 73)</p> <p>6.3 Footnote 37 of the Framework explains that unless the housing requirement set out in the strategic policy has been “reviewed and found not to require updating”, local housing need will be used for assessing whether a five year supply of specific deliverable sites exists using the standard method set out in the PPG where the strategic policy is more than five years old.</p> <p>6.4 Paragraph 3-029 of the PPG explains: “The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.”</p> <p>6.5 Paragraph 3-030 of the PPG states: “Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure:</p> <ul style="list-style-type: none"> • for the first 5 years of the plan, and • where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating. <p>In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method.”</p> <p>6.6 Consequently, it is clear that the five year supply should be measured against the housing requirement set out in strategic policies when those policies are less than five years old and when they are more than five years old, the local housing need figure should be used unless the housing requirement has been reviewed and found not to require updating.</p> <p>6.7 The Local Plan sets the housing requirement for the Fylde as 415 dwellings per annum. Therefore the requirement for the <u>5 year period is 2,075 dwellings.</u></p>	
<p>7. Stage 3: Shortfall</p> <p>7.1 Page 14 of the Draft APS states: “Shortfall is calculated from the base date of the Local Plan (in accordance with para. 044 of PPG on HELAA). The annual requirement figure of 415 is rebased in the Local Plan to include shortfall from early in the plan</p>	<p>The Local Plan identifies a residual requirement for the remainder of the plan period of 479 dpa which incorporates the shortfall from the earlier years. The Council’s approach</p>

Representor comment	Council response									
<p>period, before the examination took place. The Local Plan spreads this shortfall over the remainder of the plan period (Liverpool method), resulting in a residual requirement from 1st April 2017 of 479 dwellings per annum. This approach has been found sound at the Examination in Public and is written in to the statutory adopted development plan in Policy H1 and its supporting text. Delivery in the two years from 1st April 2017 has been 463 and 490 net homes respectively. This leaves a shortfall of 5 against the residual requirement. The five year requirement incorporating shortfall is therefore 5 x 479, plus the shortfall of 5 from the last two years, which gives 2,400 net dwellings.”</p> <p>7.2 The shortfall since that date is set out below.</p> <p>Table 1 – Calculating the Backlog</p> <table border="1" data-bbox="107 539 1377 746"> <tr> <td data-bbox="107 539 208 611">A</td> <td data-bbox="208 539 1111 611">Housing requirement 01/04/11 to 31/03/19 (8 years)</td> <td data-bbox="1111 539 1377 611">3,320</td> </tr> <tr> <td data-bbox="107 611 208 683">B</td> <td data-bbox="208 611 1111 683">Net completions up to 31/03/19</td> <td data-bbox="1111 611 1377 683">2,487</td> </tr> <tr> <td data-bbox="107 683 208 746">C</td> <td data-bbox="208 683 1111 746">Shortfall at 01/04/19 (A-B)</td> <td data-bbox="1111 683 1377 746">833</td> </tr> </table> <p>7.3 The shortfall is 833 dwellings.</p>	A	Housing requirement 01/04/11 to 31/03/19 (8 years)	3,320	B	Net completions up to 31/03/19	2,487	C	Shortfall at 01/04/19 (A-B)	833	<p>to the calculation is the correct one in accordance with both the adopted development plan policy and the PPG.</p>
A	Housing requirement 01/04/11 to 31/03/19 (8 years)	3,320								
B	Net completions up to 31/03/19	2,487								
C	Shortfall at 01/04/19 (A-B)	833								
<p>8. Stage 4: Identifying the method of addressing the past shortfall</p> <p>8.1 The Council’s position statement proposes to spread the past shortfall by spreading it over the remaining 13 years of the plan period. This is known as the “Liverpool” method.</p> <p>8.2 The Framework does not specifically state how the backlog should be addressed, however it does set out the Government’s objective of “significantly boosting the supply of homes” (paragraph 59). Addressing the backlog as soon as possible would be consistent with this paragraph.</p> <p>8.3 Paragraph 3-044 of the PPG3 states: (repeats paragraph 044)</p> <p>8.4 Notably, the PPG does not suggest that the Liverpool method can continue to be used if a previous Inspector found it to be appropriate within the context of the 2012 Framework and former version of the PPG as is the case in the Fylde.</p> <p>8.5 We accept that the Local Plan Inspector in her report dated 18th September 2018 concluded that the ‘Liverpool’ method was appropriate. Paragraph 87 states: “Having regard to the Plan’s spatial strategy and the delivery of the larger strategic sites, the use of the Liverpool method for calculating 5 year housing land supply is justified. By allowing for the past shortfall in</p>	<p>The Council’s recently-adopted Local Plan spreads the shortfall from the early part of the plan period over the remaining years of the plan period (Liverpool method). Paragraph 044 of the 2018 PPG and paragraph 031 of the July 2019 PPG allow for an alternative to Sedgfield to be established through the plan-making process, in accordance with the Framework.</p> <p>It allows it to be used (see above). Therefore it allows it to continue. It is nonsense to suppose that the approach is debarred because of the absence of positive phrasing about its continuation after being initially established.</p>									

Representor comment	Council response
<p>delivery to be addressed across the remaining Plan period the Council has a 6.4 year supply. This allows sufficient flexibility for housing delivery. Reference to the use of the Liverpool approach in assessing the 5 year housing land supply is therefore necessary in Policy H1 and its supporting text [MM38 and MM39] and the monitoring framework [MM70] to ensure the Plan is effective.”</p> <p>8.6 The first point to make is that the Inspector was satisfied that Sedgefield was not necessary to provide flexibility for housing delivery. Some 9 months later even on the Council’s best figure the supply is 5.3 years which equates to an oversupply of 166 dwellings. It is precarious even on the application of the 10% buffer and without the deductions that we make later. We consider that the Sedgefield method is the only mechanism to increase supply through the application of the titled planning balance.</p> <p>8.7 The second important point is that with the Local Plan being examined under the 2012 Framework and the previous version of the PPG, national policy and guidance in relation to five year housing land supply calculations has changed significantly since the Local Plan was examined. Paragraph 73 of the Framework explains that once the adopted strategic policies are more than five years old, the Council’s five year housing land supply will be measured against local housing need. The significance of this is that no regard will be had to the past shortfall (or over-supply) in the five year supply calculation once the local housing need figure is used. The reason for this is set out in paragraph 2a-011 of the PPG4, which states:</p> <p>“The affordability adjustment is applied to take account of past underdelivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address underdelivery separately.”</p> <p>8.8 As a result, the past shortfall will only form part of the calculation until 22nd October 2023 when the Local Plan becomes five years old with 10 years of the plan period remaining. The Local Plan Inspector did not accept the Liverpool method within this context and is a significant material change in that housing needs not being met now should not be out (<i>sic.</i>) off towards the end of the plan period.</p> <p>8.9 Within this context, there is no justification for deferring to meet the past shortfall until the end of the plan period. There is an urgent need to increase housing delivery in Fylde. The past shortfall should be addressed in full in the five year period. This means that the five year requirement at 1st April 2019 should be 2,908 dwellings (i.e. 415 X 5 years + 833 past shortfall = 2,908 dwellings).</p> <p>8.10 If the Liverpool approach is endorsed, contrary to the Government guidance, then the five year requirement at 1st April 2019 is 2,395 dwellings (i.e. 415 X 5 years + 320 past shortfall = 2,395 dwellings).</p>	<p>The representor is engaging in debates which were had at the Local Plan Examination. The matter was settled through the Inspector’s findings. The plan-led system should ensure that the recently adopted Local Plan, as the statutory development plan, remains the starting point for decision-taking, and this includes the approach to dealing with the shortfall from the early-part of the plan period, explicitly dealt with by the Inspector.</p> <p>The representor is making this comment that the underdelivery from the early part of the plan period would have no effect on the local housing need figure. However, the government’s local housing need calculation incorporates the affordability ratio as a means of uplifting the requirement to address scarcity in the housing market. In the event that delivery needs to be maintained higher than the baseline demographic figure, the affordability ratio will raise the local housing need figure accordingly. Therefore, such underdelivery is provided for, but through a different means than at present.</p> <p>It cannot be known what the local housing need figure or the affordability ratio will be 5 years after plan adoption, so it would be a nonsense to attempt to guess this now and at once tear-up the Local Plan on this basis.</p>

Representor comment	Council response												
<p>9. Stage 5: Applying the appropriate buffer</p> <p>9.1 Paragraph 73 of the Framework states:</p> <p>“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:</p> <ul style="list-style-type: none"> • 5% to ensure choice and competition in the market for land; or • 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or • 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.” <p>9.2 Footnote 39 of the Framework explains that from November 2018 “significant under delivery” of housing will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.</p> <p>9.3 The Council passed the 2018 HDT and therefore the 5% buffer would apply. However with the advent of the APS, then the 10% buffer has been applied.</p> <p>9.4 Under the Liverpool method, the five year requirement at 1st April 2019 is 2,635 dwellings (i.e. 415 X 5 years + 320 past shortfall + 10% buffer = 2,635 dwellings).</p> <p>9.5 Under the Sedgefield method, the five year requirement at 1st April 2019 is 3,199 dwellings (i.e. 415 X 5 years + 833 past shortfall +10% buffer = 3,199 dwellings).</p> <p>9.6 The only area of disagreement from Stages 1 to 5 is the application of the Liverpool method by the LPA. A summary of the housing requirement is set out in the following table.</p> <p>Table 10.1: Summary in relation to the housing requirement</p> <table border="1" data-bbox="107 1193 1379 1399"> <thead> <tr> <th></th> <th>Requirement</th> <th>Liverpool</th> <th>Sedgefield</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Annual requirement</td> <td>415</td> <td>415</td> </tr> <tr> <td>B</td> <td>Past shortfall at 1st April 2019</td> <td>833</td> <td>833</td> </tr> </tbody> </table>		Requirement	Liverpool	Sedgefield	A	Annual requirement	415	415	B	Past shortfall at 1st April 2019	833	833	<p>Comment noted.</p>
	Requirement	Liverpool	Sedgefield										
A	Annual requirement	415	415										
B	Past shortfall at 1st April 2019	833	833										

Representor comment				Council response
C	Amount of past shortfall to be addressed in the five year period	320	833	
D	Total five year requirement (A X 5 + C)	2395	2908	
E	Requirement plus 10% buffer (D + 10%)	2635	3199	
F	Annual requirement plus buffer (E / 5 years)	527	640	
<p>10. Stage 6: Identifying a Realistic and Deliverable Supply</p> <p>What constitutes a deliverable site?</p> <p>Previous National Planning Policy (2012) and Guidance (2014)</p> <p>10.1 Footnote 11 of the 2012 Framework stated:</p> <p>“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”</p> <p>10.2 Paragraph 3-031 of the previous PPG (dated 6th March 2014): “What constitutes a ‘deliverable site’ in the context of housing policy?” stated:</p> <p>“Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within 5 years.</p> <p>However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the 5-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (eg infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a 5-year timeframe.</p>				The Council has no comment on this section

Representor comment	Council response
<p>The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust 5-year housing supply.”</p> <p>10.3 Therefore, under the 2012 Framework, all sites with planning permission, regardless of their size or whether the planning permission was in outline or in full were to be considered deliverable until permission expired, unless there was clear evidence that schemes would not be “implemented” within five years. The PPG went further by stating that allocated sites “could” be deliverable and even non-allocated sites without planning permission “can” be considered capable of being delivered.</p> <p>Draft revised National Planning Policy Framework (March to May 2018)</p> <p>10.4 The Government consulted on the draft revised Framework between March and May 2018. The draft revised Framework provided the following definition of “deliverable” in the glossary:</p> <p>“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Small sites, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”</p> <p>10.5 Question 43 of the Government’s consultation on the draft revised NPPF asked: “do you have any comments on the glossary?”</p> <p>10.6 Under the title: “What constitutes a ‘deliverable site’ in the context of housing policy?”, the draft Planning Practice Guidance (March 2018, page 16) simply included the same definition as that set out in the draft revised NPPF above.</p>	
<p>Government’s response to the draft revised Framework consultation</p> <p>10.7 There were 750 responses to question 43 of the consultation. Some of the points raised included:</p> <p>“Local authorities called for the proposed definition of ‘deliverable’ to be reconsidered, as it may result in them being unable to prove a five year land supply and place additional burdens on local authorities to produce evidence. Private sector organisations were supportive of the proposed definition.” (our emphasis)</p> <p>10.8 The Government’s response was as follows:</p>	<p>No comment</p>

Representor comment	Council response
<p>“The Government has considered whether the definition of ‘deliverable’ should be amended further, but having assessed the responses it has not made additional changes. This is because the wording proposed in the consultation is considered to set appropriate and realistic expectations for when sites of different types are likely to come forward.” (our emphasis)</p>	
<p>Revised Framework (July 2018)</p> <p>10.9 The revised Framework was published on 24th July 2018. The definition of deliverable was provided on page 66 of the 2018 Framework and was as follows:</p> <p>“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.” (our emphasis)</p> <p>10.10 Consequently, the 2018 Framework stated that sites with outline planning permission or allocated sites should “only” be considered deliverable where there is “clear evidence” that housing completions will “begin” on site within five years. The onus is on the Council to provide the clear evidence for any sites with outline planning permission and allocated sites it considers deliverable. In the case of the Fylde APS this has not been undertaken.</p> <p>10.11 The “clear evidence” required is not described any further in the Framework. However, it is discussed in the updated PPG, which we discuss below.</p>	<p>Clear evidence is provided for each site included. Where evidence has not been available, the site has been omitted altogether from the initial draft APS.</p>
<p>Technical consultation on updates to national planning policy and guidance</p> <p>10.12 Between 26th October and 7th December 2018, the Government consulted on:</p> <ul style="list-style-type: none"> • Changes to planning practice guidance relating to the standard method for assessing local housing need; and • Policy clarifications relating to housing land supply, the definition of deliverable and appropriate assessment. 	<p>No comment</p>

Representor comment	Council response
<p>10.13 In terms of the definition of deliverable, the consultation document stated at paragraph 36:</p> <p>“The new Framework published in July this year set out a revised definition of ‘deliverable’ (contained in the glossary at Annex 2 of the Framework). Early experience of applying this definition has suggested that it would benefit from some clarification of the wording. In particular, the existing text could be clearer that sites that are not major development, and which have only an outline planning consent, are in principle considered to be deliverable. The relationship between the first sentence of the definition (which sets out general considerations in terms of deliverability), and the remainder that explains how particular circumstances should be approached, also needs to be clear. The specific circumstances cited in the definition are intended to indicate how the general considerations in the first sentence apply to the types of development referred to in the text that follows.</p>	
<p>10.14 The consultation document then set out a proposed revised definition as follows:</p> <p>“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”</p> <p>10.15 Question 5 of the consultation asked: “Do you agree with the proposed clarification to the glossary definition of “deliverable”?”</p>	No comment
<p>Government’s response to the technical consultation</p> <p>10.16 The Government’s response to the consultation was published on 19th February 2019. It explained that there were 461 responses to question 5 and the points raised included:</p> <p>“• There was considerable support (68%) for the proposal from the private sector, although some concerns were raised that sites will need longer than five years to be built out.</p>	No comment

Representor comment	Council response
<ul style="list-style-type: none"> • About half (54%) of local authorities agreed with the proposal, although some felt that it may make delivery harder to demonstrate, resulting in sites being removed from plans and therefore make it more difficult for authorities when demonstrating a five year land supply. • Many respondents across the groups suggested that sites with outline planning permission and / or sites that are included within local plans should be included in the definition of deliverable. Many respondents also suggested that the proposal would result in developers using specialist knowledge and resources to influence planning decisions in their favour, as well as complaints concerning land banking” (our emphasis) <p>10.17 The Government’s response states:</p> <p>“The Government welcomes the views submitted on this proposal. Taking them into account, it considers that the revised definition does provide helpful clarification of the approach established already in the National Planning Policy Framework. The concerns that have been expressed relate more to this overall approach than the merits of the clarification (and the relevance of the overall approach was considered when the Framework was being finalised, following the consultation in the spring of 2018). The changes to the definition that the present consultation proposes should not make it harder for authorities to demonstrate that they have a deliverable portfolio of sites; indeed, it makes it clearer that non-major sites with outline consent should be considered deliverable unless there is evidence to the contrary. We are, however, providing further information on applying the approach through planning practice guidance.” (our emphasis).</p>	
<p>Revised Framework (February 2019)</p> <p>10.18 The definition of “deliverable” as set out on page 66 of the Framework states:</p> <p>“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be</p>	

Representor comment	Council response
<p>considered deliverable where there is clear evidence that housing completions will begin on site within five years.” (our emphasis)</p> <p>10.19 The “further information” on applying the approach of the revised definition of “deliverable” referred to in the Government’s response to the technical consultation above has not yet been set out in the PPG. The latest version remains that of September 2018, which is discussed below.</p>	<p>Further information is provided in the September 2018 version of the PPG (paragraph 036) as referred to by the representor below. The updated guidance of July 2019 provides some amendments to this.</p>
<p>Updated Planning Practice Guidance (PPG, September 2018)</p> <p>10.20 The PPG was updated on 13th September 2018. Paragraph 3-036 of the PPG5 states:</p> <p>“For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:</p> <ul style="list-style-type: none"> • any progress being made towards the submission of an application; • any progress with site assessment work; and • any relevant information about site viability, ownership constraints or infrastructure provision. <p>For example:</p> <ul style="list-style-type: none"> • a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates. • a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.” 	<p>Paragraph 007 of the revised July 2019 PPG provides some amendments to this guidance.</p>
<p>Relevant appeal decisions</p> <p>10.21 The following appeal decision is relevant as it sets out how the Secretary of State has approached the revised definition of “deliverable” in a very recent appeal decision.</p> <p>Land north and south of Flitch Way, Pods Brook Road, Braintree</p> <p>10.22 On 13th June 2019, a decision was issued by the Secretary of State in relation to an appeal made by Acorn Braintree Ltd against the decision of Braintree District Council to refuse to grant planning permission for a mixed-use scheme including up to 1,600 dwellings at land north and south of Flitch Way, Pods Brook Road, Braintree, Essex. Paragraph 19 of the decision letter explains that the Secretary of State’s conclusions</p>	

Representor comment	Council response
<p>on housing land supply are based on the Council’s addendum to the monitoring report and a 5 Year Supply Site Trajectory, which had been provided on 11th April 2019.</p> <p>10.23 Contrary to the claims made by Braintree District Council in these documents that it could demonstrate a supply in excess of five years (5.29 years – please refer to paragraph 20 of the Secretary of State’s decision letter), the Secretary of State concluded that the Council could only demonstrate 4.15 years (paragraph 25 of the decision letter). The reason for this is set out in paragraph 24 of the decision letter, which states:</p> <p>“Having reviewed the housing trajectory published on 11 April, the Secretary of State considers that the evidence provided to support some of the claimed supply in respect of sites with outline planning permission of 10 dwellings or more, and sites without planning permission do not meet the requirement in the Framework Glossary definition of “deliverable” that there be clear evidence that housing completions will begin on site within five years. He has therefore removed ten sites from the housing trajectory”</p> <p>10.24 The ten sites which were removed from the housing trajectory by the Secretary of State have not been identified in the decision letter. However, MHCLG provided Emery Planning with this information. The sites are as follows:</p>	<p>This recovered appeal is on the MHCLG website¹ The representor states that the 10 sites removed amounted to 1,009 dwellings. However, reference to the Addendum to the monitoring report produced by Braintree Council² shows that allocated sites and sites with only outline permission or resolutions to approve <u>at the base date for the statement</u> (1st April 2018) accounted for 2,605 dwellings. The information provided by Braintree Council in relation to these sites in the addendum gave an update more than one year later than the base date of the statement. This reflected the time taken to decide the appeal.</p> <p>In these circumstances the question is to what extent the sites concerned could have been considered deliverable at the base date.</p> <p>The decision removed an element of the supply that was allocated or with only outline consent, but not even the majority of it. It removed supply about which information was known by April 2019, but we can assume that it was not all known, and that perhaps much of it was not known, at the base date. We cannot know the particular circumstances that led to the judgement on each site, but it is enough to know that the judgement was very much retrospective, and that some of the information is likely to have become apparent much later than the base date (if it had not, Braintree Council’s earlier position, that they did not have a 5 year supply, would not have changed).</p> <p>Therefore, the Braintree case provides no base whatsoever to disallow certain types of evidence provided by Fylde Council in support of its Draft APS, on some blanket principle.</p>

¹ <https://www.gov.uk/government/publications/recovered-appeal-land-north-and-south-of-flich-way-pods-brook-road-braintree-essex-ref-3197293-13-june-2019>

² https://www.braintree.gov.uk/downloads/file/8393/monitoring_report_2018_addendum_-_april_2019

Representor comment						Council response
Table 10.1 – The sites in Braintree that the SoS removed from the supply						
	Address	No. of dwellings in Braintree's 5YHLS	Status	Developer	Evidence provided by Braintree Council	
1	Land South of The Limes Gosfield	19	Outline planning permission for 19 dwellings with a full planning application for 22 dwellings pending determination	Chelsteen Homes	E-mail from the agent explaining that a revised planning application has been made	
2	Land east of Sudbury Road Halstead	218	Outline planning permission for 205 dwellings with a full planning application for 218 dwellings pending determination	Bellway Homes	Form explaining that a full planning application had been made and setting out the build rate	
3	Land NE of Inworth Rd Feering	150	Outline planning permission for 165 dwellings with a reserved matters application being prepared.	Bloor Homes	E-mail from agent confirming commencement date and build rate	
4	Station Field, Land west of Kelvedon Station Station Road (Monks Farm) Kelvedon	150	Outline planning permission for 250 dwellings. A reserved matters application is expected imminently	Cala Homes	Form from the housebuilder explaining that an application for reserved matters is to be submitted in 2019 and build rates	
5	SE side Ashen Rd, at junction with Tilbury Rd Ridgewell	16	Outline planning permission for 16 dwellings. Full planning application pending determination	Not known	E-mail from agent explaining that a full application will be made in March / April 2019	

Representor comment						Council response
	Address	No. of dwellings in Braintree's 5YHLS	Status	Developer	Evidence provided by Braintree Council	
6	Land rear of Halstead Road Earls Colne	80	Outline planning permission for 80 dwellings. Reserved matters application to be submitted in 2019	The Hunt Property Trust	Form explaining that an application for reserved matters will be submitted in July 2019	
7	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road Witham	12	Outline planning permission for 12 dwellings.	Not known	None	
8	Land north of Conrad Road Witham	124	Outline planning permission for 150 dwellings. Full planning application pending determination.	Sanctuary Homes	E-mail from developer explaining that a full planning application has been submitted and setting out build rates	
9	Land south of Maltings Lane, Witham	40	Outline planning permission for 63 dwellings	Churchmanor Estates	Form explaining that discussions have been made with the LPA	
10	Land west of Panfield Lane	200	Allocated site with a hybrid application (full application for 189 dwellings, and outline application for 411 dwellings) pending determination	Mersea Homes and Hill Residential	Form explaining that the application is to be determined in spring 2019 and setting out the build rates	
	Total	1,009				

Representor comment	Council response
<ul style="list-style-type: none"> • The site is owned by Cala Homes; • An application for reserved matters is to be submitted in early 2019; • Applications for the discharge of conditions are to be made in early 2019; and • The housebuilder considered that 50 dwellings would be completed in each year from 2019/20 onwards. <p>10.33 Again, this position is comparable to many of the sites that Fylde has included in its supply on the basis of similar comments made by those promoting sites.</p> <p>10.34 This recent appeal decision made by the Secretary of State confirms that the approach we have taken in our assessment of Fylde’s supply is correct.</p>	<p>Not correct. Sites within Fylde have been included on the basis of actual progress with applications.</p>
<p>10.35 We now discuss other relevant appeal decisions where the revised definition of “deliverable” was considered.</p> <p>Green Road, Woolpit, Suffolk</p> <p>10.36 On 28th September 2018, a decision was published in relation to an appeal made by Landex Ltd against the decision of Mid Suffolk District Council to refuse to grant planning permission for the erection of 49 dwellings at land on the east side of Green Road, Woolpit, Suffolk. The appeal was heard at a public inquiry, which was held on 31st July, 1st, 30th and 31st August 2018 (i.e. after the 2018 Framework had been published) and the decision was published after the updated PPG had been published on 13th September 2018. It therefore took the then recent changes in national policy and guidance into account. In allowing the appeal, Inspector Harold Stephens concluded that Mid Suffolk District Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.</p> <p>10.37 Paragraphs 65 and 66 of the appeal decision state:</p> <p>“65. The NPPF 2018 provides specific guidance in relation to the calculation of the five years supply but specifically with regard to qualifying sites, the Glossary definition of ‘Deliverable’ in Annex 2 goes further than its predecessor. Small sites and those with detailed permission should be considered deliverable until permission expires unless there is clear evidence that they will not be delivered. Sites with outline permission, or those sites that have been allocated, should only be considered deliverable where there is clear evidence that housing completions will begin on sites within five years.</p> <p>The onus is on the LPA to provide clear evidence for outline planning permissions and allocated sites.</p>	<p>The information provided here states nothing about what evidence was or was not provided, only that an Inspector found another council’s information inadequate across a wide group of sites. It acknowledges however that in one case, a site with outline planning permission has been accepted by the appeal inspector. Therefore, the approach by the representor, to declare all evidence to be insufficient, is untenable.</p>

Representor comment	Council response
<p>66. The Council relies upon the same sites in its supply as were contained in its Annual Monitoring Report (AMR) dated 11 July 2018. The only new site referred to at the Inquiry was that known as Land on the West of Barton Road, Thurston which was missed out of the AMR in error and for which planning permission was granted on 5 July 2018. The Council has carried out a sense check of the supply against the terms of the NPPF 2018 and referred to events that have occurred after the base date of the AMR”.</p> <p>10.38 Paragraphs 68 and 69 of the appeal decision then refer to the result of the change in the definition of ‘deliverable’ as follows:</p> <p>“68. Sites with outline planning permission make up a very large proportion of the Council’s claimed supply. The onus is on the Council to provide the clear evidence that each of these sites would start to provide housing completions within 5 years. I accept that there was clear evidence of what was necessary on one site provided in Mr Roberts evidence and so the 200 dwellings in respect of that site should be added to the Appellant’s supply calculations. As for the other 1,244 dwellings with outline permission, the Council has not even come close to discharging the burden to provide the clear evidence that is needed to be able to rely upon these sites.</p> <p>69. The up-dated PPG on Housing and economic land availability assessments sets out guidance on what constitutes ‘deliverable sites’ and covers the evidence that a site with outline planning permission is expected to have in support of its inclusion in the supply. The PPG places great weight on the adequacy and sufficiency of consultation with those responsible for delivering dwellings. It is noteworthy that in this case, the Council has failed to adequately demonstrate it has done so. An assessment of the Council’s AMR against the updated PPG reveals that the AMR falls substantially short of producing the evidence that a LPA is expected to produce.”</p>	
<p>Entech House, London Road, Woolmer Green</p> <p>10.39 On 26th October 2018, a decision was published in relation to an appeal made by Taylor Wimpey North Thames against the decision of Welwyn Hatfield Borough Council to refuse permission for the erection of 72 new dwellings, retail and commercial units at Entech House, London Road, Woolmer Green. In allowing the appeal, Inspector George Baird concluded that Welwyn Hatfield Borough Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.</p> <p>10.40 Paragraphs 28 to 30 state:</p> <p>“28. In setting the context for the supply side of the equation, the lpa refers to the 2012 Framework and Footnote 11. This said that to be considered deliverable sites should: be available now; be a suitable location for development now; be achievable with a reasonable prospect that housing will be delivered within 5 years and that the development of the site is viable. In that context, disputes over the 5-year HLS generally</p>	

Representor comment	Council response
<p>revolved around the distinction between what is deliverable and what will be delivered. This distinction was settled by the Court of Appeal with the St Modwen Developments judgement which, amongst other things, said, “The assessment of housing land supply does not require certainty that housing sites will actually be developed within that period. The planning process cannot deal in such certainties.” Thus, for a site to be deliverable it should be capable of being delivered not that it will be delivered. To conclude that a site was not deliverable it was the objector who had to provide clear evidence that there was a no realistic prospect that the site would come forward within 5 years.</p> <p>29. The lpa submits that, as the Framework retains, largely intact, the definition of deliverable set out in Footnote 11 to the 2012 Framework as the essential test, the decision of the Court of Appeal remains the authoritative definition of deliverable. The appellant submits that the requirement now as set out by the Framework is that the emphasis is now on delivery and that it is for the lpa to provide clear evidence that completions will begin on site in 5 years.</p> <p>30. Annex 2 of the Framework and updated PPG provides specific guidance on which sites should be included within the 5-year supply. This guidance goes significantly further than the 2012 Framework. Whilst the Framework definition largely repeats the wording of Footnote 11, this now appears to be an overarching reference to be read in the context of the paragraph as a whole. The paragraph goes on to identify 2, closed lists of sites that constitute the 5-year supply. The second closed list refers to sites: with outline planning permission; with permission in principle; allocated in the development plan or identified on a brownfield register. Whilst such sites can be included within the 5-year HLS, there is no presumption of deliverability and it is for the lpa to justify their inclusion with clear evidence that housing completions will begin on-site within 5 years. The PPG provides a non-exhaustive list of examples of the type of evidence that can be used to justify the inclusion of such sites within the 5- year supply.”</p> <p>10.41 The Inspector referred to sites with outline planning permission as “Category 1” sites. Paragraph 32 of the appeal decision states:</p> <p>“The Category 1 sites, feature in the second of the closed lists and are capable of being included in the HLS, subject to being supported by clear evidence from the lpa. The lpa had the opportunity in its evidence and during a round table session on the disputed sites to provide the clear evidence required to justify their inclusion in the HLS. Indeed following the presentation of the lpa’s evidence and the round table session, I permitted the lpa to provide a note seeking to explain delivery during the 5-years on one site, Broadwater Road West. Moreover, I had the opportunity to examine the lpa’s data sheets for the disputed sites on which it drew its evidence. Taken together, whether the approach to these sites adopts the lpa’s “capable of being delivered test” or the appellant’s “will be delivered” test, I consider the information from these sources falls well short of the clear evidence required by the Framework to justify inclusion of these sites within the HLS.”</p>	<p>The approach of Fylde Council in its inclusion of sites within the deliverable supply in the Draft Annual Position Statement in no way follows the approach used by Welwyn Hatfield. Fylde Council recognises the revisions that have been made to the definition of deliverable sites by the 2018/2019 Framework and as described by the Inspector in the Woolmer Green appeal decision.</p> <p>The interpretation of the definition of deliverable as two closed lists was not accepted by the Inspector of the later Bures Hamlet decision (see below)</p>

Representor comment	Council response
<p>Land off Colchester Road, Bures Hamlet, Essex</p> <p>10.42 On 27th March 2019, a decision was published in relation to an appeal made by Gladman Developments Ltd against the decision of Braintree District Council to refuse permission for the erection of up to 98 dwellings at land off Colchester Road, Bures Hamlet, Essex. In dismissing the appeal (due to the harm to the landscape character and visual amenity of the area), Inspector Robert Mellor concluded that Braintree Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.</p> <p>10.43 Paragraph 57 of the decision states:</p> <p>“The Appellant challenges the Council’s supply figures as set out in the AMR. The main area of disagreement concerns the treatment of outline planning permissions for major development in the calculation of supply. Also at issue is whether sites subject only to a resolution to grant planning permission at the base date should be included (as for example where the grant of planning permission depends upon the completion of a Section 106 planning obligation).”</p> <p>10.44 Paragraphs 62 and 68 of the appeal decision confirm that non-allocated sites awaiting a S106 agreement at the base date should not be considered deliverable.</p> <p>10.45 Paragraph 63 of the appeal decision states:</p> <p>“In respect of information received after the base date about the progress of sites with outline permission at the base date, I consider that this information should be included in the AMR in order to provide the necessary ‘clear evidence’ of whether and when housing will be delivered. An example could be that a site with outline planning permission at the base date had subsequently been the subject of an application for full permission for a similar development in preference to a reserved matters application. That can occur when some amendment to the scheme had meant that whilst housing delivery was still expected a reserved matters application was not appropriate. That an essentially similar development was now being advanced by a different route should not to my mind preclude the site from inclusion in the base date supply.”</p> <p>10.46 Paragraph 67 of the appeal decision states:</p> <p>“The information published here in the AMR is minimal and it relies heavily on unsupported assertions that a site will be delivered. That does not amount to clear evidence. In most cases it does not include the additional information that was introduced only in oral evidence at the inquiry such as: the date when a reserved matters submission was made or anticipated; when a S106 obligation was completed; why a full planning application and not a reserved matters application was submitted on a site that already had outline permission; the source of an estimate of a delivery rate; any assumptions and yardsticks that were applied where direct information was in doubt or missing; or other information of the type suggested in PPG</p>	<p>This appeal, APP/Z1510/W/18/3207509 (attached in Annex 6) was dismissed and a precise assessment of the 5 year housing land supply was not undertaken. The Inspector accepted the “benevolent” approach offered by the appellant in determining which sites should be included: this allowed for sites with outline planning permission only that amounted to 1,613 dwellings as part of the deliverable supply.</p> <p>The conclusions drawn on practice for the assessment from this appeal is that it is a matter of site-by-site judgement. The earlier notion of closed lists was rejected.</p>

Representor comment	Council response
<p>paragraph 3-036. Information of that type could be readily summarised and published, possibly in a tabular form”.</p>	
<p>Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London</p> <p>10.47 On 26th June 2019, a decision was published in relation to an appeal made by Relta Limited and Dylon 2 Limited against the decision of the London Borough of Bromley to refuse to grant full planning permission for 151 dwellings at the above site in Lower Sydenham. In allowing the appeal, Inspector George Baird concluded that contrary to its claims, the Council could not demonstrate a deliverable five year housing land supply within the context of the revised Framework and the updated PPG.</p> <p>10.48 Paragraph 9 of the appeal decision states:</p> <p>“Framework Annex 2 and PPG indicates which sites can be included within the 5-year supply. Whilst the 2012 Framework definition largely repeats the wording of Footnote 11 to the 2012 Framework, this is an overarching reference to be read in the context of the paragraph as a whole. The relevant part says that a site with outline planning permission for major development or a site allocated in the development plan can be included within the 5-year HLS. However, there is no presumption of deliverability and the lpa has to justify their inclusion with clear evidence that completions will begin within 5 years. The PPG provides a non-exhaustive list of examples of the types of evidence that would justify the inclusion of such sites in the 5-year supply”.</p> <p>10.49 Paragraph 18 of the appeal decision states:</p> <p>“To enable sites to be considered for inclusion within the 5-year HLS the responsibility [lies] with the lpa to provide clear evidence that housing completions will begin within the relevant 5-year period. Here, what the lpa has provided comes, in my view, nowhere close to the clear evidence to demonstrate that there is a realistic prospect that housing completions will begin on site within the relevant 5-year period.”</p>	<p>This case provides no help in coming to a view on individual sites or the overall approach of the Council.</p> <p>It merely repeats and signposts the content of the PPG and states, without explanation, that in the particular case Bromley Council fell short of the requirement. The context provided does not even explain whether the issue extended to the entirety of Bromley’s approach, or just a single site.</p> <p>It can only be assumed that this example is included for attritional effect.</p>
<p>Land south of Kislingbury Road, Rothersthorpe</p> <p>10.50 On 17th May 2019, a decision was published in relation to an appeal made by Hollins Strategic Land (and others) against the decision of South Northamptonshire Council to refuse to grant outline planning permission for the erection of up to 66 no. dwellings at land south of Kislingbury Road, Rothersthorpe. In dismissing the appeal (due to its accessibility by public transport), Inspector Philip Major agreed with the Appellant (in this case Emery Planning were the agent) that the Council could not demonstrate a deliverable</p>	<p>The evidence provided here does not demonstrate that emails from developers are not clear evidence. It merely indicates that a particular email in relation to a particular site in Northamptonshire provided insufficient information. Furthermore, it is clear from the context provided that the change to the definition of deliverable came after the evidence document for South Northamptonshire’s five-year</p>

Representor comment	Council response
<p>five year housing land supply. In terms of the clear evidence required, the Inspector concluded that an e-mail from a developer promoting a site was not “clear evidence”.</p> <p>10.51 Paragraphs 16 and 17 of the appeal decision state:</p> <p>“16. The NPPF of 2019 sets out the definition of deliverable. For sites with outline planning permission there should be clear evidence that housing completions will begin on site within 5 years. This approach to deliverability (as consolidated in the last iteration of the NPPF) came after the Council’s Housing Land Availability Study of April 2018, albeit that it was published some months later. I therefore have a degree of sympathy with the Council in that the onus of demonstrating deliverability has shifted and become somewhat more onerous; the Council acknowledges that in future it needs to provide more substantive evidence. However, it is now insufficient to rely on the fact that an outline permission exists. As Planning Practice Guidance (PPG) indicates the assessment should go further, and seek evidence that completions are likely to be forthcoming. In the present case this leads to a dispute on a number of sites in the SNC area.</p> <p>17. The Council accepts that 2 sites should be removed from its supply, but these are of modest size. Of greater importance are the larger sites, for example those at Wood Burcote Court and Turweston Road. Assumptions of further phases of development have been made on the basis of delivery of current phases, but there is no real evidence to back up that position. Similarly, the evidence for further delivery at Towcester Vale is a very short email from a developer with what appear to be over optimistic delivery assumptions. Even were I inclined to agree that retrospective information could be fed into a land supply assessment this would not amount to the clear evidence of deliverability which is now required.”</p>	<p>supply had been produced, and sites included under the previous definition remained part of the supply.</p> <p>In the case of Fylde, the situation is quite different, as the large majority of sites without full planning permission have been removed from the supply, as described in section 4 of the Draft APS, amounting to 551 dwellings. The evidence provided by the respondent implies that the Council has been loose in its interpretation of the definition of deliverable, but this is not so.</p>
<p>Assessment</p> <p>10.52 There are two key issues as result of the revised Framework and the updated PPG:</p> <ul style="list-style-type: none"> • Firstly, there has been a radical change in terms of what constitutes a deliverable site; and • Secondly, the Government’s view as to what this means has been set out in the Guidance and the appeal decision by the Secretary of State in Braintree as referred to above. <p>10.53 Whilst the previous definition in the 2012 NPPF considered that all sites with planning permission should be considered deliverable, the revised definition is clear that only large sites with detailed consent should be considered deliverable and those with outline planning permission should only be considered deliverable where there is clear evidence that housing completions will begin in five years.</p> <p>10.54 In our view, it is unsurprising that large sites with outline planning permission should not be presumed to be deliverable. This is firstly because an application for reserved matters would not need to be made for 3 years on a large site with outline planning permission and then the development would only need to</p>	<p>The SoS decision produces no new principles or parallels.</p>

Representor comment	Council response
<p>commence within 2 years of the approval of reserved matters. Allowing time for the determination of the reserved matters application, a start on site and infrastructure to be put in place, there is therefore no clear evidence that housing completions on a large site with outline planning permission will begin on site within five years. Secondly, there is no guarantee that an application for reserved matters would be approved.</p> <p>10.55 Conversely, a site with full planning permission has already had the detail considered and approved. Development is also expected to commence on a large site with detailed consent within two or three years depending on if full planning permission was granted or if the site had outline planning permission and then the reserved matters have been approved. Therefore, even allowing some time for the discharge of pre-commencement conditions, a start on site made within two or three years and infrastructure put in place, it is likely that housing completions will begin on a large site with full planning permission within the five year period.</p> <p>10.56 As above, the PPG has been updated to provide the type of evidence required to be able to consider that sites with outline planning permission or allocated sites are deliverable. The recent Secretary of State decision in Braintree confirms that emails and forms provided by developers and their agents is not “clear evidence”.</p>	<p>No it doesn't. It confirms that those particular emails and forms provided in relation to the specific sites concerned provided insufficient information for the inspector to conclude that the sites in question were deliverable.</p> <p>Emails and forms provided in relation to other sites in the same appeal were accepted as evidence of deliverability. No principle whatsoever is established by the Braintree decision. Every site should be given a planning judgement on the basis of the information provided.</p>
<p>10.57 The fourth bullet point of paragraph 3-036 indicates that the type of evidence could be set out in a statement of common ground with “the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.” Firstly, this would mean that an identified developer needs to have control of the site and be willing to confirm their intentions regarding delivery. However, it is of note that statements of common ground are not part of the planning application procedure. They are used in appeals and local plan examinations. Within this context it would not provide any guarantee that the site in question would be delivered as set out within it because it would only set out the developer’s intentions.</p>	<p>The July 2019 PPG revises the guidance to refer to a “written agreement” between the local planning authority and the site developer. The responses to the initial email circular from developers provide “written agreements” in relation to those sites concerned.</p>
<p>10.58 It would also be in the developer’s interest to “talk up” the delivery of a site through a statement of common ground with a local planning authority, particularly given that the developer would be reliant on the local planning authority approving applications for reserved matters and the discharge of pre-commencement conditions and in a timely manner.</p>	<p>The incentive for a developer making representations to “talk down” the delivery of sites, even their own but particularly those of others, is very much greater where they have interests in other land in the same borough which is not allocated for housing. In such cases there is potential for very</p>

Representor comment	Council response
<p>10.59 There have been a number of appeal decisions where Inspectors have concluded it can be expected those promoting sites would “talk up” the likely delivery of housing development.</p> <p>10.60 In an appeal decision relating to land north of Congleton Road, Sandbach (Cheshire East), the Inspector concluded that the Council’s delivery rates were optimistic and commented at paragraph 24 that: “it is to be expected that landowners and potential developers would talk up the likely delivery of housing development”.</p> <p>10.61 Similarly, in an appeal decision regarding land Between Iron Acton Way and North Road, Engine Common, Yate (South Gloucestershire), the Inspector states at paragraphs 24 and 25: “In the very competitive house building industry, I would be unsurprised if house builders/developers sought to gain an advantage over a rival by either ‘talking up’ the delivery rates from an allocated/preferred site in order to retain the support of a Council and/or cast doubt on the predicted delivery rates of a competitor so as make another site in the same area appear ‘less deliverable’.</p> <p>The Council appears unquestioning of some of the delivery rates provided by house builders/developers on sites that it has argued would deliver housing within the next five years. Its predictions make little, if any, allowance for the effects of competition from different sales outlets operating in close proximity to one another. Furthermore, the rates used by the Council in its assessment take no account of a reduction in completions on some sites following an initial ‘spike’ in sales caused by pent up demand.” (our emphasis)</p> <p>10.62 In an appeal regarding land east of Butts Road, Higher Ridgeway, Ottery St, Mary (Appeal Ref: APP/U1105/A/12/), the Inspector states at paragraph 20: “..house builders operate in a very competitive market where it could be in their interests to exaggerate sales estimates in order to thwart a rival. I am therefore cautious about the estimated delivery/sales provided on behalf of the consortium and which have been used to support the Council’s assessment”.</p>	<p>significant financial gain from the triggering of the “tilted balance” resulting in the potential for appeal success and planning permission, if a five year supply of housing can be disproved. Wainhomes have an interest in a site in Wrea Green for 41 dwellings, on which an appeal has been dismissed on the grounds that it is contrary to the development strategy of the Local Plan (appeal reference APP/M2325/W/17/3179809) (see Annex 5). Emery Planning have already approached the Council in relation to this site following the publication of the Draft Annual Position Statement alleging a change in circumstances in relation to the five year housing land supply. Gladman Developments have an unallocated site at Warton which they are seeking to promote. At the Local Plan Examination, a number of developers gave reduced delivery rates on the sites they promoted, with the clear intention of attempting (in an apparently co-ordinated manner) to demonstrate that the Local Plan would not produce a five year housing land supply.</p> <p>For Fylde, the delivery rates provided by developers have been accepted, in line with the approach used in the Local Plan Examination following the Inspector’s indication that they should be accepted as evidence. Scrutiny of the expected delivery rates and comparison with delivery to date will confirm that the anticipated delivery rates set out in the trajectory are wholly reasonable.</p> <p>The representor provides no evidence that the phenomena described in the South Gloucestershire appeal have any relevance to Fylde. The Council has no evidence of spikes of demand or impacts of local competition between sites on delivery rates.</p>
<p>10.63 Whatever form the “clear evidence” takes, this must be prepared at the same time as the housing land supply position statement and, in accordance with the PPG, should be consulted on if the LPA is not to rely upon ‘after the event’ justification of the kind criticised in the Woolpit appeal decision as we have explained above. Fylde Council has failed to request the clear evidence necessary and, even if it had done</p>	<p>The assessment of the APS is not a public inquiry. No application for planning permission is being appealed after refusal. The purpose of the engagement is to seek evidence</p>

Representor comment	Council response
<p>so, not consulted upon it until now. For the reasons set out earlier this results in stakeholders not being able to make representations on the full case.</p> <p>10.64 Despite our significant concern on the limited process to date, we have assessed the Council’s supply within the context of the revised NPPF and the updated PPG which we now set out.</p>	<p>and views on delivery, not to invite the cross-examination of the evidence of others. The Planning Inspectorate will consider the actual evidence submitted and make reasoned conclusions.</p>
<p>Small Sites</p> <p>11.29 The APS does not calculate the total number of permissions on small sites. We have calculated the net additions from these sites to be 288 dwellings. The Local Plan Examination endorsed a 10% non-implementation allowance based on the historic trends in the area. The APS no longer includes a non-implementation allowance. It states:</p> <p>“At the Examination of the Local Plan the evidence presented into the deliverability of small sites involved the inclusion within the trajectories of the total number of committed dwellings on small sites (i.e. those granted any kind of planning permission), this number was discounted by 10%, to account for small sites not coming forward.</p> <p>The trajectory in Appendix 1 includes all small sites listed individually, as required by PPG, and reflects the updated definition of deliverable sites within the Framework (2018 and 2019). In particular, under part a) of the new definition of deliverable, small sites with planning permission (including outline planning permission) should be considered deliverable until permission expires unless there is clear evidence that the dwellings will not be delivered within 5 years. Any cases where such information exists are noted within Appendix 1, and delivery is amended in Appendices 1 and 2 accordingly. All other small sites with planning permission are treated as deliverable in accordance with Annex 2 of the Framework. It follows that no discount would be justified for non-implementation of these sites.”</p>	<p>Repeats text of document</p>
<p>11.30 We see no discounting of any of these sites or any evidence if they have. There are anticipated losses but these account for a net loss from the implementation of a planning approval. For example Morningside Villas where the approval (18/0638) is for the change of use of property from four flats to a single dwellinghouse, hence why -3 is applied in the APS.</p>	<p>PPG requires that anticipated losses are specifically identified.</p>
<p>11.31 We consider the clear evidence points to a 10% allowance being applied as has been the case with the previous Housing Position Statement’s, (<i>sic.</i>) for example the August 2018 statement stated:</p> <p>“25. It is recognised that not all developments identified within the five year supply will be developed. During the Local Plan to 2032 Examination in Public Hearing Sessions a detailed ‘forensic’ evaluation of all large sites (sites of 10 units or more) was completed and the Housing Land Supply Trajectory amended according.</p>	<p>The 2018 and 2019 Framework and supporting PPG are clear. Small sites with planning permission are deliverable unless there is clear evidence to the contrary. The representor provides no evidence in relation to any site.</p>

Representor comment	Council response
<p>Given this site specific evidence, the Council no longer considers it appropriate to apply a 10% allowance to all sites within the supply; instead the discount applies to small sites (fewer than 10 net dwellings) only.”</p>	
<p>11.32 This would equate to 259 dwellings being delivered in the 5 year period, which equates to an annual average of 52. This is actually higher than the annual average achieved since the start of the plan period (36 dwellings per annum), however the 10% allowance was accepted at the Local Plan.</p> <p>11.33 We therefore discount 29 dwellings to allow for a 10% non-implementation of all the consents.</p>	<p>The Council does not agree that this approach would be appropriate</p>
<p>Windfall allowance</p> <p>11.34 The Council includes a small site windfall allowance of 80 dwellings in the five year supply (50 dwellings in years 4 and 5).</p> <p>National Planning Policy and Guidance</p> <p>11.35 Paragraph 70 of the Framework states:</p> <p>“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”</p>	<p>Repeats national policy</p>
<p>11.36 The definition of “windfall sites” is provided on page 73 of the Framework as follows:</p> <p>“Sites not specifically identified in the development plan” .</p> <p>11.37 Paragraph 3-024 of the PPG9 states:</p> <p>“A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.”</p> <p>11.38 Paragraph 3-030 of the PPG10 states that the Council’s judgement on the deliverability of sites, including windfall sites will need to be clearly and transparently set out. Paragraph 3-048 of the PPG11 also requires Councils to provide details of permissions granted on windfall sites and how this compares to the windfall allowance. This information is not included in the Council’s position statement.</p>	<p>Repeats policy and guidance</p> <p>Noted: a data table has been added to the updated version</p>
<p>Compelling evidence</p> <p>11.39 The Council has not provided compelling evidence to justify a windfall allowance in the five year supply for the following reasons.</p>	<p>The Inspector’s report to the recently-adopted Local Plan accepts and endorses the approach taken. The representor</p>

Representor comment	Council response
<p>11.40 The Council relies on past trends of completions on small sites. Appendix 1 of the APS shows that completion rates have been 36 dwellings per annum (excluding completions on garden land).</p> <p>11.41 However, the Council's supply already includes 288 dwellings in the five year supply on small sites with planning permission (full and outline). As these sites meet the definition of deliverable we have included them in the five year supply with the 10% non-implementation allowance. However, if all of these dwellings were delivered over five years plus a windfall allowance, this would mean an average of 68 dwellings per year (i.e. 288+80 / 5 years), well above past trends of 36 per annum.</p> <p>11.42 There is no justification for including a further 80 dwellings on small windfall sites based on past trends.</p>	<p>seeks to revisit matters dealt with at the Local Plan Examination.</p>
<p>11.43 Within this context, we refer to a decision regarding an appeal made by Morris Homes against the decision of Shropshire Council to refuse to grant outline planning permission for the erection of up to 125 dwellings at land at Longden Road, Shrewsbury, Shropshire. In that appeal, the Inspector commented on Shropshire's windfall allowance in paragraphs 39 to 42 as follows:</p> <p>"39. Historically small windfall sites have represented an important component of housing land supply in Shropshire. In the 10 year period between 2003/4 and 2012/13 an average of 299 dwellings per annum were completed on small windfall sites.</p> <p>40. Given the nature of the County, which includes Shrewsbury, 18 other settlements identified as market towns or key centres and a large number of other villages and hamlets, I consider that it is legitimate to assume that small sites will continue to make a significant contribution to housing supply. In the absence of any material to demonstrate that the supply of such sites is reducing it is reasonable to expect that the contribution will be at a similar level to that which has occurred in the recent past. Consequently I believe that the Council's assumption of an average of 299 dwellings per annum being provided on small windfall sites over the next 5 years is not unrealistic. On the basis of this assumption over the 5 year period some 1,495 dwellings would be provided on small windfall sites.</p> <p>41. The Council does not include any allowance for windfalls on small sites in the first three years of the supply as it is held that such sites will already be included within the supply figures (i.e. recorded as sites with planning permission etc.). Consequently the Council only includes 2 years of windfall supply from small sites, or 598 dwellings, within its supply figures.</p> <p>42. It is apparent, however, that the Council's housing land supply figures already anticipate 1,232 completions on small sites for the 5 year period. If the Council's suggested windfall figure of 598 dwellings is added in this would increase the supply on small sites to 1,830. This would represent 366 dwellings per</p>	<p>This appeal APP/L3245/W/15/3011886 was decided on 19th January 2016, which is whilst the 2012 Framework was in place, but which also was before the Fylde Local Plan to 2032 was published for its regulation 19 consultation. The approach to the inclusion of windfall sites, and the allowance for years 4 and 5, were considered at the Examination of the Local Plan, and was found sound. Paragraph 84 of the Inspector's Report accepts the approach taken.</p>

Representor comment	Council response
<p>annum or 67 dwellings per annum more than the past annual completion rate on windfall sites of 299 dwellings. Consequently I believe that 335 dwellings (i.e. 67 x 5) should be discounted from the windfall allowance, leaving a total of 263 dwellings.”</p>	
<p>11.44 Similarly, in the Rothersthorpe case we referred to earlier, the Inspector concluded that the inclusion of a windfall allowance in South Northamptonshire’s five year housing land supply would result in an increase above past trends without adequate justification. Paragraph 18 of the appeal decision states:</p> <p>“Dealing briefly with the windfall allowance it is not disputed that it is appropriate to include this as a part of future supply. The quantum is not agreed but the difference is small. In relation to the overall assessment which I turn to next it is not critical. Nonetheless I do agree that the Council’s figure is likely to be somewhat overoptimistic in that it makes an allowance for windfalls as well as an allowance for delivery from small sites which already have planning permission. As a result the Council’s position would see an increase above past trends without adequate justification for such a position.”</p>	<p>See above. This case repeats the content of the other</p>
<p>11.45 Therefore, the windfall allowance should not be included and this results in a deduction of 80 dwellings in the Council’s supply.</p>	<p>The Council disagrees. This would not be in accordance with the adopted Local Plan</p>
<p>Empty Homes</p> <p>11.46 Paragraph: 041 Reference ID: 3-041-20180913</p> <p>“How should authorities count bringing empty homes back into use?</p> <p>“To be included as a contribution to completions it would be for the authority to ensure that empty homes had not already been counted as part of the existing stock of dwellings to avoid double counting.2</p> <p>Revision date: 13 09 2018”</p> <p>11.47 The APS states:</p> <p>“Completions should be net of demolitions. Empty homes can be included providing the authority can demonstrate they had not already been counted as part of the existing stock of dwellings and would not be double counting.”</p>	<p>The Local Plan examination accepted the evidence provided for the inclusion of the small empty homes allowance as part of planned supply.</p>

Representor comment	Council response
<p>11.48 The APS does not provide any information on the robustness of the allowance of 10 empty homes per annum. Whilst the LPA may rely on the Local Plan process, the key point is that the APS is the first opportunity to assess these matters in the context of the 2019 Framework and PPG updates. The evidence needs to be provided annually so that this can be tested as to whether it should be continued to be relied upon. As a minimum the addresses of each should be provided so it can be assessed by stakeholders. At this stage we cannot agree to the inclusion of 50 dwellings for empty homes in the 5 year period.</p>	<p>The Local Plan examination accepted the evidence provided for the inclusion of the small empty homes allowance as part of planned supply.</p>
<p>11.49 Indeed the 2019/20 New Homes Bonus figures shows that the number of empty homes increased by 21 in 2017/18. This is the latest dataset for empty homes nationally but shows that rather than an addition to the supply, there should be a deduction if the trend continues. The APS need to provide the evidence either way.</p> <p>11.50 This also raises an issue on the completion figures set out in the APS as the New Homes Bonus net additions is 460 rather than 463.</p>	<p>New homes bonus data is produced by government and draws from different datasets to those used for Local Plan monitoring</p>

Other comments made by representors

Some representors have commented more widely on the various issues connected with the 5-year housing land supply, some more directly connected than others. Comments of this kind have been summarised: the full version of the representation is provided in Annex 4. The Council's responses to comments are set out within the table.

Table 3: Other Comments Made by Representors

Representor comment	Council response																
Natural England																	
<p>Thank you for your consultation on the above dated and received by Natural England on 06 June 2019</p> <p>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.</p> <p>We have reviewed the Draft Annual Position Statement and concentrated on the sites which do not already have planning permission. The comments we provide below are limited due to the lack of specific site locations available within the Statement.</p> <p>We would recommend that you make use of our published Impact Risk Zones when assessing site suitability.</p> <table border="1" data-bbox="116 667 1104 1268"> <thead> <tr> <th>Site Address</th> <th>LPA Site Ref</th> <th>No of dwellings proposed</th> <th>NE comments</th> </tr> </thead> <tbody> <tr> <td>Thomfield Caravan Park, Staining</td> <td>HS41</td> <td>28</td> <td>For new residential development in this area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</td> </tr> <tr> <td>Land North of North View Farm, Wrea Green</td> <td>HS47</td> <td>15</td> <td>It is unclear exactly where this site is, therefore cannot give any site specific advice. For new residential development in the Wrea Green area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</td> </tr> <tr> <td>Newton Hall, School Lane, Newton</td> <td>HS51</td> <td>86</td> <td>This site has the potential to impact on Ribble Estuary SSSI, Ribble & Alt Estuaries SPA and Ramsar, Newton Marsh SSSI and land functionally linked to the SPA. All impacts on the designated sites need to be considered via a</td> </tr> </tbody> </table>	Site Address	LPA Site Ref	No of dwellings proposed	NE comments	Thomfield Caravan Park, Staining	HS41	28	For new residential development in this area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.	Land North of North View Farm, Wrea Green	HS47	15	It is unclear exactly where this site is, therefore cannot give any site specific advice. For new residential development in the Wrea Green area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.	Newton Hall, School Lane, Newton	HS51	86	This site has the potential to impact on Ribble Estuary SSSI, Ribble & Alt Estuaries SPA and Ramsar, Newton Marsh SSSI and land functionally linked to the SPA. All impacts on the designated sites need to be considered via a	<p>All of the sites here appear in the plan-period trajectory but are not included in the 5-year supply.</p>
Site Address	LPA Site Ref	No of dwellings proposed	NE comments														
Thomfield Caravan Park, Staining	HS41	28	For new residential development in this area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.														
Land North of North View Farm, Wrea Green	HS47	15	It is unclear exactly where this site is, therefore cannot give any site specific advice. For new residential development in the Wrea Green area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.														
Newton Hall, School Lane, Newton	HS51	86	This site has the potential to impact on Ribble Estuary SSSI, Ribble & Alt Estuaries SPA and Ramsar, Newton Marsh SSSI and land functionally linked to the SPA. All impacts on the designated sites need to be considered via a														

Representor comment				Council response
			<p>Habitats Regulations Assessment.</p> <p>In addition to the above, for new residential development in the Newton area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>	
Singleton Village, Singleton	HS53	15	<p>It is unclear exactly where this site is, therefore cannot give any site specific advice.</p> <p>The Singleton area includes land functionally linked to Morecambe Bay & Duddon Estuary SPA. All impacts on the designated site need to be considered via a Habitats Regulations Assessment.</p> <p>In addition to the above, for new residential development in the Singleton area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>	
The Rowans (Former Blue Anchor Inn), Fleetwood Road, Greenhalgh Phase 1 & 2	HS55 HLAS Site Ref 4A820	17	<p>It is unclear exactly where this site is, therefore cannot give any site specific advice.</p> <p>For new residential development in this general area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>	
Homes England				
<p>I would firstly like to thank you for the opportunity to comment on the Five Year Housing Land Supply - Draft Annual Position.</p> <p>Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.</p> <p>Homes England does not have any land holdings affected by the consultation but we are keen to continue to work with you to fulfil your housing growth ambitions.</p>				No comment

Representor comment	Council response
Quod for Hallam Land Management	
<p>I act on behalf of Hallam Land Management Ltd ('Hallam') who are the strategic land and planning promotion arm of the Henry Boot Group of Companies. They have been promoting and developing strategic land over the past 30 years, operating throughout England, Scotland and Wales.</p> <p>Hallam have a number of development interests in the North West, including in Fylde. These include land at Warton (where they have previously obtained planning permissions for 115 and 360 homes on separate sites), Knowsley (allocated for 800 homes), Buxton (consent for 375 homes), Langho (consent for 47) and strategic sites in Maghull, Crewe and Holmes Chapel.</p> <p>Hallam have successfully promoted strategic housing development at Warton (on land to the north of Lytham Road). This includes land at the former Blackfield Farm site, as well as Clifton House Farm, which together have (or are in the process of) delivered almost 300 new homes in Warton.</p> <p>Hallam have a remaining land ownership in Warton, which links both of the above sites, and is shown on the plan in Figure 1 below.</p>	

Representor comment

Council response

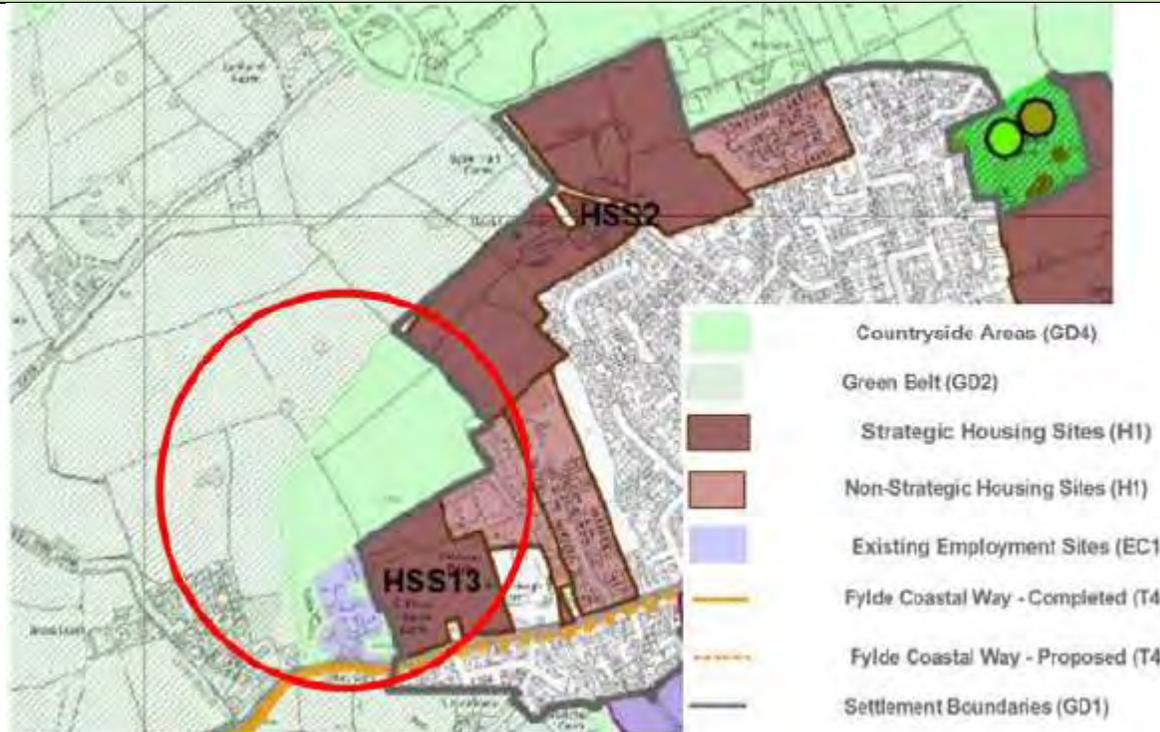


The land that remains without planning permission falls outside Warton Settlement Boundary, and largely (other than for a modest area of the north western part of the site) out-with the Green Belt. It has been purposefully excluded from the Green Belt and is currently identified as falling within Countryside Area.

The majority of the site presents a highly sustainable opportunity for rounding off the settlement, as can be seen on Figure 2.

Representor comment

Council response



Whilst the Fylde Local Plan was recently adopted (2018), it is subject to an early partial review, to ensure that the full objectively assessed need for housing within the housing market area covering Fylde can be met. The land within Hallam’s ownership at Warton, is well placed to meet some of the area’s housing need and Hallam will be promoting it through the planning system in due course.

In the meantime, Hallam wish to respond to the draft Annual Position Statement (‘APS’) on 5 year housing land supply.

Draft 5 Year Housing Land Supply APS (June 2019)

Imperative to Meet Objective Assessed Housing Needs

The National Planning Policy Framework initially published in March 2012 (‘NPPF1’) was the subject of a major review with NPPF 2 adopted in July 2018, and subsequently updated this year. The NPPF1 set a clear imperative of significant boosting housing land supply and delivery within England, and this imperative has been carried through to NPPF2 (updated 2019).

Representor comment	Council response
<p>Notably, it requires Councils to identify a minimum number of homes needed through a Local Housing Need Assessment (paragraph 60) using a standard methodology and ensuring that that objectively assessment need (OAN) is established in strategic policies of the Development Plan (paragraph 65). Moreso, in order to ensure delivery, it requires local planning policies to identify specific deliverable sites over the period of the Plan (paragraph 67) whilst providing a minimum of five years’ worth of housing supply against the housing requirement of the adopted strategic policies (paragraph 73).</p> <p>When identifying a supply of specifically deliverable sites sufficient to provide a minimum of five years’ worth of housing, Local Planning Authorities should in addition include a “buffer” to ensure choice and competition, the size of the buffer depends upon the past delivery rates of the LPA, and fluctuations in the market.</p> <p>It is important that any judgements on the supply of housing land is underpinned by a thorough understanding of whether the land, and the housing proposed on it, are “deliverable” within the forthcoming 5 year period.</p> <p>The definition of deliverable is outlined in the glossary to NPPF2, and the bar to what is deemed to be deliverable is set purposefully high, in order to ensure that sites that make up the five year housing land supply are truly (and highly likely) to be delivered.</p> <p>In view of the above, I comment below on the draft APS. Before doing so it is important to note that whilst Fylde Council (‘the Council’) intend to adopt the APS presumably to fix their 5yhls, para 3-049 of the Planning Practice Guidance (PPG) demonstrates this is not possible. The PPG notes that for LPAs to be able to fix their Housing Land Supply through an APS, it must first be confirmed through a plan examination – and to do that the LPA’s intention must have been indicated at the Regulation 19 stage. As the current Local Plan was prepared under NPPF1 and its ‘sister’ PPG, and the Council did not confirm through the plan process that it would prepare an APS, as this route was not available at the Regulation 19 stage of the now adopted Plan.</p> <p>I do not comment on the methodology adopted by the Council, other than to note that the Council draft 5 year housing land supply (‘5YHLS’) calculation:</p> <ol style="list-style-type: none"> 1. Adopts the Local Plan residual housing requirement based on a housing land requirement of the adopted Local Plan, that is recognised to be not fully reflective of the OAN in this area, and in need of immediate review. 2. In determining the residual requirements, the delivery of housing since the Local Plan period began is taken from the Council’s own records, which are untested. 	<p>This has now been clarified. The Council may fix the 5 year supply through an APS.</p>

Representor comment	Council response
<p>3. The Council have adopted the 'Liverpool approach' to the spread of shortfall over the Plan period, rather than the 'Sedgefield approach'. However, if the past delivery rate is correct, then there is no material difference to the 5YHLS adopting either approach.</p> <p>4. A 10% buffer has been adopted by the Council.</p> <p>5. Under the housing delivery test, the Council are performing at between 172% (2018) and 188% (projected 2019) against the housing delivery test1.</p> <p>Calculated 5YHLS</p> <p>As mentioned above, the Council's calculation is that there is only a 5.3 year supply of housing, against the current Local Plan requirement. As the Local Plan is under review, and the true OAN in the area is likely to be well above that currently being planned for, it is important that Fylde continue to pro-actively identify and support proposals for housing development on appropriate sites.</p> <p>It is also important to recognise that the housing requirement, and 5YHLS is only a minimum of what is required to meet the area's needs, and as such, these should not be used to artificially constraint the delivery of houses that can continue to meet the area's housing needs.</p> <p>Summary</p> <p>We welcome the opportunity to comment on the draft APS and have identified areas of potential weakness that warrant further rigorous analysis, before the APS is adopted by the Council. For the reasons outlined above however, the PPG clearly notes that the 5YHLS cannot be fixed through this APS at this stage, although can be a useful indicator of what the Council consider to be their 5yhls.</p> <p>In the meantime, we will be looking to set up a meeting with your Officers to discuss the promotion of the site identified above at Figure 1.</p>	<p>This suggests that the consultant is unfamiliar with the locality. The standard methodology figure for housing need is substantially below the Local Plan requirement.</p> <p>Comment noted. The Council are aware of the site.</p>
<p>Hollins Strategic Land</p>	
<p>1 Introduction</p> <p>This Response Statement (RS) relates to the Council's Draft Annual Position Statement (dAPS). The RS focusses on providing information on sites which Hollins Strategic Land have an interest in. It also considers the methodology of the APS against guidance set out in the National Planning Practice Guidance (NPPG).</p> <p>It is demonstrable that:</p>	<p>The Council disagrees with these comments</p>

Representor comment	Council response
<p>1. the APS is not based on satisfactory stakeholder engagement; and,</p> <p>2. there is insufficient evidence to demonstrate a 5 year supply of deliverable housing sites.</p> <p>Furthermore, HSL has been able provide evidence on three sites to demonstrate that the supply should be reduced.</p> <p>At this stage, it can reasonably be concluded that the Council should not be able to adopt an Annual Position Statement and that it cannot demonstrate the required supply of deliverable housing land.</p>	
<p>2 Has satisfactory Stakeholder Engagement been carried out?</p> <p>The NPPG states that authorities will need to produce an Engagement Statement. At this stage, the LPA has not produced a draft Engagement Statement and so it is not possible to review the engagement process in its entirety. The dAPS does not provide significant detail on Stakeholder Engagement.</p> <p>However, HSL understands that the extent of Stakeholder Engagement extends to the Council contacting parties with an interest in potentially deliverable land with a view to agreeing delivery rates. HSL did receive emails on two of the three sites referred in section 4 of this RS.</p> <p>However, it is not known whether the Council contacted infrastructure providers, upper tier authorities or neighbouring authorities. Of course, it may be the case that this is being done via the dAPS but it is considered that all parties should have been involved earlier in the process.</p> <p>The NPPG does suggest that LPAs may wish to set up an assessment and delivery group. HSL has not been invited to attend such a group and it must be assumed that one has not been formed.</p>	<p>In relation to the third site, the email was sent direct to the developer of the site who had submitted the reserved matters application (Story Homes) and a reply was received.</p>
<p>Whilst it is difficult to ascertain the level of Stakeholder Engagement from the dAPS, at this stage, it must be assumed that limited Stakeholder Engagement has been undertaken. This would not accord with the NPPG. It would not result in a robust APS.</p>	<p>The engagement has been generous and robust</p>
<p>Emery Planning for Gladman Developments and Wainhomes</p>	
<p>1.1 Emery Planning is instructed by Wainhomes and Gladman Developments to make representations on the Draft Annual Position Statement (APS) for Fylde Council for the period 1st April 2019 to 31st March 2024.</p> <p>1.2 In summary, there are a number of overarching points which need to be taken into account. These are:-</p> <p>☐ We question whether the Council is eligible to produce an APS in the context that the Fylde Local Plan (FLP) was adopted in accordance with the 2012 Framework. The ambiguity on this point has been raised by Wyre Council in paragraph 1.6 of their APS which states that further clarification is awaited from the Planning Inspectorate. We have seen no confirmation that Fylde is eligible to prepare an APS. Our position</p>	<p>The revised PPG published 22nd July 2019 provides clarification on this point (paragraph 011 Reference ID: 68-011-20190722). The Council is eligible to prepare an annual</p>

Representor comment	Council response
<p>is that the plan was submitted under the 2012 Framework; therefore the implications of the 2019 Framework and the requirements set out in order to prepare an APS have not been met as the housing supply endorsed by the Local Plan was not on the basis of the new Framework.</p> <p>☐ We have significant concerns that the documentation from developers, landowners and agents has not been provided as part of the consultation. As the consultation is the only opportunity for representors to make submissions on the Council’s evidence, it must be included in the draft APS, if not before, in order for other parties to interrogate the information. It is not meeting the tests of clear evidence for developer, landowner or agent notes or correspondence, simply to be provided to the Planning Inspector only. As a result our assessment is not based on the full evidence that the Council has or that the Inspector will get if the APS is submitted.</p> <p>(additional point relating to site deliverability)</p>	<p>position statement. In addition, the appeal decision issued against Wainhomes own proposed development site in February 2019 (APP/M2325/W/17/3179809, see Annex 5) confirmed that for the purposes of housing land supply, the Local Plan amounted to a “recently adopted plan” under the new Framework and PPG.</p>
<p>1.3 For these reasons, we consider that:</p> <ul style="list-style-type: none"> • a) the APS should not progress as the Council is not eligible to prepare one; • b) if it is eligible, there are significant issues, namely that no clear evidence has been provided as required by the PPG which results in representors being unable to provide a full and open assessment of the APS; and, <p>(third point relates to site deliverability)</p>	<p>See detailed comments below</p>
<p>2. Eligibility</p> <p>2.1 Paragraph 73B enables a local planning authority to apply a 10% buffer where it wishes to demonstrate a five year land supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market that year. The reader is then directed to footnote 38 which states:</p> <p>(restates footnote 38)</p> <p>2.2 The Council adopted the Fylde Local Plan 2032 on 22nd October 2018. However we question whether paragraphs 73(b) and 74 can apply to an adopted local plan prepared and examined under the 2012 Framework. This is set out in the PPG (ref 3-049-20180913) which states:</p> <p>(restates paragraph 049 of the PPG as at the response date)</p> <p>2.3 For the Fylde, that requirement has not been undertaken as paragraph 74 postdates the Examination hence why paragraphs 73b and 74 should not apply. Indeed a 10% buffer was not requested or considered and this APS is not a refresh of the Local Plan’s assessment of the 5 year supply which was considered under</p>	<p>The revised PPG published 22nd July 2019 provides clarification on this point (paragraph 011 Reference ID: 68-011-20190722). The Council is eligible to prepare an annual position statement. The sites included must be assessed for deliverability in accordance with the 2019 Framework and PPG. This is the approach the Council has taken from the outset.</p>

Representor comment	Council response
<p>the materially different deliverability tests in the 2012 Framework. Both the 2018 and then 2019 Framework has had significant consequences for the deliverable supply of land in Fylde as we will subsequently set out. Our view is that the APS is not a refresh but a fundamentally different assessment based on materially different Government guidance.</p> <p>2.4 Therefore in the case of the Fylde we consider it is too early for a compliant APS to be prepared.</p>	
<p>3. Absence of Clear Evidence</p> <p>3.1 We have significant concerns that the documentation from developers, landowners and agents has not been provided as part of the consultation. As the consultation is the only opportunity for representors to make submissions on the Council’s evidence, it must be included in the draft APS, if not before, in order for other parties to interrogate the information. It is not meeting the tests of clear evidence for developer, landowner or agent notes or correspondence, simply to be provided to the Planning Inspector only. On that basis our assessment is not based on the full evidence that the Council has or that the Inspector will get if the APS is submitted. Our position is endorsed by the following commentary on the PPG.</p> <p>3.2 Paragraph: 048 Reference ID: 3-048-20180913 of the PPG asks “What information will annual reviews of 5 year land supply, including annual position statements, need to include?”. It then states:</p> <p>“Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed. Assessments will be expected to include”</p> <p>3.3 Seven criteria are then set out.</p> <p>(Representation repeats the seven criteria in PPG)</p> <p>3.4 The information in Appendix 1 is limited and has not been made publicly available in any format. The information then contained in the seven criteria is also absent and the APS only provides the figures without any clear or robust evidence.</p>	<p>The Council is required to engage with developers and others who have an impact on site delivery, then provide evidence including the outcomes of that engagement in the final submission.</p>
<p>3.5 Paragraph: 050 Reference ID: 3-050-20180913 asks “How is 5 year land supply confirmed through an annual position statement?” Guidance is then set out in 3 paragraphs. We break down these paragraphs in order to assess how the APS has been prepared.</p> <p><u>Where a local planning authority subsequently wishes to confirm their 5 year land supply position through an annual position statement, they will need to advise the Planning Inspectorate of their intention to do so by 1 April each year.</u></p> <p>3.6 There is no correspondence in the APS to confirm that this has been met. For the purposes of this assessment we assume it has. By way of comparison, we note that Wyre Council, in their Draft APS states:</p>	<p>The Council did advise the Planning Inspectorate as required. There is no requirement for this information to be part of the engagement process.</p>

Representor comment	Council response
<p>“1.6 The Council is firmly of the opinion that it is eligible to produce and have an APS examined by the Planning Inspectorate in circumstances where (as here) a local plan is recently adopted even though it was examined through the policies in 2012 NPPF. The Council is currently in the process of seeking final confirmation from the Planning Inspectorate on this point. In any event, mindful of the encouragement in 2019 NPPF §73 that local planning authorities should update their housing supply assessments annually, this current exercise will provide a realistic forward looking appraisal of the deliverable supply in the Borough”</p> <p>3.7 Whilst Wyre are of the view they can, there is ambiguity on whether or not they are eligible and we have addressed that in Section 2 above. The same must also apply to Fylde.</p>	
<p><u>To ensure the robustness of the assessment of the deliverability of sites, the local planning authority should carry out an engagement process to inform the preparation of the annual position statement.</u></p> <p>3.8 We have a fundamental objection to the APS and the procedure the LPA has carried out. Whilst we understand contact has been made to landowners and developers on sites in the supply, the actual clear evidence required by the PPG is not provided. Wainhomes has no record of an approach on Cropper Road West, therefore as a minimum all correspondence should be provided, so representors can at least see what has been provided to the Council as it prepared its APS.</p> <p>3.9 The 6th unnumbered paragraph of page 17 states:</p> <p>“The PPG requires that commentary is provided indicating reasons why a site has either exceeded or not progressed as expected. Comments are provided in this edition on the basis of known information, including information provided on request from developers/landowners and their agents. Any further information provided by site owners/developers in response to the consultation on this draft Annual Position Statement will be considered for incorporation into the final version of this statement for submission to the Planning Inspectorate”.</p> <p>3.10 As an interested party with sites in the supply and sites without consent, the engagement has been minimal. We only have the benefit of the LPAs short summary in the final column of Appendix 1 of the APS. Therefore we are not able to assess or interrogate the information provided by agents, landowners and developers to test their conclusions. The LPA states that this information, along with any updated responses will be provided to the Planning Inspectorate. This means that we will not have the opportunity to comment on the information to date or that to be provided, and on that basis there is a simple but crucial unfairness point to the process. That simply cannot be right or fair.</p>	<p>The clear evidence is required for submission to the Planning Inspectorate. Some of this evidence derives directly from the engagement process. The engagement process is an opportunity for stakeholders such as Wainhomes and Gladman Developments, to put forward their views on the likely delivery on sites within the supply. The Planning Inspectorate will make a judgement on whether the evidence is sufficient.</p> <p>The Council considers that the engagement has been generous. The stakeholders have been contacted and asked specifically to indicate the likely delivery on their own sites. Further to this, a public consultation on a draft APS has been undertaken, with views sought directly from a wide group of stakeholders set out in this statement. Site owners have therefore had both:</p> <ul style="list-style-type: none"> • the opportunity to set out their likely delivery at the outset; and • the opportunity to scrutinise the site delivery on all other sites in the supply and to provide their own evidence as to what they consider to be the likely delivery on those sites. <p>Wainhomes were contacted regarding Cropper Road West, and the email is provided in Annex 1 (it was sent to Helen</p>

Representor comment	Council response
	<p>Leggett, who was the individual who provided the last piece of correspondence from the agents that is recorded against the planning application, agreeing to an extension of time). Wainhomes' responses to the email circular demonstrate an unwillingness to fully engage with the process, as they fail to provide anticipated delivery rates on the sites concerned despite the questions asked in the email being crystal-clear to all other respondents as to what information was sought. Having failed to provide the information that the engagement process stipulated by PPG specifically seeks, this representation then complains about the unfairness of the process and provides 116 pages of challenge. With the exception of the sections of the representation concerning the process and eligibility, the content of the representation which makes comments on challenges to delivery rates on sites and overall methodology, demonstrates by its existence that Wainhomes and Gladman Developments have had and have taken the opportunity to engage with the process fully.</p> <p>The Council's engagement process has sought to encourage the submission of evidence regarding sites. Wainhomes and Gladman Developments have been free to make comments and provide evidence on the delivery of any sites listed in the draft APS. Instead, they appear only concerned with the Council's assessment, and have limited comments unless the Council provides a comment or evidence first. The process they seek would result in a circular argument. The APS process set out in PPG deliberately seeks to avoid this.</p>
<p><u>The local planning authority can then submit their annual position statement to the Planning Inspectorate for review by 31 July of the same year.</u></p> <p>3.11 We assume that the LPA will meet this deadline, although due to our concerns on the procedural aspect we question whether a submission should be made.</p>	<p>No further comment</p>

Representor comment	Council response
<p><u>When assessing an annual position statement, the Planning Inspectorate will carry out a 2 stage assessment. First, they will consider whether the correct process has been followed (i.e. whether a 5 year supply has been confirmed initially through an up to date plan and whether satisfactory stakeholder engagement has been carried out).</u></p> <p>3.12 We consider that the correct process has not been followed. Please see Section 2 above.</p> <p>3.13 For the reasons set out above, satisfactory stakeholder engagement has not been carried out and we have not been provided with the required clear evidence in order to comment on. Whilst our submissions later set out our view on sites, this has been done without the benefit of the information the Council has and will receive during the consultation process and it puts any party seeking to challenge the APS at a significant disadvantage.</p>	<p>Not so. The Council has declared where stakeholders provided responses to the email circular. Information on individual planning applications is published through the Council's website and is available for all parties.</p>
<p><u>Second, they will look at whether the evidence is sufficient to demonstrate a 5 year supply of deliverable housing sites, with an appropriate buffer, at the base date of the assessment (i.e. 1 April in the relevant year).</u></p> <p>3.14 Our submissions on this point are in Section 11 of this Statement.</p>	<p>Noted</p>
<p><u>The Planning Inspector's assessment will be made on the basis of the written material provided by the authority and the Planning Inspector will not refer back to the local planning authority or any other stakeholders to seek further information or to enter into dialogue about sites.</u></p> <p>3.15 This goes precisely to our objection on the procedure as all parties must have the information that is to be provided to the Inspector. If not, then the Inspector's decision is taken on all the evidence yet representors and stakeholders are only provided with part of the picture. As this consultation is the only opportunity we have, all evidence must be provided now for review and comment. If not then the process is both opaque and unfair.</p> <p>3.16 If housing land supply is a matter for a Section 78 appeal, it is not dealt with by written representations and is elevated to either a hearing or inquiry. Whilst we note the process we do want to raise our concern with the process when we have no further opportunity to comment on the APS and any additional information provided.</p>	<p>The process invites stakeholders to provide evidence. The representor's objection is to the procedure. Rather than provide evidence, the aim appears to be to review that of others, with a view to disrupting the process and removing the certainty that the APS process provides.</p> <p>With any process, there will always be a point when no further submissions are accepted, otherwise a never-ending circular argument would ensue. The APS procedure is like any other in this respect.</p>
<p><u>It is therefore important that the authority has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.</u></p> <p>3.17 At this stage there is no clarity on what the disputed sites are and it will only be when the consultation closes that the LPA will know which sites are disputed. However we cannot give our full position on which</p>	<p>Nothing in PPG actually requires a full draft of the APS to be consulted on before submission. This representation states that this process should happen twice.</p>

Representor comment	Council response
<p>sites we dispute and do not dispute if the information is not provided. Section 11 is based on the information provided to date and from what we have obtained. The LPA should have published a draft APS and then consulted upon it, including a meeting with all stakeholders before the draft APS is formally published for consultation prior to submission to PINS.</p>	<p>The reference to the provision of information about disputed sites refers to parts of the engagement statement. The PPG requires Councils to produce and submit an engagement statement (Paragraph 051 Reference ID: 3-051-20180913). The engagement statement reflects the outcomes of the engagement, and the consequent conclusions drawn by the Council. It requires:</p> <p><i>“specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply; the conclusions which have been reached on each site by the local planning authority in consideration of the outcome of stakeholder engagement; the conclusions which have been reached about the overall 5 year land supply position.”</i></p> <p>Disputed sites are those where consensus has not been reached, in other words where the Council has not accepted (or at least not fully accepted) a challenge to its proposed delivery on a site. The identification process can therefore only take place when the engagement process is complete, and when the Council has determined what evidence from engagement has been accepted.</p> <p>The provision of information about disputed sites refers to its provision to the Planning Inspectorate, as part of the APS submission.</p>
<p>3.18 Paragraph: 051 Reference ID: 3-051-20180913 of the PPG asks “What engagement should the authority undertake to prepare an annual position statement?” We assess each below.</p> <p>(then repeats the content of paragraph 051)</p>	
<p>3.19 There has been no engagement with the APS until its publication and on the information provided parties have not been able to “provide robust challenge” or even discuss agreement with the LPA. The above</p>	<p>Incorrect. Large site owners were contacted and specific information on likely delivery was requested. This gave the</p>

Representor comment	Council response
<p>process has simply not been followed and the absence of even a draft Appendix 3 (Engagement Statement) of what has been done to date further demonstrates that the process has not been followed.</p>	<p>opportunity for site owners to robustly challenge the Council's baseline delivery projections.</p> <p>The publication of the Draft APS has invited robust challenge from all stakeholders and interested members of the public, an invitation to which Wainhomes and Gladman Developments have responded with this representation.</p> <p>The engagement statement is a report following from the engagement process, detailing the outcomes. The provision of a space for the engagement statement to be added to the Draft APS is entirely in accordance with the correct process as required by PPG.</p>
<p><u>Provided the correct process has been followed and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year, confirming, if appropriate, the housing land supply until the following October.</u></p> <p>3.20 Noted.</p> <p>3.21 It is clear the LPA has not followed procedure and the APS should be withdrawn.</p>	<p>The Council disagrees with this conclusion.</p>

4. Sites Remaining in Dispute and Conclusions on Supply

The consultation on the draft Annual Position Statement prompted a number of responses stating either that sites should be removed from the supply as undeliverable, or that their contribution to supply should be adjusted.

The full responses received from the consultees has been set out in section 3, but the table below identifies those cases where sites remain in dispute following the Council's adjustments, and the Council's response to the stakeholders' comments, in addition to the commentary that is provided in the draft 5 year housing trajectory (Appendix 1 of the Draft Annual Position Statement).

Generally, the Council has accepted evidence providing amended site delivery rates or lead-in times from owners and developers of the sites themselves. This demonstrates a robust approach. The Council has removed the great majority of sites that do not have full planning permission as part of the preparation of the initial draft of the document in line with the new definition of deliverable and the PPG, and in consequence the list of disputed sites is considered relatively short. There is a single case where evidence has come from two parties both with an interest in the site: this is discussed in the table.

The extent of the engagement, through the consultation on a full draft of the Annual Position Statement, goes further than is prescribed by the PPG. Comments received on sites of third parties have been included in the engagement statement but these fall outside of the scope of the engagement required by PPG. As at the Local Plan Examination, evidence provided by developers of their own sites has been fully considered and incorporated where appropriate; where comments have been received from third parties who have an interest in sites that are not allocated and therefore who have an interest in the triggering of the presumption in favour of sustainable development, these have been given less weight.

Table 4: Sites Remaining in Dispute

Site name	Council’s anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
HSS1 Queensway, St Annes	52,24,26,36,55	Emery Planning for Gladman Developments and Wainhomes (third parties)	<p>Site 1 – HSS1 – Queensway, St Annes (Kensington Developments, capacity = 992 dwellings, contribution to the five year supply = 400 dwellings)</p> <p>11.2 This is a large strategic site granted planning permission on appeal for 1,150 dwellings for a development of 1150 dwellings, provision of a 1.1ha school site and 34ha of parkland (application ref: 5/2008/0058) dated 21st June 2012. The site is controlled by Kensington Developments.</p> <p>11.3 Reserved Matters for Phase 1 (110 dwellings) was approved in April 2015 and there were 13 completions on the site in 2018/19. A further Reserved Matters application for 882 dwellings was approved in October 2017. Appendix 1 of the APS sets out the proposed build rate which is: 2019/20 – 52; 2020/21 – 24; 2021/22 – 26; 2022/23 – 36; 2023/34 – 55.</p> <p>11.4 Kensington Developments are the only developer. As part of the evidence gathering for an appeal in October 2018 we sought the updated position of Kensington Developments and the email is enclosed as Appendix EP1. This shows that only 165 dwellings were considered deliverable yet the APS has 206 dwellings either completed or in the 5 year supply. The only evidence we have is the summary in the last column of Appendix 1. No further information is provided from Kensington with the APS to depart from their previous position then we maintain that only 165 dwellings are currently deliverable.</p>	<p>The respondent is not the developer of the site, but a third party.</p> <p>The reference to 400 dwellings is incorrect: the overall contribution is 193 dwellings. The reference to 400 dwellings suggests that this section has been copied from an earlier statement written at a time when a higher delivery rate had been expected. The earlier delivery rate, and that currently shown, both reflect information provided directly by Kensington Developments, the developer of the site. The updated delivery rate derives from the response provided by Kensington Developments to the email sent as part of the initial stage of preparing this statement, and which is provided in Annex 3.</p> <p>The email evidence provided by the representor is therefore out-of-date and superseded by the evidence in Annex 3.</p> <p>The Council therefore maintains that the site will deliver in accordance with the information provided by the developer of this site as part of the engagement process for the APS.</p> <p>In addition to the supply figure, the representor has applied the discount to the number of dwellings already delivered. On the basis that the representor states that 165 dwellings are currently</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			11.5 Therefore without further evidence we apply a discount of 41 dwellings.	deliverable, the discount would be 193-165, which gives 28 dwellings.
		Alban Cassidy, Cassidy & Ashton (third party)	<p>It is clear that one of the largest sites within the Borough, namely the Queensway development is once again stalling and will not release the number of dwellings anticipated.</p> <p>We have already been through the ludicrous situation at the Local Plan Hearing whereby the developer had made representations stating that the site would deliver 100 dwellings per annum but had no representative appearing at the hearing to defend this figure. Despite overwhelming concern from almost all representatives at the Hearing, the local authority simply accepted that figure.</p> <p>Now, with the Local Plan only having been adopted some nine months, the draft Annual Position Statement only allows 193 units [previously 500] for the site over the next five years. Clearly there are significant issues there and the failure to progress the Moss Link Road is most likely closely linked to that.</p> <p>This development has already skewed the Housing Land Supply for the Borough and prevented other viable schemes coming forward. Until such time as it is clear that all issues of delivery [including the developer's reference to a shortage of skilled tradespersons!] and confirmation that the link road will be built out on programme, no further allowance of any significance should be given to that site.</p>	<p>The Local Plan Inspector accepted the evidence provided by the developer of the site, as she had for other sites. As with neighbour representations to a planning application, the substance of the argument made, rather than the number of objectors, was used to determine the soundness of the anticipated delivery.</p> <p>However, the developer has provided an update to the delivery rate which reduces the expected delivery to 193 dwellings in the five years. It is unclear whether, in concluding, the representor agrees with this figure or not. However, the Council maintains that the site will deliver in accordance with the information provided by the developer of this site as part of the engagement process for the APS.</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
MUS4 Heyhouses Lane, St Annes	30,2,0,0,0	Hollins Strategic Land (third party)	The notes do not explain why 0 dwellings were delivered in 2018/19 but 30 will be delivered in 2019/20	The site has full planning permission for the remaining dwellings and is deliverable. No evidence is provided by the respondent in relation to site delivery. The respondent is not the developer of the site, but a third party.
HS10 34-36 Orchard Road, Lytham St Annes	0,0,0,12,0	Hollins Strategic Land (third party)	The notes only confirm that construction barriers are provided around the site which is not clear evidence that a site with outline permission will be developed	No evidence is provided by the respondent in relation to site delivery. The respondent is not the developer of the site, but a third party. The site is believed to have changed hands.
		Emery Planning for Gladman Developments and Wainhomes (third parties)	<p>11.6 Outline planning permission was granted 18th June 2015 with a requirement for Reserved Matters to be submitted by 18th June 2018. In summer 2017 the applicant went in to receivership, and the property is now in the control of receivers (Moorfields). Moorfields have previously stated (Appendix EP2) that they are in the process of disposing of the property. However there is a degree of uncertainty in this regard as a purchase needs to be made and a new application would be required unless the buyer submits a reserved matters application before the outline permission expires.</p> <p>11.7 The APS provides no further planning reference and the 2015 outline application is the only approval on the site but that has now expired.</p>	<p>The respondent is not the developer of the site, but a third party.</p> <p>The site is allocated in the Local Plan for 12 (net) dwellings. It was formerly in commercial use, and consists of a traditional building on the edge of the town centre. Outline planning permission, with access layout and scale applied for, for 14 apartments was granted on 10th June 2015 but this has now lapsed. The site is believed to have changed hands. The former commercial tenants have vacated the building. There are now construction barriers around site. This indicates a clear intention to develop the site in the near-term.</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>11.8 We discount 12 dwellings due to the uncertainties of ownership (availability) and the planning permission having expired.</p> <p>Appendix 2 of the representation provides an email from the receivers of the property dated 1st March 2018: <i>"We were appointed receivers of the property last year. Pinkus were instructed to market the property again and we have an offer which has been accepted and is with our solicitors at the moment. I understand that the purchasers will look to proceed with the scheme, sorry if this is all coming a bit too late for you to make an offer, if you were interested!"</i></p>	<p>The evidence provided in the email provided by the representor confirms that the purchaser intends to proceed with the scheme. The email was dated 1st March 2018. All of the former commercial tenants who had occupied the building have gone and the building is surrounded by construction fencing (see site photos).</p> <p>The building will require demolition and a new planning application will be required. However, the situation now is a significant change from 18 months ago when the building was in use by commercial tenants. The site is available now, and there is a clear intention to develop the site. The current status of the site and its ownership provide strong support for the view that it will be delivered within five years.</p>
MUS1 Cropper Road East	Phase 1: 30,7,0,0,0 Phase 2: 0,30,30,20,0	Hollins Strategic Land (third party)	It is stated that 30 dwellings will be provided in 2020/21, to follow from current phase, but it appears as though the current phase will be providing 7 dwellings in 2020/21. There is no evidence to demonstrate that 37 dwellings can be achieved in one year.	<p>No evidence is provided by the respondent in relation to site delivery; the respondent is not the developer of the site, but a third party.</p> <p>Although this has not been supported by any further response from the developer, the Local Plan recognised that the delivery of one site would follow another at a standardised rate of 30dpa. Delivery of the phase 2 site (80 units in total) has therefore been adjusted to 0,23,30,27,0.</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
MUS2 Whyndyke Farm	0,0,0,0,30	Hollins Strategic Land (third party)	The notes do not provide clear evidence that housing will be delivered in 2023/24. Rather, there appears to be a high level of uncertainty.	No evidence is provided by the respondent in relation to site delivery; the respondent is not the developer of the site, but a third party.
		PWA Planning for landowners and developers within Fylde (third party)	For the site at Whyndyke Farm (MUS2), the landowner's agent indicated that no progression was made on the site, although 30 dwellings have been indicated within the next 5 years. It is therefore questionable as to whether these dwellings should be included in the supply.	The delivery shown is in accordance with the agent's statement in the initial email engagement: the site delivery is as in the Local Plan, but moved back two years
		Emery Planning for Gladman Developments and Wainhomes (third parties)	<p>11.9 Whyndyke is a strategic site within Fylde but on the edge of Blackpool. The agent for the owner advised the Local Plan Examination of their lead in times and delivery rates. In their statement for Matter 5 (Appendix EP3A) they state:</p> <p>"In particular Queensway and Whyndyke Garden Village have each taken many years to progress to a reserved matters/outline application stage with no certainty of when delivery is likely to commence. Both are subject to s106 agreements of some complexity with the former reliant upon the delivery of a link road for which funding is not yet guaranteed and the latter the subject of ongoing negotiations of a cross boundary nature which has hindered progress for many years.</p> <p>At the time of preparing this statement, the s106 agreement for Whyndyke Farm remained incomplete despite first being supported by Committee in June 2015. The delay is not due to the developer, rather it relates to ongoing</p>	<p>The stage 2 hearings for the Examination of the Local Plan took place in June 2017, and the matters, issues and questions documents date from prior to that time. The comments are out of date and create a false view of the situation at the present time.</p> <p>The S106 for Whyndyke is complete and the application was decided with the agreement attached in June 2018.</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>discussions between the other interested parties. It is therefore not clear when either site will commence.”</p> <p>11.10 In their statement to the Stage 3 hearing (Appendix EP3A), they state:</p> <p>“Given the ongoing failure of the respective local planning authorities, namely Fylde and Blackpool to agree to the terms of the s106 agreement for Whyndyke Farm, questions must begin to be asked about the extent to which this site will make a full contribution to the housing land supply of Fylde over the plan period.”</p> <p>11.11 The planning application (11/0221) was submitted in March 2011 and the decision (Appendix EP3B) was issued on 5th June 2018. Condition 1 requires the first reserved matters application be submitted within three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 12 years from the date of this permission and shall be commenced within two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved. No reserved matters application has been submitted. On that point alone it should be excluded.</p> <p>11.12 This is also a site that has been in the AMR's since at least 2013 yet there has been no significant progress. The continual inclusion of the site in Year 5 in the AMRs and now the APS is not justified.</p>	<p>This comment to the stage 3 hearings is similarly out-of-date: the stage 3 hearings took place in December 2017.</p> <p>The conclusions of negotiations on the Section 106 agreement, it's signing and the granting of planning permission within the 12 months prior to the base date is</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			11.13 We therefore exclude the 30 dwellings from Year 5.	clear evidence of progress towards delivery.
HSS5 Cropper Road West	0,0,0,10,30	Emery Planning for Gladman Developments and Wainhomes (the former is a third party, the latter is the developer of the site)	<p>Whilst we understand contact has been made to landowners and developers on sites in the supply, the actual clear evidence required by the PPG is not provided. Wainhomes has no record of an approach on Cropper Road West, therefore as a minimum all correspondence should be provided, so representors can at least see what has been provided to the Council as it prepared its APS.</p> <p>This is a site in the adopted Local Plan. Wainhomes control the majority and BAK Developments control a parcel. Both parties have applications submitted and pending, which are:</p> <p>“17/0779 - Outline Application with access from Cropper Road and School Road for the proposed demolition of existing buildings and structures and residential development for up to 350 dwellings together with associated works and infrastructure”.</p> <p>19/0284 - Residential development of 142 dwellings with associated landscaping and infrastructure”</p> <p>The site was allocated and both parties maintain the sites are developable in the plan period. However following the allocation and the submission of the applications, the Environment Agency revised its flood mapping and a large proportion of the site was reclassified as Flood Zone 3. Both applicants are seeking resolution but</p>	<p>Emery Planning were contacted regarding Cropper Road West. The email sent is attached in Annex 2</p> <p>The EA objection is a holding objection. The reassessment of the flood zones was due to the need for renewal and upgrading of a piece of drainage infrastructure following observed effects</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>for the last 9 months this has not been achieved. Further detail is provided below.</p> <p>Application 17/0779</p> <p>The application was validated on the 11th September 2017 and in their letter dated 2nd August 2018 the Environment Agency provided a response on the application. The letter (Appendix EP4A) states:</p> <p>“Due to a change in circumstances in relation to flood risk, we now wish to object to the application until a satisfactory FRA has been submitted to address this issue.</p> <p>Further information was submitted by the Applicant and a further response from the EA dated 2nd July 2019 (Appendix EP4B) has confirmed that their objection remains. The applicant is seeking to address the objection but for the purposes of the APS the site should be excluded from the 5 year supply. We discount 40 dwellings from years 4 and 5.</p>	<p>from the development of a neighbouring site.</p> <p>The EA response to the applicant dated 2nd July 2019 invites the applicant to address issues remaining with the hydraulic model submitted and notes that EA have provided a technical model review report detailing the issues to the applicant.</p> <p>The matter to be dealt with is a technical one (as illustrated by the consultants' response to EA which is attached to Appendix 4 of the Draft APS) and the Council (and apparently the applicant) clearly believe that it is capable of resolution. The Environment Agency have invited the applicant to resolve the issue. In the meantime, the applicant has continued to submit details relating to other aspects of the development (regarding masterplanning, transport assessment, travel plan).</p>
		Hollins Strategic Land (third party)	The notes confirm that an outline application is being pursued and has not even been approved.	No evidence is provided by the respondent in relation to site delivery; the respondent is not the developer of the site, but a third party.
		PWA Planning for landowners	Two sites at Cropper Road West (HSS5) currently have live applications with the Council and have yet	The outline application on this site has been made by a housing developer, who

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
		and developers within Fylde (third party)	to be determined (17/0779 & 19/0284). Therefore, there is no planning permission granted for these two sites. Although these sites are allocated within the Local Plan, given that they do not yet have planning permission, at present there is no clear evidence that a total of 115 dwellings for these two sites would be delivered within the next five years.	continue to provide information necessary to secure consent. It is clear that the site is being actively pursued by the developer and that development within 5 years will take place.
HSS5 Cropper Road West (Bambers Lane site)	0,0,15,30,30	Hollins Strategic Land (third party)	The notes state that an application for full permission is only pending consideration. There can be no certainty that this will be approved.	No evidence is provided by the respondent in relation to site delivery; the respondent is not the developer of the site, but a third party. The principle of development on the site is established through the Local Plan. The Council is working with the applicant to ensure that the application can be approved.
		PWA Planning for landowners and developers within Fylde (third party)	Two sites at Cropper Road West (HSS5) currently have live applications with the Council and have yet to be determined (17/0779 & 19/0284). Therefore, there is no planning permission granted for these two sites. Although these sites are allocated within the Local Plan, given that they do not yet have planning permission, at present there is no clear evidence that a total of 115 dwellings for these two sites would be delivered within the next five years.	PPG gives examples of evidence to demonstrate deliverability and includes "firm progress towards the submission of an application". In this case the full application has been submitted, which is more than "firm progress towards" and this is considered to be very strong evidence that the site will deliver within 5 years.
		Emery Planning for Gladman Developments	This is a site in the adopted Local Plan. Wainhomes control the majority and BAK Developments control a parcel. Both parties have applications submitted and pending, which are:	The EA objection is a holding objection. The reassessment of the flood zones was due to the need for renewal and upgrading of a piece of drainage infrastructure following

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
		and Wainhomes (third parties)	<p>"17/0779 - Outline Application with access from Cropper Road and School Road for the proposed demolition of existing buildings and structures and residential development for up to 350 dwellings together with associated works and infrastructure".</p> <p>19/0284 - Residential development of 142 dwellings with associated landscaping and infrastructure"</p> <p>The site was allocated and both parties maintain the sites are developable in the plan period. However following the allocation and the submission of the applications, the Environment Agency revised its flood mapping and a large proportion of the site was reclassified as Flood Zone 3. Both applicants are seeking resolution but for the last 9 months this has not been achieved. Further detail is provided below.</p>	<p>observed effects from the development of a neighbouring site. The application challenges the flood zone map produced by the EA and provides a hydraulic model to demonstrate that the site should be in flood zone 1 and that the development would not have any adverse impact on the drainage infrastructure.</p> <p>The EA response to the applicant dated 11th April 2019 invites the applicant to address issues remaining with the hydraulic model submitted and notes that EA have provided a technical model review report detailing the issues to the applicant. The FRA for this site relies on data provided for the application on the Wainhomes site and the EA issues are likely to be resolved in due course (see above).</p> <p>The application is for full planning permission and therefore its submission provides evidence of the applicant's full intent to proceed with the development in a timely fashion.</p>
HSS2 Blackfield End Farm (west side)	15,30,30,30,30	PWA Planning for landowners and developers within Fylde (third party)	<p>...the site at Blackfield End Farm, Warton (2) has been included in the five-year supply of deliverable sites, with a total of 135 dwellings within the next five-year period. However, a discharge of conditions application (ref. 19/0045) is currently registered and this has yet to be determined, and it is considered likely that the build out rates would be delayed by a year until March 2020 due to this</p>	<p>Development has commenced on the site: footings have been laid for at least three dwellings; the external access has been constructed, and the access road into the site has been constructed with finished metalling applied for a considerable distance into the site. (See site photos) The matters within the discharge of conditions application have in almost all respects been agreed with the developer; there are no</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			(2020-2021 in the 5 year supply), which would result in 30 less (<i>sic.</i>) homes within the five-year period.	issues that will prevent the development from proceeding. Photographs of works on site are included in Appendix 4 of the Draft APS.
HSS12 Land North of Freckleton Bypass	0,0,0,60,60	Emery Planning for Gladman Developments and Wainhomes (third parties)	<p>Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by Warton East Developments Ltd.</p> <p>The appeal decision included condition 7 which stated:</p> <p>"7) No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of</p> <p>a) The Preston Western Distributor Road</p> <p>b) The relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue</p> <p>c) The works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060"</p> <p>The condition was imposed on the Appellant and was not sought by LCC at the Inquiry. As the highway improvements require third party land there is a significant delivery issue. Therefore an application (17/0851) to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements is the subject of an appeal and the LPA's statement is Appendix EP5A.</p>	Application 19/0195 has been approved on 10 th July 2019, removing the requirement for parts a) and b) of condition 7 from the appeal consent. In respect of part c), these works are also required in relation to site HSS2 at Blackfield End Farm, and the works required will be undertaken by Miller Homes as developer of that site: it is understood that a section 278 agreement to this effect has been signed and the works are expected to be undertaken in the Autumn. The appeal is therefore highly unlikely to be material to the delivery of this site.

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>The Council allow for 60 completions in 2022/23 and 2023/24. However we have a letter from the Applicant (Appendix 5B) which reduces this to 30 dwellings in 2022/23 and 2023/24. This would be a reduction of 60 dwellings from the 5 year supply.</p> <p>However it is clear that even with Application 19/0195 approved subject to a Section 106 agreement, that the applicant considers that the awaited appeal proposal would significantly increase the likelihood of the site delivering housing as anticipated as the issue is it will determine if the 15% threshold should remain or it is increased to 33%.</p> <p>Even if the appeal is successful, as there is no progress yet with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 dwellings at this stage. That can of course be reviewed in the Position Statement next year as this one is on the position of the sites at the base date.</p>	<p>The applicant has submitted the same information to the Council, and the Council has accepted that this must represent the current likely delivery.</p> <p>The time limit for the submission of reserved matters is 13th February 2020. Given that the applicants have successfully applied for the removal of the problematic elements of the highways condition, are still pursuing the appeal, have themselves declared the site deliverable, and have declared that they anticipate that the site will be developed by a single developer (which can only mean that they have had discussions with such a potential developer), and given that the off-site highway works will be undertaken shortly by another developer of a site already under construction, the Council maintains that the site will deliver 0,0,0,30,30 in line with the applicant's revised projection.</p>
HSS13 Clifton House Farm	0,0,0,30,30	Lichfields for Taylor Wimpey (third party)	Taylor Wimpey considers that the Council's assumed delivery rate of 15 dwellings in the first year and 30 dwellings in subsequent years is appropriate; and anything higher than this would be overly optimistic. There are, however some discrepancies within the Council's five-year trajectory with delivery rates that deviate from the methodology set out in the Draft APS. For example:	<p>The respondent is not the developer of the site, but a third party.</p> <p>Where delivery rates deviate from the standard assumptions, this is to accord with information provided by the developer or agent.</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>The Council has anticipated that the site at 'Clifton House Farm' (HSS13); for which a Reserved Matters application is currently being prepared, will deliver 30 dwellings per annum in years 4 and 5. Whilst the developer's agent has stated this is a possible delivery rate, in line with the assumptions and given the extended timeframes, Taylor Wimpey would suggest a more cautious, stepped approach in line with the assumptions set out in the methodology showing 15 units in the first year and 30 units each year thereafter.</p>	<p>In this case, the delivery is in accordance with that established at the Local Plan Examination, and confirmed as the currently expected delivery rate by the email from the agent in response to the email circular (see Annex 1 and Annex 3).</p>
		<p>Emery Planning for Gladman Developments and Wainhomes (third parties)</p>	<p>Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by HLM. As with Site 5 (this is a reference to site HSS12 Land North of Freckleton Bypass), an application to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements was determined by the Council. The applicant is not a housebuilder and a housebuilder will need to be identified in addition to the submission of reserved matters. The APS allows for 30 completions in 2022/23 and 2023/24.</p> <p>As there is no progress with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 (<i>sic.</i>) dwellings at this stage.</p>	<p>The respondent is not the developer of the site, but third parties.</p> <p>The representor has disregarded the information provided in relation to this site, which indicated that a reserved matters application is in preparation. This is confirmed in the response to the email circular (see Annex 3).</p> <p>The agent has stated further that they agree with the Council's anticipated delivery for the site. The Council therefore maintains that the site will deliver in accordance with this information.</p>
<p>HS57 Land at Brook Farm, Dowbridge, Kirkham</p>	<p>15,30,30,30,30</p>	<p>Hollins Strategic Land (have an interest in the site)</p>	<p>The dAPS states that the above site (ref: HS57) will deliver as follows:</p> <p>2019/20 15</p> <p>2020/21 30</p>	<p>The delivery rate provided by Hollins contrasts with the response given to the email circular provided by Story Homes themselves, which was received after the initial email engagement had concluded</p>

Site name	Council's anticipated delivery	By whom disputed	Points raised in dispute, and suggested delivery	Council response
			<p>2021/22 30</p> <p>2022/23 30</p> <p>2023/24 30</p> <p>HSL achieved outline permission on this site and Story Homes (SH) secured Reserved Matters Approval. Development has commenced but SH has confirmed that the site will only deliver c. 3 dwellings in 2019/20. Given the slower than expected delivery rates on site HS70, which is in nearby Newton with Scales, SH is also anticipating that the site will deliver a maximum of 30 dwellings per annum from 2020/21 – 2023/24.</p> <p>The delivery rate is therefore expected to be as follows:</p> <p>2019/20 3</p> <p>2020/21 30</p> <p>2021/22 30</p> <p>2022/23 30</p> <p>2023/24 30</p>	<p>and has been regarded as part of the main consultation. Presented with the Council's expected delivery rate, the response states: "The projections look about right on here." The Council therefore maintains the anticipated delivery as agreed by Story Homes in their response.</p>

The Council's Calculation and the Effect of Disputed Sites

The disputed sites represent a difference of 360 dwellings in the supply over the five year period. In Tables 5 and 6 below, the conclusions by the Council on the supply, following engagement, is set out in the central column. Deduction of disputed sites gives the supply shown in the right-hand column of Table 5:

Table 5: 5 Year Supply: Effects of Disputes to Sites

5 Year Requirement		
Five year housing land supply requirement including shortfall and buffer		2637
Annualised housing land supply required		527
5-Year Supply	Council's calculation	adjusted Calculation to remove disputed supply
Five Year Supply of Deliverable sites	2,667	2,308
Allowance for windfall sites	80	80
Allowance for empty homes	50	50
Demolitions allowance	-5	-5
Total supply	2,792	2,433
Over/under supply	155	-204
Equivalent years' supply	5.3 years	4.62 years

In addition to disputed sites, the methodology used by the Council has also been disputed. Respondents have disagreed with the inclusion of the windfall allowance for years 4 and 5 confirmed by the Local Plan Inspector, have disagreed with the empty homes allowance which was also included in the trajectories used in Local Plan examination, and have requested the imposition of a 10% discount to the deliverable small sites included in the supply. Taken together, the effect of amendments to the calculation along the lines suggested would have the effect shown in Table 6:

Table 6: 5 Year Supply: Effects of Disputes to Sites and Methodology

5 Year Requirement		
Five year housing land supply requirement including shortfall and buffer		2637
Annualised housing land supply required		527
5-Year Supply	Council's calculation	adjusted Calculation to remove disputed supply
Five Year Supply of Deliverable sites	2,667	2,279
Allowance for windfall sites	80	0
Allowance for empty homes	50	0
Demolitions allowance	-5	-5
Total supply	2,792	2,274
Over/under supply	155	-363
Equivalent years' supply	5.3 years	4.3 years

The results of the recalculation shows that, were the disputed sites to be removed or adjusted in accordance with the views of all respondents seeking such a change to any site, and were other aspects of the methodology altered in accordance with any alternative suggested, the five-year housing land supply would fall to 4.3 years.

In addition, comments have been made by a representor that the Sedgefield method for the spread of previous underdelivery, notwithstanding the incorporation of the Liverpool method through the residual figure of 479 in the adopted development plan. The representor has provided his own calculation to illustrate this approach.

The Council maintains that the sites included provide a robust supply, demonstrated by the evidence the Council has provided in its response to challenge on each site.

Post-Engagement Calculation

The calculation shown in the central column of Tables 5 and 6 above has been replicated in the Draft APS and reflects the Council's revised delivery projections as set out in Table 1 of this Engagement Statement, the updated 5 year trajectory and the plan period trajectory attached to the APS.

Annex 1. Emails sent to developers

Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:00
To: 'admin@kensington-developments.co.uk'
Subject: Housing delivery on the site: Queensway, St Annes

FAO Peter Liversidge

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Queensway, St Annes, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 13 homes have been delivered by 1st April 2019 at the site. This leaves 935 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 40 in the first year, 80 in the second and then 100 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:17
To: 'graham@smithlove.co.uk'
Subject: Housing delivery on the site: EDS, Heyhouses Lane, St Annes (phase 2)

Dear sir

We are contacting you to seek information on the expected delivery of housing on your client Telereal Trillium's site at EDS Heyhouses Lane, St Annes, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 160 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2018-19 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm your expected commencement for completions on this site, whether this delivery rate remains your expectation for delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 23:07
To: 'richard@romansummer.com'
Subject: Housing delivery at the site: Roseacre, Wildings Lane, St Annes

Dear sir

We are contacting you to seek information on the expected delivery of housing on your client Tesni Properties' site at Roseacre, Wildings Lane, St Annes, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has full planning permission for 45 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2019-20 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:22
To: 'claire.norris@persimmonhomes.com'
Subject: Housing delivery on the site: Coastal Dunes, Squires Gate

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Coastal Dunes, Squires Gate, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 58 homes have been delivered by 1st April 2019 at the site. This leaves 295 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 45 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 53 dwellings per annum.

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:29
To: 'Aynsley.Finnen@wainhomes.net'
Subject: Housing delivery on the sites: Cropper Road East, Whitehills, Fylde-Blackpool Periphery

Dear sir/madam

We are contacting you to seek information on the expected delivery of housing on your site at Cropper Road East, Whitehills, Fylde-Blackpool Periphery, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 109 homes have been delivered by 1st April 2019 at the site. This leaves 117 homes with planning permission (37 + 80).

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 52 and 34 dwellings per annum for the last two years respectively (average 43).

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:39
To: Alban Cassidy
Subject: Housing delivery on the site: Whyndyke, Fylde-Blackpool Periphery

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Whyndyke, Fylde-Blackpool Periphery, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 1310 homes in Fylde. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2021-22 and expected delivery of 30 homes in that year. In the following years delivery of 60 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Extension: 8419

Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 17:52
To: 'HLeggett@emeryplanning.com'
Subject: Housing delivery on the site: Cropper Road West, Whitehills

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client Wainhomes' site at Cropper Road West, Whitehills, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has an outline planning application pending for 350 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2023-24 and expected delivery of 10 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 18:02
To: 'amanda@chadkirkconsulting.co.uk'
Subject: Housing delivery on the site: Bambers Lane, Whitehills, Fylde-Blackpool Periphery

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client BAK Building Contracts Ltd's site at Bambers Lane, Whitehills, Fylde-Blackpool Periphery, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has a full planning application pending for 142 homes and is allocated in the Local Plan. Delivery of homes has not yet commenced.

The standard assumptions used for the adopted Local Plan would give the first completions in 2021-22 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate are your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 18:11
To: 'andrew.mitchell@miller.co.uk'
Subject: Housing delivery on the site: Blackfield End Farm Warton (east side)

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackfield End Farm Warton (east side), in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, construction has commenced but no homes have been delivered by 1st April 2019 at the site. This leaves 170 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 25 dwellings per annum in the first year and 50 dwellings per annum for the remainder of the development across the whole of the original site. The standard assumptions used for the Local Plan would assume 30 dwellings per annum for a single developer on a given site (15 in the first year).

Please could you confirm your expected rate of delivery and when completions will commence for your site? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc. A separate request will be sent to the developer of the western site.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:11
To: 'bsutton@stewartmilne.com'
Subject: Housing delivery on the site: Blackfield End Farm Warton (west side),

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackfield End Farm Warton (west side), in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, no homes have been delivered by 1st April 2019 at the site. This leaves 163 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 25 dwellings per annum in the first year and 50 dwellings per annum for the remainder of the development across the whole of the original site. The standard assumptions used for the Local Plan would assume 30 dwellings per annum for a single developer on a given site (15 in the first year).

Please could you confirm your expected rate of delivery and when completions will commence for your site? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc. A separate request will be sent to the developer of the western site.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:19
To: 'nicole.clarke@barratthomes.co.uk'
Subject: Housing delivery on the site: Highgate Park, Warton

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Highgate Park, Warton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 133 homes have been delivered by 1st April 2019 at the site. This leaves 121 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 34 and 35 dwellings per annum over the last two years.

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:28
To: 'matthew.symons@hsland.co.uk'
Subject: Housing delivery on the site: Land north of Freckleton Bypass, Warton

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Land north of Freckleton Bypass, Warton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 350 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2022-23 and expected delivery of 60 homes in that year. In the following years delivery of 60 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate are your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:35
To: 'kate.lowe@pegasusgroup.co.uk'
Subject: Housing delivery on the site: Clifton House Farm, Warton

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client Hallam Land Management's site at Clifton House Farm Warton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 115 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2022-23 and expected delivery of 30 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:40
To: 'alexis@depol.co.uk'
Subject: Housing delivery on the site: The Pastures, Wesham

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at The Pastures, Wesham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 177 homes have been delivered by 1st April 2019 at the site. This leaves 87 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 39 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 53, 45 and 60 dwellings per annum for the last three years respectively.

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 21:56
To: 'martin.nugent@storyhomes.co.uk'
Subject: Housing delivery on the site: Blackpool Road, Kirkham

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackpool Road Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 79 homes have been delivered by 1st April 2019 at the site. This leaves 38 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has been variable between 10 and 31 dwellings per annum.

Please could you confirm what is the expected rate of delivery? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 22:04
To: 'nicole.clarke@barratthomes.co.uk'
Subject: Housing delivery on the site: Blackpool Road, Kirkham

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Blackpool Road, Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 103 homes have been delivered by 1st April 2019 at the site. This leaves 93 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 45 and 46 dwellings per annum over the last two years.

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 22:10
To: 'mcox@morrishomes.co.uk'
Subject: Housing delivery on the site: Blackpool Road, Kirkham

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackpool Road, Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has full planning permission for 231 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2019-20 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 22 May 2019 10:03
To: 'adam.galleymore@storyhomes.co.uk'
Subject: FW: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

From: Eddie Graves
Sent: 21 May 2019 22:15
To: 'siobhan.sweeney@storyhomes.co.uk' <siobhan.sweeney@storyhomes.co.uk>
Subject: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

Dear sir/madam

We are contacting you to seek information on the expected delivery of housing on your site at Brook Farm, Dowbridge, Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline/reserved matters planning permission for 170 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2018-19 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 22 May 2019 10:03
To: 'adam.galleymore@storyhomes.co.uk'
Subject: FW: Housing delivery on the site: Mill Lane, Elswick

From: Eddie Graves
Sent: 21 May 2019 22:50
To: 'siobhan.sweeney@storyhomes.co.uk' <siobhan.sweeney@storyhomes.co.uk>
Subject: Housing delivery on the site: Mill Lane, Elswick

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Mill Lane, Elswick, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has reserved matters planning permission for 50 homes. Delivery of homes has not yet commenced.

The standard assumptions used for the adopted Local Plan would assume the first completions in 2019-20 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 22 May 2019 10:17
To: 'chris@abarnett.co.uk'
Subject: Housing delivery at the site: Beech Road, Elswick

Dear sir

We are contacting you to seek information on the expected delivery of housing on your client's site at Beech Road Elswick, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has full planning permission for 50 homes. Delivery of homes has not yet commenced.

The standard assumptions used for the adopted Local Plan would assume first completions in 2019-20 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 22 May 2019 10:02
To: 'adam.galleymore@storyhomes.co.uk'
Subject: FW: Housing delivery on the site: Willow Drive, Wrea Green

From: Eddie Graves
Sent: 21 May 2019 22:56
To: 'siobhan.sweeney@storyhomes.co.uk' <siobhan.sweeney@storyhomes.co.uk>
Subject: Housing delivery on the site: Willow Drive, Wrea Green

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Willow Drive, Wrea Green, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 53 homes have been delivered by 1st April 2019 at the site. This leaves 33 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 37 dwellings per annum (the last year).

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 23:01
To: 'deborah@smithlove.co.uk'
Subject: Housing delivery on the site: Land rear of 54 Bryning Lane, Wrea Green

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client Hollinwood Homes' site at land rear of 54 Bryning Lane, Wrea Green, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 5 homes have been delivered by 1st April 2019 at the site. This leaves 31 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 22:25
To: 'Aynsley.finnen@wainhomes.net'
Subject: Housing delivery on the site: Land North of Preston Old Road, Clifton

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Land North of Preston Old Road, Clifton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 24 homes have been delivered by 1st April 2019 at the site. This leaves 50 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 22:32
To: 'john@tepl.co.uk'
Subject: Housing delivery on the site: Cobweb Barn, Newton

Dear sir

We are contacting you to seek information on the expected delivery of housing on your client Mr Robinson's site at Cobweb Barn, Newton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has an outline planning application pending the signature of a S106 agreement for 30 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2023-24 and expected delivery of 15 homes in that year. In the following years delivery of 15 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419

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Eddie Graves

From: Eddie Graves
Sent: 21 May 2019 22:39
To: 'matthew.symons@hsland.co.uk'
Subject: Housing delivery on the site: West of Woodlands Close Newton

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at West of Woodlands Close, Newton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has reserved matters planning permission for 50 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2018-19 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm your expected commencement of completions and delivery rate for the site? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Annex 2. Responses to the initial emails

HSS1 Queensway

Eddie Graves

From: Peter Liversidge <PeterLiversidge@kensington-developments.co.uk>
Sent: 23 May 2019 14:16
To: Eddie Graves
Cc: Mark Evans; David Tingle
Subject: Housing delivery on the site: Queensway, St Annes

Good Afternoon

Our delivery rate has reduced primarily due to a reduction in the availability of quality skilled tradespersons and Kensington Developments will not employ tradespersons who cannot achieve our established build quality standards in order to simply increase production.

Our current delivery estimates for the Queensway site (taking into account the resource demands of our other development site) are as follows;

1/4/19 – 14 dwellings actual
1/4/20 – 51 dwellings
1/4/21 – 24 dwellings
1/4/22 – 26 dwellings
1/4/23 – 36 dwellings
1/4/24 and beyond – 55 dwellings per annum

If you require any further information please let me know,

regards

Peter Liversidge
Director
Kensington Developments Limited
94 Park View Road
Lytham
FY8 4JF

01253 796888



From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 17:00
To: Supplementary email <admin@kensington-developments.co.uk>
Subject: Housing delivery on the site: Queensway, St Annes

FAO Peter Liversidge

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Queensway, St Annes, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 13 homes have been delivered by 1st April 2019 at the site. This leaves 935 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 40 in the first year, 80 in the second and then 100 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
Main: 01253 258688

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MUS1 Cropper Road East, Whitehills:

Eddie Graves

From: Iain Fowler <Iain.Fowler@wainhomes.net>
Sent: 24 May 2019 11:04
To: Eddie Graves
Cc: Aynsley Finnen
Subject: FW: Housing delivery on the sites: Cropper Road East, Whitehills, Fylde-Blackpool Periphery

Dear Eddie

Further to your email in relation to the above development site I can confirm 104 legal completion during the period up to the 1st of April 2019 as requested

Kind Regards

Iain Fowler | Associate Land Director | Wainhomes North West

Phone: 01925 885400
Email: iain.fowler@wainhomes.net
Website: www.wainhomes.net

Address: Wainhomes (North West) Ltd.
Kelburn Court, Dafen Park, Birchwood WA3 6UT



From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 17:29
To: Aynsley Finnen <Aynsley.Finnen@wainhomes.net>
Subject: Housing delivery on the sites: Cropper Road East, Whitehills, Fylde-Blackpool Periphery

Dear sir/madam

We are contacting you to seek information on the expected delivery of housing on your site at Cropper Road East, Whitehills, Fylde-Blackpool Periphery, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 109 homes have been delivered by 1st April 2019 at the site. This leaves 117 homes with planning permission (37 + 80).

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 52 and 34 dwellings per annum for the last two years respectively (average 43).

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
Main: 01253 658650

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Iain.Fowler@wainhomes.net

Eddie Graves

From: Alban Cassidy <AlbanCassidy@cassidyashton.co.uk>
Sent: 21 May 2019 22:45
To: Eddie Graves
Subject: Re: Housing delivery on the site: Whyndyke, Fylde-Blackpool Periphery

Hello Eddie

Since planning permission was granted in June 2018 no further progress has been made with regards to commencing development on this site.

Therefore at best, any commencement period should be the same as discussed at the Local Plan hearing but from this date forward.

Regards

Alban

From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 17:38
To: Alban Cassidy
Subject: Housing delivery on the site: Whyndyke, Fylde-Blackpool Periphery

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Whyndyke, Fylde-Blackpool Periphery, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 1310 homes in Fylde. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2021-22 and expected delivery of 30 homes in that year. In the following years delivery of 60 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Extension: 8419

HSS2 Blackfield End Farm (East side)

Eddie Graves

From: Andrew Mitchell <Andrew.Mitchell@miller.co.uk>
Sent: 23 May 2019 13:40
To: Eddie Graves
Subject: Re: Housing delivery on the site: Blackfield End Farm Warton (east side)

Dear Eddie

The expected rate of delivery set out in the below is correct to use. The first of build completions are due to commence within the next month.

Let me know of any further confirmation you need.

Kind Regards

Andrew Mitchell | Senior Architectural Technician | Miller Homes

T | 0170 336 4700 | www.millerhomes.co.uk

Hawthorn House, Woodlands Park, Ashton Road, Newton-on-Wyburn, WALSLEY

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>>> Eddie Graves <eddie.graves@fylde.gov.uk> 21/05/2019 18:11 >>>

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackfield End Farm Warton (east side), in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, construction has commenced but no homes have been delivered by 1st April 2019 at the site. This leaves 170 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 25 dwellings per annum in the first year and 50 dwellings per annum for the remainder of the development across the whole of the original site. The standard assumptions used for the Local Plan would assume 30 dwellings per annum for a single developer on a given site (15 in the first year).

Please could you confirm your expected rate of delivery and when completions will commence for your site? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc. A separate request will be sent to the developer of the western site.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
Main: 01253 658658

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HSS12 Land north of Freckleton Bypass

Eddie Graves

From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 May 2019 10:01
To: Eddie Graves
Subject: RE: Housing delivery on the site: Land north of Freckleton Bypass, Warton

Hi Eddie,

I can confirm that the expected delivery rate remains as per the housing trajectory.

That is of course subject to how our s73 application (19/0195) goes at Committee next week and how our appeal (3221605) against the previous refusal goes too.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

HSL | HOLLINS STRATEGIC LAND | 

On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 21:28
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: Housing delivery on the site: Land north of Freckleton Bypass, Warton

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Land north of Freckleton Bypass, Warton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 350 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2022-23 and expected delivery of 60 homes in that year. In the following years delivery of 60 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate are your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
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Eddie Graves

From: Hayley Knight <hayleyknight@sat-plan.co.uk >
Sent: 23 May 2019 15:19
To: Eddie Graves
Cc: Shaun Taylor; Rebecca Wasse
Subject: FW: Housing delivery on the site: Clifton House Farm, Warton

Eddie,

It was good to speak just now, and as we discussed I write to you in respect of the Clifton House Farm Site in Warton further to your email to Kate Lowe below.

I note that the current forecast for delivery of the site is: first completions in 2022-23 and expected delivery of 30 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

We agree with this anticipated delivery at this stage.

If you have any further questions relating to the Site please don't hesitate to give me a call.

Kind Regards
Hayley



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Hayley Knight BA (Hons) MPlan MRTPI

Planning Director

MOB: 07989 327331

www.sat-plan.co.uk/



We are once again sponsoring the Place North West Liverpool Summer Social on 20th June at Fazenda, Exchange Flags, Liverpool. It would be great to see you there, tickets are available [here](#)

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From: Kate Lowe <Kate.Lowe@pegasusgroup.co.uk>
Sent: 22 May 2019 08:48
To: Hayley Knight <hayleyknight@sat-plan.co.uk>
Subject: FW: Housing delivery on the site: Clifton House Farm, Warton

Good Morning Hayley,

Hope you are well.

Apologies for emailing you. Graham Lamb passed me on your email address.

Please see email below from Eddie Graves at Fylde Borough Council. He is asking for the housing delivery rates for the Clifton House Farm.

Graham advised that you are progressing the Reserved Matters scheme with Hallam, so I was wondering if you would be able to respond to Eddie with these details?

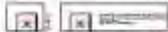
Kind Regards

Kate Lowe
Senior Planner

Pegasus Group

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T 0161 393 3399 | E Kate.Lowe@pegasusgroup.co.uk
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From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 21:35
To: Kate Lowe <Kate.Lowe@pegasusgroup.co.uk>
Subject: Housing delivery on the site: Clifton House Farm, Warton

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client Hallam Land Management's site at Clifton House Farm Warton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline planning permission for 115 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2022-23 and expected delivery of 30 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate

of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Alexis De Pol <alexis@depol.co.uk>
Sent: 24 May 2019 16:33
To: Eddie Graves
Subject: RE: Housing delivery on the site: The Pastures, Wesham

Hi Eddie

I understand from our client that they have had a higher than normal build rate at this site and that delivery is likely to be around 40-45 dpa with the remaining 87 dwellings built out by March 2021.

Kind regards

Alexis

Alexis De Pol
BA(Hons) DipTP MRTPI
Managing Director

T. 01772 688468
E. alexis@depol.co.uk
www.depol.co.uk



DEPOL is a member of the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.



From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019, 21:40
To: Alexis De Pol <alexis@depol.co.uk>
Subject: Housing delivery on the site: The Pastures, Wesham

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at The Pastures, Wesham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 177 homes have been delivered by 1st April 2019 at the site. This leaves 87 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 39 dwellings per annum for the remainder of the development. However, the delivery rate has increased to 53, 45 and 60 dwellings per annum for the last three years respectively.

Please could you confirm whether this current delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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Eddie Graves

From: Martin Nugent -<Martin.Nugent@storyhomes.co.uk>
Sent: 22 May 2019 07:59
To: Eddie Graves
Subject: RE: Housing delivery on the site: Blackpool Road, Kirkham

Dear Eddie,

I can confirm that all dwellings on this site are now physically complete as of April 2019.

Regards

Martin



Martin Nugent
Land Manager (North West)
Story Homes Ltd
Kensington House, Ackhurst Business Park, Foxhole Road, Chorley, PR7 1NY
t: 01257 443250 | d: 01257 443289 | m: 07970334531
www.storyhomes.co.uk

From: Eddie Graves [mailto:eddie.graves@fyde.gov.uk]
Sent: 21 May 2019 21:56
To: Martin Nugent
Subject: Housing delivery on the site: Blackpool Road, Kirkham

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Blackpool Road Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 79 homes have been delivered by 1st April 2019 at the site. This leaves 38 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development. However, the delivery rate has been variable between 10 and 31 dwellings per annum.

Please could you confirm what is the expected rate of delivery? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

L

HS73 Beech Road, Elswick

Eddie Graves

From: Philip Robinson <Philip.Robinson@glhearn.com>
Sent: 22 May 2019 09:35
To: Eddie Graves
Subject: RE: Housing delivery on the site: Beech Road Elswick

Eddie

Thank you for the email

Unfortunately Prospect are no longer progressing with the development. I would recommend that you contact the Landowners agent Chris Cockwill at chris@abarnett.co.uk

Kind regards

Phil

Philip Robinson
Planning Associate Director

GL Hearn Limited	T 0161 819 3770
8th Floor The Observatory	M 07768381802
Chapel Walks	D 0161 819 3775
Manchester M2 1HL	philip.robinson@glhearn.com
	glhearn.com

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From: Eddie Graves [<mailto:eddie.graves@fylde.gov.uk>]
Sent: 21 May 2019 22:46
To: Philip Robinson
Subject: Housing delivery on the site: Beech Road Elswick

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at Beech Road Elswick, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has full planning permission for 50 homes. Delivery of homes has not yet commenced.

The standard assumptions used for the adopted Local Plan would assume first completions in 2019-20 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019, if no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

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HS45 Rear of 54 Bryning Lane, Wrea Green

Eddie Graves

From: Simeon Worthington <simeon@worthingtons.co.uk>
Sent: 22 May 2019 09:17
To: Eddie Graves
Cc: Deborah Smith
Subject: FW: Housing delivery on the site: Land rear of 54 Bryning Lane, Wrea Green

Good morning Eddie,

Further to your below email to Debbie, I can confirm that to date we have had 6 completions at our Wrea Green site and that remaining 30 homes will be delivered over the next 12 months.

Please let me know if you need anything further.

Regards

Simeon Worthington
Legal Counsel



Brockholes Pavilion
Brockholes Way
Cloughton-on-Brock
Preston PR3 0PZ

T 01995 640690

E simeon@worthingtons.co.uk



why not check out our website www.worthingtons.co.uk



----- Forwarded message -----

From: Eddie Graves <eddie.graves@fylde.gov.uk>
Date: Tue, 21 May 2019 at 11:01 pm
Subject: Housing delivery on the site: Land rear of 54 Bryning Lane, Wrea Green
To: deborah@smithlove.co.uk <deborah@smithlove.co.uk>

Dear madam

We are contacting you to seek information on the expected delivery of housing on your client Hollinwood Homes' site at land rear of [54 Bryning Lane, Wrea Green](#), in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 5 homes have been delivered by 1st April 2019 at the site. This leaves 31 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
Main: 01253 658658

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Deborah Smith
Smith & Love Planning Consultants

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a: Fitzroy House, 21 Woulmer Square, Preston, PR1 1JQ
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HS49 Land North of Preston Old Road, Clifton

Eddie Graves

From: Iain Fowler <Iain.Fowler@wainhomes.net>
Sent: 24 May 2019 09:17
To: Eddie Graves
Cc: Aynsley Finnen
Subject: FW: Housing delivery on the site: Land North of Preston Old Road, Clifton

Dear Eddie

Further to your email in relation to the above development site I would confirm that we had 21 legal completion during the period up to the 1st of April 2019 as requested.

Kind Regards

Iain Fowler | Associate Land Director | Wainhomes North West

Phone: 01925 885400
Email: iain.fowler@wainhomes.net
Website: www.wainhomes.net

Address: Wainhomes (North West) Ltd,
Kelburn Court, Daten Park, Birchwood WA3 6UT.



From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 22:25
To: Aynsley Finnen <Aynsley.Finnen@wainhomes.net>
Subject: Housing delivery on the site: Land North of Preston Old Road, Clifton

Dear madam

We are contacting you to seek information on the expected delivery of housing on your site at Land North of Preston Old Road, Clifton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

Based on building control records, 24 homes have been delivered by 1st April 2019 at the site. This leaves 50 homes with planning permission.

The housing trajectory used for the adopted Local Plan presumed delivery of 30 dwellings per annum for the remainder of the development.

Please could you confirm whether this delivery rate remains your expected rate of delivery, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the latest delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
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Iain.Fowler@wainhomes.net

HS70 Land West of Woodlands Close, Newton

Eddie Graves

From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 22 May 2019 10:20
To: Eddie Graves
Subject: RE: Housing delivery on the site: West of Woodlands Close Newton

Hi Eddie,

Hope all is good with you.

Development has now commenced on this site, with Hollins Homes getting going fairly recently. HH is working towards delivering 25 dpa.

I've seen that you're getting going with the partial review. I wouldn't mind a quick chat with you about that if possible, just to get an understanding of the process you're looking to follow and an idea of timescales. If you'd be willing to give me a ring when you're free, you'll be able to get me on the office number today/tomorrow and on the mobile on Friday.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Eddie Graves <eddie.graves@fylde.gov.uk>
Sent: 21 May 2019 22:39
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: Housing delivery on the site: West of Woodlands Close Newton

Dear sir

We are contacting you to seek information on the expected delivery of housing on your site at West of Woodlands Close, Newton, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has reserved matters planning permission for 50 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2018-19 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm your expected commencement of completions and delivery rate for the site? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards
Eddie Graves
Principal Planning Officer (Policy)
Fylde Borough Council

DDI: 01253 658419
Main: 01253 658668

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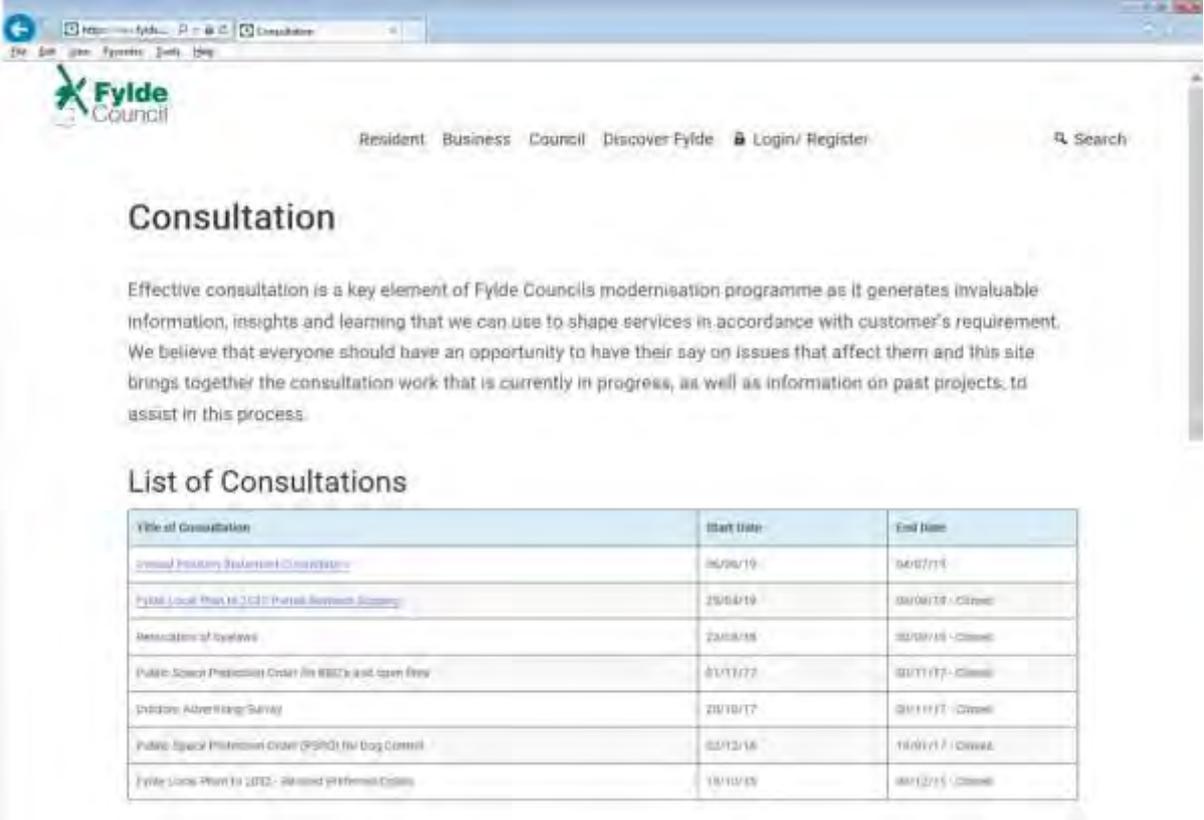
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Annex 3 Consultation material

Webpage: consultation page



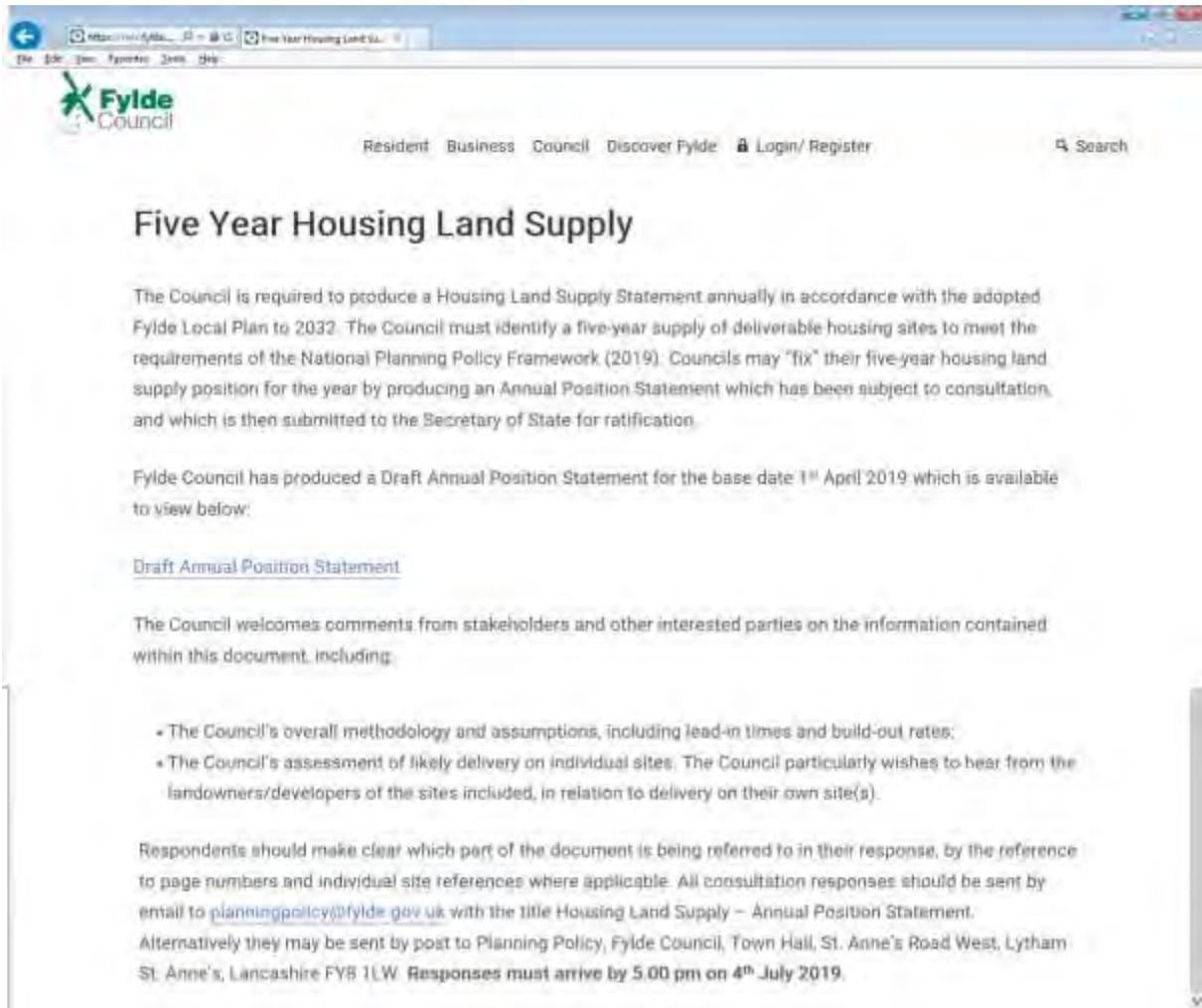
Consultation

Effective consultation is a key element of Fylde Council's modernisation programme as it generates invaluable information, insights and learning that we can use to shape services in accordance with customer's requirement. We believe that everyone should have an opportunity to have their say on issues that affect them and this site brings together the consultation work that is currently in progress, as well as information on past projects, to assist in this process.

List of Consultations

Title of Consultation	Start Date	End Date
Council Property Statement Consultation	06/09/19	04/07/19
Fylde Local Plan 16-2032 Public Consultation Summary	25/04/19	09/09/17 - Closed
Relocation of Scaffolds	23/08/18	02/09/18 - Closed
Public Space Protection Order (PSPO) for open areas	01/11/17	01/11/17 - Closed
Unwanted Advertising Survey	20/10/17	01/11/17 - Closed
Public Space Protection Order (PSPO) for Dog Control	02/12/16	16/01/17 - Closed
Fylde Local Plan 16-2032 - Revised Preferred Options	19/10/15	06/12/15 - Closed

Webpage: Five Year Housing Land Supply Page with Draft APS Consultation:



[Fylde Council](#) Resident Business Council Discover Fylde Login/ Register Search

Five Year Housing Land Supply

The Council is required to produce a Housing Land Supply Statement annually in accordance with the adopted Fylde Local Plan to 2032. The Council must identify a five-year supply of deliverable housing sites to meet the requirements of the National Planning Policy Framework (2019). Councils may 'fix' their five-year housing land supply position for the year by producing an Annual Position Statement which has been subject to consultation, and which is then submitted to the Secretary of State for ratification.

Fylde Council has produced a Draft Annual Position Statement for the base date 1st April 2019 which is available to view below:

[Draft Annual Position Statement](#)

The Council welcomes comments from stakeholders and other interested parties on the information contained within this document, including:

- The Council's overall methodology and assumptions, including lead-in times and build-out rates;
- The Council's assessment of likely delivery on individual sites. The Council particularly wishes to hear from the landowners/developers of the sites included, in relation to delivery on their own site(s).

Respondents should make clear which part of the document is being referred to in their response, by the reference to page numbers and individual site references where applicable. All consultation responses should be sent by email to planningpolicy@fylde.gov.uk with the title Housing Land Supply – Annual Position Statement. Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St. Anne's Road West, Lytham St. Anne's, Lancashire FY8 1LW. **Responses must arrive by 5.00 pm on 4th July 2019.**

Press notice:

Fylde Council

Public Consultation

Five Year Housing Land Supply: Draft Annual Position Statement

The Council is required to produce a Housing Land Supply Statement annually in accordance with the adopted Fylde Local Plan to 2032. The Council must identify a five-year supply of deliverable housing sites to meet the requirements of the National Planning Policy Framework (2019). Councils may “fix” their five-year housing land supply position for the year by producing an Annual Position Statement which has been subject to consultation, and which is then submitted to the Secretary of State for ratification.

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<https://new.fylde.gov.uk/council/consultation/>

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Respondents should make clear which part of the document is being referred to in their response, by the reference to page numbers and individual site references where applicable. All consultation responses should be sent by email to planningpolicy@fylde.gov.uk with the title Housing Land Supply – Annual Position Statement. Alternatively they may be sent by post to Planning Policy, Fylde Council, Town Hall, St. Anne’s Road West, Lytham St. Anne’s, Lancashire FY8 1LW. Responses must arrive by 5.00 pm on 4th July 2019.

Mark Evans

Head of Planning and Housing

Consultation letter:



ADDRESS LINE 1
ADDRESS LINE 2
ADDRESS LINE 3
ADDRESS LINE 4
ADDRESS LINE 5
ADDRESS LINE 6
ADDRESS LINE 7

Our Ref: SYS APS

Your Ref:

Please Ask For: Julie Glaister

Telephone: 01253 658418

Email: planningpolicy@fylde.gov.uk

Date: 6 June 2019

Dear Sir/Madam

**Five Year Housing Land Supply
Draft Annual Position Statement**

The Council is required to produce a Housing Land Supply Statement annually in accordance with the adopted Fylde Local Plan to 2032. The Council must identify a five-year supply of deliverable housing sites to meet the requirements of the National Planning Policy Framework (2019). Councils may “fix” their five-year housing land supply position for the year by producing an Annual Position Statement which has been subject to consultation, and which is then submitted to the Secretary of State for ratification.

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Yours faithfully

Julie Glaister

Julie Glaister

Planning Policy Manager

Annex 4 Responses to the consultation on the Draft APS

No.	Representor	Page
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12.	Cassidy & Ashton	375

Eddie Graves

From: Hilton, Warren <Warren.Hilton@highwaysengland.co.uk>
Sent: 10 June 2019 10:49
To: PlanningPolicy
Subject: FW: CONSULTATION - Five Year Housing Land Supply - Draft Annual Position Statement

FAO: Planning Policy Team, Fylde Borough Council

Highways England has no comment to make on the draft Annual Position Statement on housing that Fylde Council has prepared.

If you would like to discuss anything about this email, please contact me.

Kind regards,

Warren Hilton, Assistant Spatial Planner

Highways England | Piccadilly Gate | Store Street | Manchester | M1 2WD

Tel: +44 (0) 300 470 5226

Web: www.highwaysengland.co.uk.

From: Sally Thompson [mailto:sally.thompson@fylde.gov.uk]
Sent: 06 June 2019 14:59
To: Sally Thompson <sally.thompson@fylde.gov.uk>
Subject: CONSULTATION - Five Year Housing Land Supply - Draft Annual Position Statement

Dear Sir/Madam,

Five Year Housing Land Supply - Draft Annual Position Statement

The Council is required to produce a Housing Land Supply Statement annually in accordance with the adopted Fylde Local Plan to 2032. The Council must identify a five-year supply of deliverable housing sites to meet the requirements of the National Planning Policy Framework (2019). Councils may “fix” their five-year housing land supply position for the year by producing an Annual Position Statement which has been subject to consultation, and which is then submitted to the Secretary of State for ratification.

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- The Council’s assessment of likely delivery on individual sites. The Council particularly wishes to hear from the landowners/developers of the sites included, in relation to delivery on their own site(s).

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Responses must arrive by 5.00 pm on 4th July 2019.

Kind Regards
Planning Policy Team

Sally Thompson
Research and Information Officer
Fylde Borough Council

DDI: 01253 658686
Main: 01253 658658

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Historic England

Planningpolicy@fylde.gov.uk

Our ref: PL00590162

Your ref:

Date: 18 June 2019

Dear Planning,

FIVE YEAR HOUSING LAND SUPPLY – DRAFT ANNUAL POSITION STATEMENT

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.

Thank you for consulting Historic England on the above document. At this stage we have no comments to make on its content.

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

Yours sincerely,

E. Hrycan

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.



Eddie Graves

From: Adam Galleymore <Adam.Galleymore@storyhomes.co.uk>
Sent: 12 June 2019 13:37
To: Eddie Graves
Subject: RE: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

Hi Eddie,

Dowbridge – The projections look about right on here.

Wrea Green – We are looking to complete the site this year. We have 30 left. 17/18 and 18/19 numbers of 16 and 37 are incorrect, actual was 25 and 31 respectively.

Elswick – We no longer have an involvement on this site.

Thanks,

Adam



Adam Galleymore

Land and Planning Director (North West)

Story Homes Ltd

Kensington House, Ackhurst Business Park, Foxhole Road, Chorley, PR7 1NY

t: 01257 443250 | d: 01257 443278 | m: 07580 821553

www.storyhomes.co.uk

From: Eddie Graves [mailto:eddie.graves@fylde.gov.uk]
Sent: 12 June 2019 10:01
To: Adam Galleymore
Subject: RE: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

Hi Adam

Thanks for coming back; we have now published a draft Annual Position Statement for consultation,

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/five-year-housing-land-supply/>

with projected delivery rates included: your confirmation or otherwise of the information included on these sites (and any other comments you wish to make) will be greatly helpful.

Kind regards

Eddie

From: Adam Galleymore [mailto:Adam.Galleymore@storyhomes.co.uk]
Sent: 12 June 2019 09:28
To: Eddie Graves <eddie.graves@fylde.gov.uk>
Subject: RE: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

Apologies Eddie,

Your emails on this, Elswick and Wrea Green all slipped the net.

I note the cut off date has now passed but can provide the information requested if required.

Thanks,

Adam



Adam Galleymore

Land and Planning Director (North West)

Story Homes Ltd

Kensington House, Ackhurst Business Park, Foxhole Road, Chorley, PR7 1NY

t: 01257 443250 | d: 01257 443278 | m: 07580 821553

www.storyhomes.co.uk

From: Eddie Graves [<mailto:eddie.graves@fylde.gov.uk>]

Sent: 22 May 2019 10:03

To: Adam Galleymore

Subject: FW: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

From: Eddie Graves

Sent: 21 May 2019 22:15

To: 'siobhan.sweeney@storyhomes.co.uk' <siobhan.sweeney@storyhomes.co.uk>

Subject: Housing delivery on the site: Brook Farm, Dowbridge, Kirkham

Dear sir/madam

We are contacting you to seek information on the expected delivery of housing on your site at Brook Farm, Dowbridge, Kirkham, in order to inform the Council's Housing Land Supply Statement which is prepared annually in accordance with paragraph 9.19 of the Local Plan and with the National Planning Policy Framework.

The site has outline/reserved matters planning permission for 170 homes. Delivery of homes has not yet commenced.

The housing trajectory used for the adopted Local Plan was based on the first completions in 2018-19 and expected delivery of 15 homes in that year. In the following years delivery of 30 dwellings per annum was expected for the remainder of the development.

Please could you confirm whether this expected commencement of completions and delivery rate remain your expectations for delivery on the site, and if not, what your expected delivery for the site will be? If the expected rate of delivery has changed, please could you give reasons e.g. economic, infrastructure, competition from other sites etc.

Please could you respond by Friday 31st May 2019. If no response is received, the Council will base its projections on the previously expected commencement of completions and delivery rate, and presume that this has your agreement.

Thank you in advance for your assistance.

Kind regards

Eddie Graves

Principal Planning Officer (Policy)

Fylde Borough Council

DDI: 01253 658419

Main: 01253 658658

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Planning Policy,
Fylde Council,
Town Hall,
St. Anne's Road West,
Lytham St. Anne's,
Lancashire
FY8 1LW

Your Ref Housing Land Supply

Our Ref O:\Policy consultations\North
team\Fylde\2019 5 year land supply

Tuesday 18 June 2019

Email to: planningpolicy@fylde.gov.uk

Dear Ms Thompson
Five Year Housing Land Supply – Annual Position Statement

Thank you for your recent consultation in respect of the Councils Five Year Housing Land Supply – Annual Statement.

I can confirm that the Trust has reviewed the document and has no comment to make in respect of this matter.

Please do not hesitate to contact me if you have any queries.

Yours sincerely,

Debbie Fifer MRTPI
Planning Manager North & North Wales

E: Debbie.Fifer@canalrivertrust.org.uk
T: 01606 723938

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Planning Policy
Fylde Council
Town Hall
St. Anne's Road West
Lytham St. Anne's
Lancashire
FY8 1LW

[SENT BY EMAIL ONLY]

Date: 2 July 2019
Our ref: 41917/05/CM/MWI/17568717v2

Dear Sir/Madam

Fylde Local Plan - Five Year Housing Land Supply Draft Annual Position Statement (June 2019)

Taylor Wimpey welcomes the opportunity to make representation on Fylde Council's Draft Annual Position Statement [APS]. These representations have been prepared with the intention of providing constructive advice and suggestions to Fylde Council in the formulation of their APS. Taylor Wimpey therefore encourages the Council to work with them in a positive manner on their housing land supply position statement.

Taylor Wimpey has an interest in delivering high quality homes and sustainable places in Fylde; and would welcome the opportunity to actively work with the Council to ensure you can deliver your annual housing requirement. Taylor Wimpey has a proved track record of delivering high quality residential properties nationally and across the North West over a considerable number of years. Taylor Wimpey has an in-depth knowledge of the residential market across the North West and is keen to deliver homes and communities in the authority to ensure the housing requirement is met in full over the course of the plan period.

Procedural Issues

Taylor Wimpey would like to set out that it is their opinion that Fylde Council cannot procedurally prepare an Annual Position Statement. Although Section 2.0 of the APS sets out the legislative context to its preparation, including extensive reference to policies within the National Planning Policy Framework [the Framework] and the National Planning Practice Guidance [the Practice Guidance], it omits reference to paragraph 3-049 of the Practice Guidance which is clear on the circumstances in which an APS can be prepared and states:

“The National Planning Policy Framework gives local planning authorities the opportunity to demonstrate a confirmed 5 year supply of specific deliverable housing sites. This needs to be done initially through the plan examination process, and may then be refreshed annually following adoptions (provided the plan remains up to date), through the preparation of an Annual Position Statement ... If strategic policy-makers choose to confirm their 5 year under paragraph 74 of the NPPF through the examination of a plan, they will need to indicate that they are seeking to do so at Regulation 19 stage, and will need to ensure they have carried out a sufficiently robust assessment of the deliverability of sites” [Lichfields emphasis].

Taylor Wimpey is aware that there are a number of authorities who have contacted the Planning Inspectorate [PINS] to indicate their intention to submit an APS this year but have been informed by PINS that they are unable to do so because of the provisions of §3-049 of the Practice Guidance. The reason given by PINS was that their interpretation of the Practice Guidance was that local planning authorities must set out their intention to prepare an APS at the Regulation 19 stage and this must be considered at Examination.

As the Draft APS itself correctly points out in Section 3.0 [p11 and 12], the Fylde Local Plan was examined on the basis of the provisions of the 2012 Framework, in accordance with transitional arrangements. The 2012 and 2018 versions of the Framework differ and there was no provision under the 2012 Framework to **‘demonstrate a confirmed 5-year supply of specific deliverable housing sites’**. This specific exercise was not undertaken during the plan Examination as is required by the Practice Guidance.

In order for Fylde to be able to prepare an APS, they would have been required to indicate that they were seeking to do so at the Regulation 19 Stage of the Local Plan in June 2016. Clearly this could not happen as the changes to the Framework requiring the APS were not policy and therefore Fylde could not indicate at Regulation 19 stage that they wanted to prepare an APS. Our correspondence with PINS has indicated that **the PPG explicitly states that LPA’s should confirm fixing their 5-year land supply position through an APS at the Regulation 19 Stage.**

As noted on page 15 of the Draft APS, “the definition of deliverable in the Framework (2018 and 2019) is significantly different to that in the Framework (2012)”. As the Fylde Local Plan was Examined under the 2012 Framework; this further shows that the sites put forward in the Local Plan have not been appropriately assessed in light of current national policy. As such, it is Taylor Wimpey’s view that the publication of a Draft APS at this time is flawed and does not align with the provisions of national policy.

In conclusion, Taylor Wimpey considers that Fylde Council cannot prepare an APS at this stage unless the wording of the Practice Guidance is amended to allow for Annual Position Statements to be prepared in relation to Local Plans adopted under the transitional arrangement, and that Local Plans that did not indicate their intention to prepare an APS at the Regulation 19 stage.

Content of the Annual Position Statement

Setting aside our concerns with regards to the Council’s **ability to prepare an APS, we would also like to comment on content of the Draft APS.**

Section 3.0 sets out the **‘Background to the APS 2019’** and includes a calculation of local housing need, using the standard methodology (for reference) alongside the adopted housing requirement figure from the Local Plan. The housing requirement set out in adopted Local Plan Policy H1 is 415 dwellings per annum (dpa), whereas the Local Housing Need figure using the standard method reduces the housing requirement to 275 dpa. Although this shows a significant change in requirement, Fylde are required to use the adopted Local Plan figure of 415 dpa in line with the provisions of the §73 of the Framework. Taylor Wimpey would like to point out that a contributing factor in the difference between the adopted figure and the figure derived

through the standard method is a result of a low delivery of housing in Fylde over the proceeding years. The household projections which underpin the standard method is locking in past years of under-completion and is not a true reflection of the actual housing need. It has therefore artificially stifled growth in Fylde. Furthermore, there is an overarching national requirement to contribute to housing need, and Taylor Wimpey would encourage Fylde to continue to use the higher Local Plan figure to contribute to both local and national housing need.

Whilst Taylor Wimpey welcomes the fact that the Council has reviewed its lead-in times and delivery rates in light of changes to the Framework; it considers that further work could be done to ensure this is more robust. Taylor Wimpey recommends that the Draft APS would benefit from separating the base assumptions outlined in the Lead-In Times and Delivery Rates table (Page 16) to provide these for both smaller sites (up to 100 units) and larger sites (over 100 units).

It is recognised that larger sites are often more complex to deliver for a variety of reasons (upfront infrastructure requirements, land assembly, onsite works etc) and consequently have longer lead-in times. **Lichfields ‘Start to Finish’ report**¹ shows that for sites of less than 100 dwellings; on average it takes up to three years to deliver the first dwelling from submission of an application; this increases to just over 4 years for site between 100—500 dwellings. Applying these assumptions for sites of different sizes will ensure a robust approach to lead-in times as advocated by the Practice Guidance² **and ensure the Council’s supply is not artificially inflated.**

Taylor Wimpey considers that the Council’s assumed delivery rate of 15 dwellings in the first year and 30 dwellings in subsequent years is appropriate; and anything higher than this would be overly optimistic. There are, however some discrepancies **within the Council’s five-year trajectory** with delivery rates that deviate from the methodology set out in the Draft APS. For example:

- 1 The Council has anticipated that the site ‘Lane north of Freckleton Bypass’ (HSS12) will deliver 60 units per annum from year 4. The Council references an outline application in the Housing Trajectory Table and Taylor Wimpey considers that delivery of 60 units per annum from year 4 appears overly optimistic and should be reduced by at least 30 units in Year 4.
- 2 The Council has anticipated that the site at ‘Clifton House Farm’ (HSS13); for which a Reserved Matters application is currently being prepared, will deliver 30 dwellings per annum in years 4 and 5. Whilst the **developer’s agent has stated this is a possible delivery rate, in line with the assumptions** and given the extended timeframes, Taylor Wimpey would suggest a more cautious, stepped approach in line with the assumptions set out in the methodology showing 15 units in the first year and 30 units each year thereafter.

The entirety of the Council’s supply should be re-examined to ensure there are no other similar discrepancies across the supply. A conservative line should **be applied throughout to ensure the Council’s housing requirement is met** and the trend of under-delivery is reversed.

Taylor Wimpey acknowledges that **it is the Council’s intention to produce an Engagement Statement within the Draft APS** which sets out the results of the consultation, in line with the PPG. Taylor Wimpey would note that this Engagement Statement will need to address the comments made within these representations.

¹ Start to Finish – How Quickly do Large-Scale Housing Sites Deliver? (November 2016)

² Practice Guidance ID: 3-030-20180913

Conclusions

In conclusion, Taylor Wimpey believes that there is no legislative basis on which Fylde are able to publish an APS. Fylde Council did not adhere to the requirement of national policy on Annual Position Statements as they did not, through the Examination of the Local Plan, indicate that they wished to pursue an APS. Secondly, national policy requires authorities at Regulation 19 stage of the preparation of the Local Plan to indicate their intention to pursue an APS. Again, Fylde could not meet this requirement at the Regulation 19 Stage and therefore unless national policy changes to allow this, an APS cannot be formally published at this stage.

Notwithstanding the above, we have reviewed the content of the Council's Statement and consider that there is further work that could be done to ensure the APS is more robust in light of the potential difference in lead-in times for sites of varied scales. Alongside this, there are some sites within the five-year trajectory that require further explanation to understand why they deviate from the methodology. Accordingly, Taylor Wimpey requests that the Council reviews its Draft APS in line with its comments.

Yours faithfully



Brian O'Connor
Associate Director

Copy B Dodds: Taylor Wimpey UK Limited

Date: 01 July 2019
Our ref: 258376



Fylde Borough Council

planningpolicy@fylde.gov.uk

BY EMAIL ONLY

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Sir or Madam

Five Year Housing Land Supply - Draft Annual Position Statement

Thank you for your consultation on the above dated and received by Natural England on 06 June 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 Draft Annual Position Statement and concentrated on the sites which do not already have planning permission. The comments we provide below are limited due to the lack of specific site locations available within the Statement.

We would recommend that you make use of our published Impact Risk Zones when assessing site suitability.

Site Address	LPA Site Ref	No of dwellings proposed	NE comments
Thornfield Caravan Park, Staining	HS41	28	For new residential development in this area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.
Land North of North View Farm, Wrea Green	HS47	15	It is unclear exactly where this site is, therefore cannot give any site specific advice. For new residential development in the Wrea Green area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.
Newton Hall, School Lane, Newton	HS51	86	This site has the potential to impact on Ribble Estuary SSSI, Ribble & Alt Estuaries SPA and Ramsar, Newton Marsh SSSI and land functionally linked to the SPA. All impacts on the designated sites need to be considered via a

			<p>Habitats Regulations Assessment.</p> <p>In addition to the above, for new residential development in the Newton area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>
Singleton Village, Singleton	HS53	15	<p>It is unclear exactly where this site is, therefore cannot give any site specific advice.</p> <p>The Singleton area includes land functionally linked to Morecambe Bay & Duddon Estuary SPA. All impacts on the designated site need to be considered via a Habitats Regulations Assessment.</p> <p>In addition to the above, for new residential development in the Singleton area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>
The Rowans (Former Blue Anchor Inn), Fleetwood Road, Greenhalgh Phase 1 & 2	HS55 HLAS Site Ref 4A820	17	<p>It is unclear exactly where this site is, therefore cannot give any site specific advice.</p> <p>For new residential development in this general area, a Habitats Regulations Assessment is required on the likely significant effects resulting from recreational disturbance on the coastal SPA/Ramsar sites.</p>

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



Homes
England

Sally Thompson
Planning Policy Team
Research and Information Officer
Fylde Borough Council
The Town Hall
Lytham St Annes
FY8 1LW

3rd July 2019

Dear Sally,

Consultation on Five Year Housing Land Supply – Draft Annual Position Statement

Homes England Response

I would firstly like to thank you for the opportunity to comment on the Five Year Housing Land Supply - Draft Annual Position.

Homes England is the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England does not have any land holdings affected by the consultation but we are keen to continue to work with you to fulfil your housing growth ambitions.

Yours faithfully,

Nicola Elsworth
Head of Public Sector Land (North West)
Homes England

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Email: Tim.waring@quod.com
Date: 4 July 2019

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Planningpolicy@fylde.gov.uk

By email

Dear Sirs

Housing Land Supply – Annual Position Statement

I act on behalf of Hallam Land Management Ltd ('Hallam') who are the strategic land and planning promotion arm of the Henry Boot Group of Companies. They have been promoting and developing strategic land over the past 30 years, operating throughout England, Scotland and Wales.

Hallam have a number of development interests in the North West, including in Fylde. These include land at Warton (where they have previously obtained planning permissions for 115 and 360 homes on separate sites), Knowsley (allocated for 800 homes), Buxton (consent for 375 homes), Langho (consent for 47) and strategic sites in Maghull, Crewe and Holmes Chapel.

Hallam have successfully promoted strategic housing development at Warton (on land to the north of Lytham Road). This includes land at the former Blackfield Farm site, as well as Clifton House Farm, which together have (or are in the process of) delivered almost 300 new homes in Warton.

Hallam have a remaining land ownership in Warton, which links both of the above sites, and is shown on the plan in **Figure 1** below.

Whilst the Fylde Local Plan was recently adopted (2018), it is subject to an early partial review, to ensure that the full objectively assessed need for housing within the housing market area covering Fylde can be met. The land within Hallam's ownership at Warton, is well placed to meet some of the area's housing need and Hallam will be promoting it through the planning system in due course.

In the meantime, Hallam wish to respond to the draft Annual Position Statement ('APS') on 5 year housing land supply.

Draft 5 Year Housing Land Supply APS (June 2019)

Imperative to Meet Objective Assessed Housing Needs

The National Planning Policy Framework initially published in March 2012 ('NPPF1') was the subject of a major review with NPPF 2 adopted in July 2018, and subsequently updated this year. The NPPF1 set a clear imperative of significant boosting housing land supply and delivery within England, and this imperative has been carried through to NPPF2 (updated 2019).

Notably, it requires Councils to identify a minimum number of homes needed through a Local Housing Need Assessment (paragraph 60) using a standard methodology and ensuring that that objectively assessment need (OAN) is established in strategic policies of the Development Plan (paragraph 65). Moreso, in order to ensure delivery, it requires local planning policies to identify specific deliverable sites over the period of the Plan (paragraph 67) whilst providing a minimum of five years' worth of housing supply against the housing requirement of the adopted strategic policies (paragraph 73).

When identifying a supply of specifically deliverable sites sufficient to provide a minimum of five years' worth of housing, Local Planning Authorities should in addition include a "buffer" to ensure choice and competition, the size of the buffer depends upon the past delivery rates of the LPA, and fluctuations in the market.

It is important that any judgements on the supply of housing land is underpinned by a thorough understanding of whether the land, and the housing proposed on it, are "deliverable" within the forthcoming 5 year period.

The definition of deliverable is outlined in the glossary to NPPF2, and the bar to what is deemed to be deliverable is set purposefully high, in order to ensure that sites that make up the five year housing land supply are truly (and highly likely) to be delivered.

In view of the above, I comment below on the draft APS. Before doing so it is important to note that whilst Fylde Council ('the Council') intend to adopt the APS presumably to fix their 5yhl, para 3-049 of the Planning Practice Guidance (PPG) demonstrates this is not possible. The PPG notes that for LPAs to be able to fix their Housing Land Supply through an APS, it must first be confirmed through a plan examination – and to do that the LPA's intention must have been indicated at the Regulation 19 stage. As the current Local Plan was prepared under NPPF1 and its 'sister' PPG, and the Council did not confirm through the plan process that it would prepare an APS, as this route was not available at the Regulation 19 stage of the now adopted Plan.

Methodology for Calculating Housing Land Supply

I do not comment on the methodology adopted by the Council, other than to note that the Council draft 5 year housing land supply ('5YHLS') calculation:

1. Adopts the Local Plan residual housing requirement based on a housing land requirement of the adopted Local Plan, that is recognised to be not fully reflective of the OAN in this area, and in need of immediate review.
2. In determining the residual requirements, the delivery of housing since the Local Plan period began is taken from the Council's own records, which are untested.
3. The Council have adopted the 'Liverpool approach' to the spread of shortfall over the Plan period, rather than the 'Sedgefield approach'. However, if the past delivery rate is correct, then there is no material difference to the 5YHLS adopting either approach.
4. A 10% buffer has been adopted by the Council.
5. Under the housing delivery test, the Council are performing at between 172% (2018) and 188% (projected 2019) against the housing delivery test¹.

Deliverable Sites

The draft APS suggests that there is a supply of sites that are capable of delivering 2,678 units. Whilst the veracity of these sites, in terms of delivery have not been tested by Quod, I note that the base assumptions for the site delivery are set out in the table at page 16 of the draft APS, and the build out rates in the paragraph preceding the table.

I do not comment specifically on the build out rates but note that the lead in times and assumptions when sites will commence development are not underpinned by any discussion with the development industry on each specific site within the trajectory.

Whilst the consultation on the APS may assist in understanding the delivery prospects of each of the sites assumed within the trajectory (Appendix 1 of the draft APS), it is not always the case that the development industry will engage in this form of consultation.

Therefore, based upon the generic assumptions adopted in the trajectory, and the fact that each site has not been subject to developer specific engagement, there remains uncertainty of the true deliverability of all of the sites making up the 5YHLS.

¹ Paragraph 75 of the NPPF2 (updated 2019).

It is important for any reliance on the assessed 5YHLS to be underpinned by a rigorous understanding of each of the sites. This is especially important in the case of the Council, where the 5YHLS is calculated to be only marginally in excess of the 5 year requirement (ie, the draft APS suggests that the 5YHLS is only 5.3 years).

It is especially notable that the calculation of 5YHLS can fluctuate dramatically, year on year. This is clearly evident in Fylde, where only last year the Council's published position on 5YHLS was 9.7 years (ie, almost double that that is currently claimed in the draft APS).

Calculated 5YHLS

As mentioned above, the Council's calculation is that there is only a 5.3 year supply of housing, against the current Local Plan requirement. As the Local Plan is under review, and the true OAN in the area is likely to be well above that currently being planned for, it is important that Fylde continue to pro-actively identify and support proposals for housing development on appropriate sites.

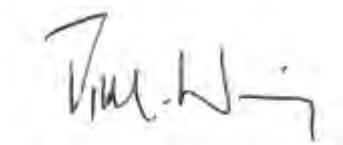
It is also important to recognise that the housing requirement, and 5YHLS is only a minimum of what is required to meet the area's needs, and as such, these should not be used to artificially constraint the delivery of houses that can continue to meet the area's housing needs.

Summary

We welcome the opportunity to comment on the draft APS and have identified areas of potential weakness that warrant further rigorous analysis, before the APS is adopted by the Council. For the reasons outlined above however, the PPG clearly notes that the 5YHLS cannot be fixed through this APS at this stage, although can be a useful indicator of what the Council consider to be their 5yhls.

In the meantime, we will be looking to set up a meeting with your Officers to discuss the promotion of the site identified above at Figure 1.

Yours sincerely



Tim Waring
Director

cc: Rebecca Wasse Hallam Land
 Mike Powell Hallam Land

Draft Annual Position Statement

Response Statement

Hollins Strategic Land
July 2019

1 Introduction

- 1.1 This Response Statement (RS) relates to the Council's Draft Annual Position Statement (dAPS). The RS focusses on providing information on sites which Hollins Strategic Land have an interest in. It also considers the methodology of the APS against guidance set out in the National Planning Practice Guidance (NPPG).
- 1.2 It is demonstrable that:
 1. the APS is not based on satisfactory stakeholder engagement; and,
 2. there is insufficient evidence to demonstrate a 5 year supply of deliverable housing sites.
- 1.3 Furthermore, HSL has been able provide evidence on three sites to demonstrate that the supply should be reduced.
- 1.4 At this stage, it can reasonably be concluded that the Council should not be able to adopt an Annual Position Statement and that it cannot demonstrate the required supply of deliverable housing land.

2 Has satisfactory Stakeholder Engagement been carried out?

- 2.1 The NPPG states that authorities will need to produce an Engagement Statement. At this stage, the LPA has not produced a draft Engagement Statement and so it is not possible to review the engagement process in its entirety. The dAPS does not provide significant detail on Stakeholder Engagement.
- 2.2 However, HSL understands that the extent of Stakeholder Engagement extends to the Council contacting parties with an interest in potentially deliverable land with a view to agreeing delivery rates. HSL did receive emails on two of the three sites referred in section 4 of this RS.
- 2.3 However, it is not known whether the Council contacted infrastructure providers, upper tier authorities or neighbouring authorities. Of course, it may be the case that this is being done via the dAPS but it is considered that all parties should have been involved earlier in the process.
- 2.4 The NPPG does suggest that LPAs may wish to set up an assessment and delivery group. HSL has not been invited to attend such a group and it must be assumed that one has not been formed.
- 2.5 Whilst it is difficult to ascertain the level of Stakeholder Engagement from the dAPS, at this stage, it must be assumed that limited Stakeholder Engagement has been undertaken. This would not accord with the NPPG. It would not result in a robust APS.

3 Is the evidence sufficient to demonstrate a 5 year supply of deliverable housing sites?

- 3.1 The NPPG states that evidence and assessment of delivery “*will be as robust as possible*” (Para. 047, Ref ID: 3-047-20180913). The dAPS does not demonstrate an approach to assessing delivery that has been as robust as possible.
- 3.2 Appendix 1 of the dAPS provides notes on deliverability and delivery, including justification for inclusion. However, these notes are limited and do not accord with the requirements of the NPPG. For example:
- MUS4: the notes do not explain why 0 dwellings were delivered in 2018/19 but 30 will be delivered in 2019/20.
 - HS10: the notes only confirm that construction barriers are provided around the site which is not clear evidence that a site with outline permission will be developed.
 - MUS1: it is stated that 30 dwellings will be provided in 2020/21, to follow from current phase, but it appears as though the current phase will be providing 7 dwellings in 2020/21. There is no evidence to demonstrate that 37 dwellings can be achieved in one year.
 - MUS2: the notes do not provide clear evidence that housing will be delivered in 2023/24. Rather, there appears to be a high level of uncertainty.
 - HSS5: the notes confirm that an outline application is being pursued and has not even been approved.
 - HSS5 (Bambers Lane site): the notes state that an application for full permission is only pending consideration. There can be no certainty that this will be approved.
- 3.3 The evidence is clearly insufficient to demonstrate a 5 year supply, it has not been sense checked and is certainly not as robust as possible.

4 Sites that Hollins Strategic Land has an interest in

Dowbridge, Kirkham

4.1 The dAPS states that the above site (ref: HS57) will deliver as follows:

2019/20	15
2020/21	30
2021/22	30
2022/23	30
2023/24	30

4.2 HSL achieved outline permission on this site and Story Homes (SH) secured Reserved Matters Approval. Development has commenced but SH has confirmed that the site will only deliver c. 3 dwellings in 2019/20. Given the slower than expected delivery rates on site HS70, which is in nearby Newton with Scales, SH is also anticipating that the site will deliver a *maximum* of 30 dwellings per annum from 2020/21 – 2023/24.

4.3 The delivery rate is therefore expected to be as follows:

2019/20	3
2020/21	30
2021/22	30
2022/23	30
2023/24	30

Land off Woodlands Close, Newton with Scales

4.4 The dAPS states that the above site (ref: HS70) will deliver as follows:

2019/20	12
2020/21	25
2021/22	13
2022/23	0
2023/24	0

4.5 This follows an email HSL sent to the LPA on 22/05/2019, confirming that the delivery rate would be 25 dwellings per annum (dpa). However, since that time, Hollins Homes has found that sales have been unexpectedly slow. This combined with a lengthy Reserved Matters application process and conditions taking longer to be discharged than anticipated has resulted in the delivery rate being reconsidered. It is now expected that 15 - 20dpa will be achieved.

4.6 It is acknowledged that this reduction in delivery/annum would not impact on the overall five year housing land supply. It does however suggest that market conditions in Fylde are not as strong as had been anticipated and that caution should be applied to over-estimating trajectories. If this applies to a number of sites included within the five year supply, it is entirely possible that the supply will fall to below 5 years.

4.7 The delivery rate is therefore expected to be as follows:

2019/20	12
2020/21	18
2021/22	18
2022/23	2
2023/24	0

Land north of Freckleton Bypass, Warton

4.8 The dAPS states that the above site (ref: HSS12) will deliver as follows:

2019/20	0
2020/21	0
2021/22	0
2022/23	60
2023/24	60

4.9 This follows an email HSL sent to the LPA on 22/05/2019, stating that the expected delivery rate would be 60 dwellings per annum (dpa). This was as per the Local Plan trajectory and was based on the site being built out by two housebuilders. However, circumstances have since changed in June and it now appears very likely that the site will be developed by one housebuilder. This will result in a reduced delivery rate and it is expected that only 30 dwellings will be delivered each year in 2022/23 and 2023/24.

4.10 Of course, as stated in the email to the LPA, the delivery of the site is dependent on the outcome of application 19/0195 and appeal 3221605. Both relate to varying condition 7 of the outline permission and the percentage of housing that can come forward in advance of off-site highway works. Application 19/0195 removes the requirement for two off-site highways works schemes to come forward but still limits delivery to 15% before the third highways scheme is completed. Appeal 3221605 follows an officer recommendation to approve and the proposals seek to increase the percentage to 33%.

4.11 Application 19/0195 has been approved subject to a s106 Agreement Deed of Variation. However, appeal 3221605 remains pending with a decision expected later this summer. The appeal proposals would significantly increase the likelihood of the site delivering housing as anticipated.

4.12 The delivery rate is therefore expected to be as follows, on the basis of the appeal being allowed:

2019/20	0
2020/21	0
2021/22	0
2022/23	30
2023/24	30

5 Conclusions

5.1 This RS has demonstrated that:

- limited Stakeholder Engagement has been undertaken which would not accord with the NPPG and would not result in a robust APS;
- the evidence is clearly insufficient to demonstrate a 5 year supply and is certainly not as robust as possible;
- delivery rates should be reduced at the three sites that HSL has an interest in and this has a significant impact on the 5 year HLS.

5.2 As a result, it is considered that the Council should not submit its dAPS to the Inspectorate as it will not pass the first or second stages of the assessment. Furthermore, the LPA should confirm that it does not have the required 5 year supply of housing.

5.3 HSL would welcome the opportunity to engage with the LPA on the matter of HLS.



Statement on the Fylde Annual Position Statement

for Wainhomes (North West) Ltd and Gladman
Developments

Emery Planning project number: 19-318



Project : 19-318
Site address : Flyde Local Plan
Client : Wainhomes (North West)
Ltd and Gladman
Developments

Date : July 2019
Author : Stephen Harris

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trading as Emery Planning.

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1. Introduction

1.1 Emery Planning is instructed by Wainhomes and Gladman Developments to make representations on the Draft Annual Position Statement (APS) for Fylde Council for the period 1st April 2019 to 31st March 2024.

1.2 In summary, there are a number of overarching points which need to be taken into account. These are:-

- We question whether the Council is eligible to produce an APS in the context that the Fylde Local Plan (FLP) was adopted in accordance with the 2012 Framework. The ambiguity on this point has been raised by Wyre Council in paragraph 1.6 of their APS which states that further clarification is awaited from the Planning Inspectorate. We have seen no confirmation that Fylde is eligible to prepare an APS. Our position is that the plan was submitted under the 2012 Framework; therefore the implications of the 2019 Framework and the requirements set out in order to prepare an APS have not been met as the housing supply endorsed by the Local Plan was not on the basis of the new Framework.
- We have significant concerns that the documentation from developers, landowners and agents has not been provided as part of the consultation. As the consultation is the only opportunity for representors to make submissions on the Council's evidence, it must be included in the draft APS, if not before, in order for other parties to interrogate the information. It is not meeting the tests of clear evidence for developer, landowner or agent notes or correspondence, simply to be provided to the Planning Inspector only. As a result our assessment is not based on the full evidence that the Council has or that the Inspector will get if the APS is submitted.
- Notwithstanding our overarching objections, we consider that there should be deductions to the housing land supply for the various reasons set out; these being:-
 - Specific sites included in the APS do not meet the deliverability tests:
 - The inclusion of a 10% non-implementation allowance for small sites with planning permission.
 - Exclusion of the empty homes allowance of 50 dwellings.

1.3 For these reasons, we consider that:

- a) the APS should not progress as the Council is not eligible to prepare one;
- b) if it is eligible, there are significant issues, namely that no clear evidence has been provided as required by the PPG which results in representors being unable to provide a full and open assessment of the APS; and,

- c) deductions should be made to the council's Housing Land Supply and the supply is below 5 years. Our assessment is that the supply is 4.3 years (Liverpool) or 3.54 years (Sedgefield).

2. Eligibility

2.1 Paragraph 73B enables a local planning authority to apply a 10% buffer where it wishes to demonstrate a five year land supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market that year. The reader is then directed to footnote 38 which states:

"For the purposes of paragraph 73B and 74 a plan adopted between 1st May and 31st October will be considered recently adopted until the 31st October of the following year; and a plan adopted between the 1st November and the 30th April will be considered recently adopted until 31st October in the same year".

2.2 The Council adopted the Fylde Local Plan 2032 on 22nd October 2018. However we question whether paragraphs 73(b) and 74 can apply to an adopted local plan prepared and examined under the 2012 Framework. This is set out in the PPG (ref 3-049-20180913) which states:

"How can local authorities demonstrate that they have a confirmed 5 year land supply as part of the plan examination?"

*The National Planning Policy Framework gives local planning authorities the opportunity to demonstrate a confirmed 5 year supply of specific deliverable housing sites. This needs to be done initially through the plan examination process, and may then be refreshed annually following adoption (provided the **plan remains up to date**), through the preparation of an Annual Position Statement. In both these circumstances, **it will only be possible to establish a confirmed 5 year supply if an appropriate buffer has been applied and the authority's assessment of its supply has been tested sufficiently through the examination** or Annual Position Statement processes.*

In order to ensure that the 5 year land supply is sufficiently flexible and robust to be demonstrated once in a given year, a minimum 10% buffer should be added to the housing requirement to account for fluctuations in the market over the year. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead.

***If strategic policy-makers choose to confirm their 5 year supply under paragraph 74 of the NPPF through the examination of a plan, they will need to indicate that they are seeking to do so at Regulation 19 stage**, and will need to ensure they have carried out a sufficiently robust assessment of the deliverability of sites. The Inspector's report will provide recommendations in*

relation to the land supply and will enable the authority, where the authority accepts the recommendations, to confirm that they have demonstrated a 5 year land supply in a recently adopted plan." [our emphasis]

- 2.3 For the Fylde, that requirement has not been undertaken as paragraph 74 postdates the Examination hence why paragraphs 73b and 74 should not apply. Indeed a 10% buffer was not requested or considered and this APS is not a refresh of the Local Plan's assessment of the 5 year supply which was considered under the materially different deliverability tests in the 2012 Framework. Both the 2018 and then 2019 Framework has had significant consequences for the deliverable supply of land in Fylde as we will subsequently set out. Our view is that the APS is not a refresh but a fundamentally different assessment based on materially different Government guidance.
- 2.4 Therefore in the case of the Fylde we consider it is too early for a compliant APS to be prepared.

3. Absence of Clear Evidence

- 3.1 We have significant concerns that the documentation from developers, landowners and agents has not been provided as part of the consultation. As the consultation is the only opportunity for representors to make submissions on the Council's evidence, it must be included in the draft APS, if not before, in order for other parties to interrogate the information. It is not meeting the tests of clear evidence for developer, landowner or agent notes or correspondence, simply to be provided to the Planning Inspector only. On that basis our assessment is not based on the full evidence that the Council has or that the Inspector will get if the APS is submitted. Our position is endorsed by the following commentary on the PPG.
- 3.2 Paragraph: 048 Reference ID: 3-048-20180913 of the PPG asks "What information will annual reviews of 5 year land supply, including annual position statements, need to include?". It then states:

"Assessments need to be realistic and made publicly available in an accessible format as soon as they have been completed. Assessments will be expected to include"

- 3.3 Seven criteria are then set out.

- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or

not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;

- for small sites, details of their current planning status and record of completions and homes under construction by site;
- for sites with outline consent or allocated in adopted plans (or with permission in principle identified on Part 2 of brownfield land registers, and where included in the 5 year housing land supply), information and clear evidence that there will be housing completions on site within 5 years, including current planning status, timescales and progress towards detailed permission;
- permissions granted for windfall development by year and how this compares with the windfall allowance;
- details of demolitions and planned demolitions which will have an impact on net completions;
- total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
- the 5 year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.

3.4 The information in Appendix 1 is limited and has not been made publicly available in any format. The information then contained in the seven criteria is also absent and the APS only provides the figures without any clear or robust evidence.

3.5 Paragraph: 050 Reference ID: 3-050-20180913 asks "How is 5 year land supply confirmed through an annual position statement?" Guidance is then set out in 3 paragraphs. We break down these paragraphs in order to assess how the APS has been prepared.

Where a local planning authority subsequently wishes to confirm their 5 year land supply position through an annual position statement, they will need to advise the Planning Inspectorate of their intention to do so by 1 April each year.

3.6 There is no correspondence in the APS to confirm that this has been met. For the purposes of this assessment we assume it has. By way of comparison, we note that Wyre Council, in their Draft APS states:

"1.6 The Council is firmly of the opinion that it is eligible to produce and have an APS examined by the Planning Inspectorate in circumstances where (as here) a local plan is recently adopted even though it was examined through the policies in 2012 NPPF. The Council is currently in the process of seeking final confirmation from the Planning Inspectorate on this point. In any event, mindful of the encouragement in 2019 NPPF §73 that local planning authorities

should update their housing supply assessments annually, this current exercise will provide a realistic forward looking appraisal of the deliverable supply in the Borough"

- 3.7 Whilst Wyre are of the view they can, there is ambiguity on whether or not they are eligible and we have addressed that in Section 2 above. The same must also apply to Fylde.

To ensure the robustness of the assessment of the deliverability of sites, the local planning authority should carry out an engagement process to inform the preparation of the annual position statement.

- 3.8 We have a fundamental objection to the APS and the procedure the LPA has carried out. Whilst we understand contact has been made to landowners and developers on sites in the supply, the actual clear evidence required by the PPG is not provided. Wainhomes has no record of an approach on Cropper Road West, therefore as a minimum all correspondence should be provided, so representors can at least see what has been provided to the Council as it prepared its APS.

- 3.9 The 6th unnumbered paragraph of page 17 states:

"The PPG requires that commentary is provided indicating reasons why a site has either exceeded or not progressed as expected. Comments are provided in this edition on the basis of known information, including information provided on request from developers/landowners and their agents. Any further information provided by site owners/developers in response to the consultation on this draft Annual Position Statement will be considered for incorporation into the final version of this statement for submission to the Planning Inspectorate".

- 3.10 As an interested party with sites in the supply and sites without consent, the engagement has been minimal. We only have the benefit of the LPAs short summary in the final column of Appendix 1 of the APS. Therefore we are not able to assess or interrogate the information provided by agents, landowners and developers to test their conclusions. The LPA states that this information, along with any updated responses will be provided to the Planning Inspectorate. This means that we will not have the opportunity to comment on the information to date or that to be provided, and on that basis there is a simple but crucial unfairness point to the process. That simply cannot be right or fair.

The local planning authority can then submit their annual position statement to the Planning Inspectorate for review by 31 July of the same year.

- 3.11 We assume that the LPA will meet this deadline, although due to our concerns on the procedural aspect we question whether a submission should be made.

When assessing an annual position statement, the Planning Inspectorate will carry out a 2 stage assessment.

First, they will consider whether the correct process has been followed (i.e. whether a 5 year supply has been confirmed initially through an up to date plan and whether satisfactory stakeholder engagement has been carried out).

- 3.12 We consider that the correct process has not been followed. Please see Section 2 above.

- 3.13 For the reasons set out above, satisfactory stakeholder engagement has not been carried out and we have not been provided with the required clear evidence in order to comment on. Whilst our submissions later set out our view on sites, this has been done without the benefit of the information the Council has and will receive during the consultation process and it puts any party seeking to challenge the APS at a significant disadvantage.

Second, they will look at whether the evidence is sufficient to demonstrate a 5 year supply of deliverable housing sites, with an appropriate buffer, at the base date of the assessment (i.e. 1 April in the relevant year).

- 3.14 Our submissions on this point are in Section 11 of this Statement.

The Planning Inspector's assessment will be made on the basis of the written material provided by the authority and the Planning Inspector will not refer back to the local planning authority or any other stakeholders to seek further information or to enter into dialogue about sites.

- 3.15 This goes precisely to our objection on the procedure as all parties must have the information that is to be provided to the Inspector. If not, then the Inspector's decision is taken on all the evidence yet representors and stakeholders are only provided with part of the picture. As this consultation is the only opportunity we have, all evidence must be provided now for review and comment. If not then the process is both opaque and unfair.

- 3.16 If housing land supply is a matter for a Section 78 appeal, it is not dealt with by written representations and is elevated to either a hearing or inquiry. Whilst we note the process we do want to raise our concern with the process when we have no further opportunity to comment on the APS and any additional information provided.

It is therefore important that the authority has carried out a robust stakeholder engagement process and that adequate information is provided about disputed sites.

3.17 At this stage there is no clarity on what the disputed sites are and it will only be when the consultation closes that the LPA will know which sites are disputed. However we cannot give our full position on which sites we dispute and do not dispute if the information is not provided. Section 11 is based on the information provided to date and from what we have obtained. The LPA should have published a draft APS and then consulted upon it, including a meeting with all stakeholders before the draft APS is formally published for consultation prior to submission to PINS.

3.18 Paragraph: 051 Reference ID: 3-051-20180913 of the PPG asks “What engagement should the authority undertake to prepare an annual position statement?” We assess each below.

- All local planning authorities will need to engage with stakeholders who have an impact on the delivery of sites. The aim is to provide robust challenge and ultimately seek as much agreement as possible, so that the authority can reach a reasoned conclusion on the potential delivery on sites which contribute to the 5 year land supply. Those authorities who are seeking to demonstrate a confirmed 5 year land supply will need to produce an engagement statement and submit this to the Planning Inspectorate, including:
 - an overview of the process of engagement with site owners/applicants, developers and other stakeholders and a schedule of site based data resulting from this;
 - specific identification of any disputed sites where consensus on likely delivery has not been reached, including sufficient evidence in support of and opposition to the disputed site(s) to allow a Planning Inspector to reach a reasoned conclusion; as well as an indication of the impact of any disputed sites on the number of years of supply;
 - the conclusions which have been reached on each site by the local planning authority in consideration of the outcome of stakeholder engagement;
 - the conclusions which have been reached about the overall 5 year land supply position.

3.19 There has been no engagement with the APS until its publication and on the information provided parties have not been able to “provide robust challenge” or even discuss agreement with the LPA. The above process has simply not been followed and the absence of even a draft Appendix 3 (Engagement Statement) of what has been done to date further demonstrates that the process has not been followed.

Provided the correct process has been followed and sufficient information has been provided about any disputed sites, the Planning Inspectorate will issue their recommendation in October of the same year, confirming, if appropriate, the housing land supply until the following October.

3.20 Noted.

3.21 It is clear the LPA has not followed procedure and the APS should be withdrawn.

4. Assessment of the Council's housing supply

4.1 Our assessment of the Council's five year housing land supply is based on six key stages:

1. The base date and five year period;
2. The housing requirement;
3. Identifying the past shortfall;
4. Identifying the method of addressing the past shortfall;
5. Applying the appropriate buffer; and
6. Identifying a Realistic and Deliverable Supply.

4.2 Each stage is addressed below.

5. Stage 1: Agreeing the base date and five year period

5.1 The base date is the start date for the five year period for which both the requirement and supply should relate. The Council's APS has a base date of 31st March 2019 with the five year period being 1st April 2019 to 31st March 2024. This is agreed.

6. Stage 2: Identifying the housing requirement

National planning policy and guidance

6.1 Paragraph 60 of the Framework states:

"To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for."

6.2 Paragraph 73 of the Framework states:

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old."

6.3 Footnote 37 of the Framework explains that unless the housing requirement set out in the strategic policy has been “*reviewed and found not to require updating*”, local housing need will be used for assessing whether a five year supply of specific deliverable sites exists using the standard method set out in the PPG where the strategic policy is more than five years old.

6.4 Paragraph 3-029 of the PPG¹ explains:

“The purpose of the 5 year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next 5 years.”

6.5 Paragraph 3-030 of the PPG² states:

“Housing requirement figures identified in strategic policies should be used as the starting point for calculating the 5 year land supply figure:

- for the first 5 years of the plan, and*
- where the strategic housing policies plans are more than 5 years old, but have been reviewed and are found not to need updating.*

In other circumstances, the starting point for calculating the 5 year land supply will be local housing need using the standard method.”

6.6 Consequently, it is clear that the five year supply should be measured against the housing requirement set out in strategic policies when those policies are less than five years old and when they are more than five years old, the local housing need figure should be used unless the housing requirement has been reviewed and found not to require updating.

6.7 The Local Plan sets the housing requirement for the Fylde as 415 dwellings per annum. Therefore the requirement for the **5 year period is 2,075 dwellings.**

¹ Paragraph: 029 Reference ID: 3-029-20180913: “*What is the purpose of the 5 year housing land supply?*”

² Paragraph: 030 Reference ID: 3-030-20180913: “*How can an authority demonstrate a 5 year supply of deliverable housing sites?*”

7. Stage 3: Shortfall

7.1 Page 14 of the Draft APS states:

“Shortfall is calculated from the base date of the Local Plan (in accordance with para. 044 of PPG on HELAA). The annual requirement figure of 415 is rebased in the Local Plan to include shortfall from early in the plan period, before the examination took place. The Local Plan spreads this shortfall over the remainder of the plan period (Liverpool method), resulting in a residual requirement from 1st April 2017 of 479 dwellings per annum. This approach has been found sound at the Examination in Public and is written in to the statutory adopted development plan in Policy H1 and its supporting text. Delivery in the two years from 1st April 2017 has been 463 and 490 net homes respectively. This leaves a shortfall of 5 against the residual requirement. The five year requirement incorporating shortfall is therefore 5 x 479, plus the shortfall of 5 from the last two years, which gives 2,400 net dwellings.”

7.2 The shortfall since that date is set out below.

Table 1 – Calculating the Backlog

A	Housing requirement 01/04/11 to 31/03/19 (8 years)	3,320
B	Net completions up to 31/03/19	2,487
C	Shortfall at 01/04/19 (A-B)	833

7.3 The shortfall is 833 dwellings.

8. Stage 4: Identifying the method of addressing the past shortfall

- 8.1 The Council's position statement proposes to spread the past shortfall by spreading it over the remaining 13 years of the plan period. This is known as the "Liverpool" method.
- 8.2 The Framework does not specifically state how the backlog should be addressed, however it does set out the Government's objective of "significantly boosting the supply of homes" (paragraph 59). Addressing the backlog as soon as possible would be consistent with this paragraph.
- 8.3 Paragraph 3-044 of the PPG³ states:

"Where shortfalls in housing completions against planned requirements have been identified, strategic policy-making authorities may consider what factors might have led to this and whether there are any measures that the authority can take, either alone or jointly with other authorities, which may counter the trend.

Where relevant, strategic policy-makers will need to consider the recommendations from any action plans prepared as a result of past under-delivery, as confirmed by the housing delivery test.

The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach). If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.

Where strategic policy-making authorities are unable to address past shortfalls over a 5 year period due to their scale, they may need to reconsider their approach to bringing land forward and the assumptions which they make. For example, by considering developers' past performance on delivery; reducing the length of time a permission is valid; re-prioritising reserve sites which are 'ready to go'; delivering development directly or through arms' length organisation; or sub-dividing major sites where appropriate, and where it can be demonstrated that this would not be detrimental to the quality or deliverability of a scheme." (my emphasis)

³ Paragraph: 044 Reference ID: 3-044-20180913: "How can past shortfalls in housing completions against planned requirements be addressed?"

8.4 Notably, the PPG does not suggest that the Liverpool method can continue to be used if a previous Inspector found it to be appropriate within the context of the 2012 Framework and former version of the PPG as is the case in the Fylde.

8.5 We accept that the Local Plan Inspector in her report dated 18th September 2018 concluded that the 'Liverpool' method was appropriate. Paragraph 87 states:

"Having regard to the Plan's spatial strategy and the delivery of the larger strategic sites, the use of the Liverpool method for calculating 5 year housing land supply is justified. By allowing for the past shortfall in delivery to be addressed across the remaining Plan period the Council has a 6.4 year supply. This allows sufficient flexibility for housing delivery. Reference to the use of the Liverpool approach in assessing the 5 year housing land supply is therefore necessary in Policy H1 and its supporting text [MM38 and MM39] and the monitoring framework [MM70] to ensure the Plan is effective."

8.6 The first point to make is that the Inspector was satisfied that Sedgefield was not necessary to provide flexibility for housing delivery. Some 9 months later even on the Council's best figure the supply is 5.3 years which equates to an oversupply of 166 dwellings. It is precarious even on the application of the 10% buffer and without the deductions that we make later. We consider that the Sedgefield method is the only mechanism to increase supply through the application of the titled planning balance.

8.7 The second important point is that with the Local Plan being examined under the 2012 Framework and the previous version of the PPG, national policy and guidance in relation to five year housing land supply calculations has changed significantly since the Local Plan was examined. Paragraph 73 of the Framework explains that once the adopted strategic policies are more than five years old, the Council's five year housing land supply will be measured against local housing need. The significance of this is that no regard will be had to the past shortfall (or over-supply) in the five year supply calculation once the local housing need figure is used. The reason for this is set out in paragraph 2a-011 of the PPG⁴, which states:

"The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately."

⁴ Paragraph: 011 Reference ID: 2a-011-20190220: "Can strategic policy-making authorities take account of past under delivery of new homes in preparing plans?"

- 8.8 As a result, the past shortfall will only form part of the calculation until 22nd October 2023 when the Local Plan becomes five years old with 10 years of the plan period remaining. The Local Plan Inspector did not accept the Liverpool method within this context and is a significant material change in that housing needs not being met now should not be out of towards the end of the plan period.
- 8.9 Within this context, there is no justification for deferring to meet the past shortfall until the end of the plan period. There is an urgent need to increase housing delivery in Fylde. The past shortfall should be addressed in full in the five year period. This means that the five year requirement at 1st April 2019 should be 2,908 dwellings (i.e. $415 \times 5 \text{ years} + 833 \text{ past shortfall} = 2,908 \text{ dwellings}$).
- 8.10 If the Liverpool approach is endorsed, contrary to the Government guidance, then the five year requirement at 1st April 2019 is 2,395 dwellings (i.e. $415 \times 5 \text{ years} + 320 \text{ past shortfall} = 2,395 \text{ dwellings}$).

9. Stage 5: Applying the appropriate buffer

- 9.1 Paragraph 73 of the Framework states:

"The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- *5% to ensure choice and competition in the market for land; or*
- *10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- *20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply."*

- 9.2 Footnote 39 of the Framework explains that from November 2018 "significant under delivery" of housing will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 9.3 The Council passed the 2018 HDT and therefore the 5% buffer would apply. However with the advent of the APS, then the 10% buffer has been applied.
- 9.4 Under the Liverpool method, the five year requirement at 1st April 2019 is 2,635 dwellings (i.e. $415 \times 5 \text{ years} + 320 \text{ past shortfall} + 10\% \text{ buffer} = 2,635 \text{ dwellings}$).

- 9.5 Under the Sedgfield method, the five year requirement at 1st April 2019 is 3,199 dwellings (i.e. 415 X 5 years + 833 past shortfall + 10% buffer = 3,199 dwellings).
- 9.6 The only area of disagreement from Stages 1 to 5 is the application of the Liverpool method by the LPA. A summary of the housing requirement is set out in the following table.

Table 10.1: Summary in relation to the housing requirement

	Requirement	Liverpool	Sedgfield
A	Annual requirement	415	415
B	Past shortfall at 1 st April 2019	833	833
C	Amount of past shortfall to be addressed in the five year period	320	833
D	Total five year requirement (A X 5 + C)	2395	2908
E	Requirement plus 10% buffer (D + 10%)	2635	3199
F	Annual requirement plus buffer (E / 5 years)	527	640

10. Stage 6: Identifying a Realistic and Deliverable Supply

What constitutes a deliverable site?

Previous National Planning Policy (2012) and Guidance (2014)

- 10.1 Footnote 11 of the 2012 Framework stated:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

- 10.2 Paragraph 3-031 of the previous PPG (dated 6th March 2014): “What constitutes a ‘deliverable site’ in the context of housing policy?” stated:

“Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within 5 years.”

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the 5-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (eg infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a 5-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust 5-year housing supply."

- 10.3 Therefore, under the 2012 Framework, all sites with planning permission, regardless of their size or whether the planning permission was in outline or in full were to be considered deliverable until permission expired, unless there was clear evidence that schemes would not be "implemented" within five years. The PPG went further by stating that allocated sites "could" be deliverable and even non-allocated sites without planning permission "can" be considered capable of being delivered.

Draft revised National Planning Policy Framework (March to May 2018)

- 10.4 The Government consulted on the draft revised Framework between March and May 2018. The draft revised Framework provided the following definition of "deliverable" in the glossary:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Small sites, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."

- 10.5 Question 43 of the Government's consultation on the draft revised NPPF asked: "do you have any comments on the glossary?"
- 10.6 Under the title: "What constitutes a 'deliverable site' in the context of housing policy?", the draft Planning Practice Guidance (March 2018, page 16) simply included the same definition as that set out in the draft revised NPPF above.

Government's response to the draft revised Framework consultation

10.7 There were 750 responses to question 43 of the consultation. Some of the points raised included:

"Local authorities called for the proposed definition of 'deliverable' to be reconsidered, as it may result in them being unable to prove a five year land supply and place additional burdens on local authorities to produce evidence. Private sector organisations were supportive of the proposed definition." (our emphasis)

10.8 The Government's response was as follows:

"The Government has considered whether the definition of 'deliverable' should be amended further, but having assessed the responses it has not made additional changes. This is because the wording proposed in the consultation is considered to set appropriate and realistic expectations for when sites of different types are likely to come forward." (our emphasis)

Revised Framework (July 2018)

10.9 The revised Framework was published on 24th July 2018. The definition of deliverable was provided on page 66 of the 2018 Framework and was as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years." (our emphasis)

10.10 Consequently, the 2018 Framework stated that sites with outline planning permission or allocated sites should "only" be considered deliverable where there is "clear evidence" that housing completions will "begin" on site within five years. The onus is on the Council to provide the clear evidence for any sites with outline planning permission and allocated sites it considers deliverable. In the case of the Fylde APS this has not been undertaken.

10.11 The "clear evidence" required is not described any further in the Framework. However, it is discussed in the updated PPG, which we discuss below.

Technical consultation on updates to national planning policy and guidance

10.12 Between 26th October and 7th December 2018, the Government consulted on:

- Changes to planning practice guidance relating to the standard method for assessing local housing need; and
- Policy clarifications relating to housing land supply, the definition of deliverable and appropriate assessment.

10.13 In terms of the definition of deliverable, the consultation document stated at paragraph 36:

“The new Framework published in July this year set out a revised definition of ‘deliverable’ (contained in the glossary at Annex 2 of the Framework). Early experience of applying this definition has suggested that it would benefit from some clarification of the wording. In particular, the existing text could be clearer that sites that are not major development, and which have only an outline planning consent, are in principle considered to be deliverable. The relationship between the first sentence of the definition (which sets out general considerations in terms of deliverability), and the remainder that explains how particular circumstances should be approached, also needs to be clear. The specific circumstances cited in the definition are intended to indicate how the general considerations in the first sentence apply to the types of development referred to in the text that follows.”

10.14 The consultation document then set out a proposed revised definition as follows:

“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

10.15 Question 5 of the consultation asked: “Do you agree with the proposed clarification to the glossary definition of “deliverable”?”

Government's response to the technical consultation

10.16 The Government's response to the consultation was published on 19th February 2019. It explained that there were 461 responses to question 5 and the points raised included:

“• There was considerable support (68%) for the proposal from the private sector, although some concerns were raised that sites will need longer than five years to be built out.

• About half (54%) of local authorities agreed with the proposal, although some felt that it may make delivery harder to demonstrate, resulting in sites being removed from plans and therefore make it more difficult for authorities when demonstrating a five year land supply.

• Many respondents across the groups suggested that sites with outline planning permission and / or sites that are included within local plans should be included in the definition of deliverable. Many respondents also suggested that the proposal would result in developers using specialist knowledge and resources to influence planning decisions in their favour, as well as complaints concerning land banking” (our emphasis)

10.17 The Government's response states:

“The Government welcomes the views submitted on this proposal. Taking them into account, it considers that the revised definition does provide helpful clarification of the approach established already in the National Planning Policy Framework. The concerns that have been expressed relate more to this overall approach than the merits of the clarification (and the relevance of the overall approach was considered when the Framework was being finalised, following the consultation in the spring of 2018). The changes to the definition that the present consultation proposes should not make it harder for authorities to demonstrate that they have a deliverable portfolio of sites; indeed, it makes it clearer that non-major sites with outline consent should be considered deliverable unless there is evidence to the contrary. We are, however, providing further information on applying the approach through planning practice guidance.” (our emphasis).

Revised Framework (February 2019)

10.18 The definition of “deliverable” as set out on page 66 of the Framework states:

“Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be

considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (our emphasis)

10.19 The “further information” on applying the approach of the revised definition of “deliverable” referred to in the Government’s response to the technical consultation above has not yet been set out in the PPG. The latest version remains that of September 2018, which is discussed below.

Updated Planning Practice Guidance (PPG, September 2018)

10.20 The PPG was updated on 13th September 2018. Paragraph 3-036 of the PPG⁵ states:

“For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where clear evidence is required to demonstrate that housing completions will begin on site within 5 years, this evidence may include:

- *any progress being made towards the submission of an application;*
- *any progress with site assessment work; and*
- *any relevant information about site viability, ownership constraints or infrastructure provision.*

For example:

- *a statement of common ground between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.*
- *a hybrid planning permission for large sites which links to a planning performance agreement that sets out the timescale for conclusion of reserved matters applications and discharge of conditions.”*

Relevant appeal decisions

10.21 The following appeal decision is relevant as it sets out how the Secretary of State has approached the revised definition of “deliverable” in a very recent appeal decision.

⁵ Paragraph: 036 Reference ID: 3-036-20180913: ““What constitutes a ‘deliverable site’ in the context of housing policy?”

Land north and south of Fritch Way, Pods Brook Road, Braintree

10.22 On 13th June 2019, a decision was issued by the Secretary of State in relation to an appeal made by Acorn Braintree Ltd against the decision of Braintree District Council to refuse to grant planning permission for a mixed-use scheme including up to 1,600 dwellings at land north and south of Fritch Way, Pods Brook Road, Braintree, Essex⁶. Paragraph 19 of the decision letter explains that the Secretary of State's conclusions on housing land supply are based on the Council's addendum to the monitoring report and a 5 Year Supply Site Trajectory, which had been provided on 11th April 2019.

10.23 Contrary to the claims made by Braintree District Council in these documents that it could demonstrate a supply in excess of five years (5.29 years – please refer to paragraph 20 of the Secretary of State's decision letter), the Secretary of State concluded that the Council could only demonstrate 4.15 years (paragraph 25 of the decision letter). The reason for this is set out in paragraph 24 of the decision letter, which states:

“Having reviewed the housing trajectory published on 11 April, the Secretary of State considers that the evidence provided to support some of the claimed supply in respect of sites with outline planning permission of 10 dwellings or more, and sites without planning permission do not meet the requirement in the Framework Glossary definition of “deliverable” that there be clear evidence that housing completions will begin on site within five years. He has therefore removed ten sites from the housing trajectory”

10.24 The ten sites which were removed from the housing trajectory by the Secretary of State have not been identified in the decision letter. However, MHCLG provided Emery Planning with this information. The sites are as follows:

⁶ PINS ref: 3197293

Table 10.1 – The sites in Braintree that the SoS removed from the supply

	Address	No. of dwellings in Braintree's 5YHLS	Status	Developer	Evidence provided by Braintree Council
1	Land South of The Limes Gosfield	19	Outline planning permission for 19 dwellings with a full planning application for 22 dwellings pending determination	Chelsteen Homes	E-mail from the agent explaining that a revised planning application has been made
2	Land east of Sudbury Road Halstead	218	Outline planning permission for 205 dwellings with a full planning application for 218 dwellings pending determination	Bellway Homes	Form explaining that a full planning application had been made and setting out the build rate
3	Land NE of Inworth Rd Feering	150	Outline planning permission for 165 dwellings with a reserved matters application being prepared.	Bloor Homes	E-mail from agent confirming commencement date and build rate
4	Station Field, Land west of Kelvedon Station Station Road (Monks Farm) Kelvedon	150	Outline planning permission for 250 dwellings. A reserved matters application is expected imminently	Cala Homes	Form from the housebuilder explaining that an application for reserved matters is to be submitted in 2019 and build rates
5	SE side Ashen Rd, at junction with Tilbury Rd Ridgewell	16	Outline planning permission for 16 dwellings. Full planning application pending determination	Not known	E-mail from agent explaining that a full application will be made in March / April 2019

	Address	No. of dwellings in Braintree's 5YHLS	Status	Developer	Evidence provided by Braintree Council
6	Land rear of Halstead Road Earls Colne	80	Outline planning permission for 80 dwellings. Reserved matters application to be submitted in 2019	The Hunt Property Trust	Form explaining that an application for reserved matters will be submitted in July 2019
7	Former Bowls Club And Land At Old Ivy Chimneys Hatfield Road Witham	12	Outline planning permission for 12 dwellings.	Not known	None
8	Land north of Conrad Road Witham	124	Outline planning permission for 150 dwellings. Full planning application pending determination.	Sanctuary Homes	E-mail from developer explaining that a full planning application has been submitted and setting out build rates
9	Land south of Maltings Lane, Witham	40	Outline planning permission for 63 dwellings	Churchmanor Estates	Form explaining that discussions have been made with the LPA
10	Land west of Panfield Lane	200	Allocated site with a hybrid application (full application for 189 dwellings, and outline application for 411 dwellings) pending determination	Mersea Homes and Hill Residential	Form explaining that the application is to be determined in spring 2019 and setting out the build rates
	Total	1,009			

10.25 The Secretary of State has therefore removed 1,009 dwellings from Braintree Council's housing trajectory and therefore found a shortfall in the five year housing land supply.

10.26 However, it is relevant to note that in 9 out of 10 sites which the Secretary of State removed from the trajectory, the Council had provided written evidence from a developer or their agent which comprised of either a form or e-mail that set out the timescales for the submission of or determination of a further application (e.g. a reserved matters application or a new full planning application) and the lead-in time and build rates. In removing these sites, the Secretary of State therefore concluded that these emails and forms did not constitute “clear evidence” that housing completions will begin on site within five years.

10.27 This is relevant in relation to Fylde because the Council relies on information prepared by landowners, developers and their agents to support the inclusion of sites which only have outline planning permission for major development or are allocations without planning permission at all. It should be noted that the Council has failed to even produce these emails.

10.28 For the reasons set out later, we do not consider that all of these sites meet the definition of deliverable, consistent with the recent appeal decision described above.

10.29 Of particular note is the fact that the Secretary of State removed an allocated site from Braintree's housing trajectory, despite the fact that a hybrid application including a full application for 189 dwellings by a housebuilder had been made and was pending determination. The form from the housebuilder confirmed the following:

- The sale of the site to a developer was under negotiation;
- The housebuilder stated that housing completions will begin before April 2023;
- The housebuilder estimated completions of 25 dwellings in 2020/21 and 100 dwellings in 2021/22 and 2022/23; and
- The hybrid planning application would be put before the planning committee in Spring 2019.

10.30 This position is comparable to a number of the sites that Fylde has included in its “deliverable” supply.

10.31 Similarly, Braintree Council sought to include several sites with only outline planning permission for major development, which the Secretary of State removed notwithstanding that in some cases a full planning application had been made e.g. site 2 above - Land east of Sudbury Road Halstead.

10.32 Other sites with outline planning permission for major development were also removed from the trajectory by the Secretary of State even though the evidence from the housebuilder was that progress had been made towards a reserved matters application. For example, the form provided by Cala Homes in relation to the site at Station Field, land west of Kelvedon Station (Monks Farm) provided the following information:

- The site is owned by Cala Homes;
- An application for reserved matters is to be submitted in early 2019;
- Applications for the discharge of conditions are to be made in early 2019; and
- The housebuilder considered that 50 dwellings would be completed in each year from 2019/20 onwards.

10.33 Again, this position is comparable to many of the sites that Fylde has included in its supply on the basis of similar comments made by those promoting sites.

10.34 This recent appeal decision made by the Secretary of State confirms that the approach we have taken in our assessment of Fylde's supply is correct.

10.35 We now discuss other relevant appeal decisions where the revised definition of "deliverable" was considered.

Green Road, Woolpit, Suffolk

10.36 On 28th September 2018, a decision was published in relation to an appeal made by Landex Ltd against the decision of Mid Suffolk District Council to refuse to grant planning permission for the erection of 49 dwellings at land on the east side of Green Road, Woolpit, Suffolk⁷. The appeal was heard at a public inquiry, which was held on 31st July, 1st, 30th and 31st August 2018 (i.e. after the 2018 Framework had been published) and the decision was published after the updated PPG had been published on 13th September 2018. It therefore took the then recent changes in national policy and guidance into account. In allowing the appeal, Inspector Harold Stephens concluded that Mid Suffolk District Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.

10.37 Paragraphs 65 and 66 of the appeal decision state:

⁷ PINS ref: 3194926

“65. The NPPF 2018 provides specific guidance in relation to the calculation of the five years supply but specifically with regard to qualifying sites, the Glossary definition of ‘Deliverable’ in Annex 2 goes further than its predecessor. Small sites and those with detailed permission should be considered deliverable until permission expires unless there is clear evidence that they will not be delivered. Sites with outline permission, or those sites that have been allocated, should only be considered deliverable where there is clear evidence that housing completions will begin on sites within five years. The onus is on the LPA to provide clear evidence for outline planning permissions and allocated sites.

66. The Council relies upon the same sites in its supply as were contained in its Annual Monitoring Report (AMR) dated 11 July 2018. The only new site referred to at the Inquiry was that known as Land on the West of Barton Road, Thurston which was missed out of the AMR in error and for which planning permission was granted on 5 July 2018. The Council has carried out a sense check of the supply against the terms of the NPPF 2018 and referred to events that have occurred after the base date of the AMR”.

10.38 Paragraphs 68 and 69 of the appeal decision then refer to the result of the change in the definition of ‘deliverable’ as follows:

“68. Sites with outline planning permission make up a very large proportion of the Council’s claimed supply. The onus is on the Council to provide the clear evidence that each of these sites would start to provide housing completions within 5 years. I accept that there was clear evidence of what was necessary on one site provided in Mr Roberts evidence and so the 200 dwellings in respect of that site should be added to the Appellant’s supply calculations. As for the other 1,244 dwellings with outline permission, the Council has not even come close to discharging the burden to provide the clear evidence that is needed to be able to rely upon these sites.

69. The up-dated PPG on Housing and economic land availability assessments sets out guidance on what constitutes ‘deliverable sites’ and covers the evidence that a site with outline planning permission is expected to have in support of its inclusion in the supply. The PPG places great weight on the adequacy and sufficiency of consultation with those responsible for delivering dwellings. It is noteworthy that in this case, the Council has failed to adequately demonstrate it has done so. An assessment of the Council’s AMR against the updated PPG reveals that the AMR falls substantially short of producing the evidence that a LPA is expected to produce.”

Entech House, London Road, Woolmer Green

10.39 On 26th October 2018, a decision was published in relation to an appeal made by Taylor Wimpey North Thames against the decision of Welwyn Hatfield Borough Council to refuse permission for the erection of 72 new dwellings, retail and commercial units at Entech House,

London Road, Woolmer Green⁸. In allowing the appeal, Inspector George Baird concluded that Welwyn Hatfield Borough Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.

10.40 Paragraphs 28 to 30 state:

"28. In setting the context for the supply side of the equation, the lpa refers to the 2012 Framework and Footnote 11. This said that to be considered deliverable sites should: be available now; be a suitable location for development now; be achievable with a reasonable prospect that housing will be delivered within 5 years and that the development of the site is viable. In that context, disputes over the 5-year HLS generally revolved around the distinction between what is deliverable and what will be delivered. This distinction was settled by the Court of Appeal with the St Modwen Developments judgement⁹ which, amongst other things, said, "The assessment of housing land supply does not require certainty that housing sites will actually be developed within that period. The planning process cannot deal in such certainties." Thus, for a site to be deliverable it should be capable of being delivered not that it will be delivered. To conclude that a site was not deliverable it was the objector who had to provide clear evidence that there was a no realistic prospect that the site would come forward within 5 years.

29. The lpa submits that, as the Framework retains, largely intact, the definition of deliverable set out in Footnote 11 to the 2012 Framework as the essential test, the decision of the Court of Appeal remains the authoritative definition of deliverable. The appellant submits that the requirement now as set out by the Framework is that the emphasis is now on delivery and that it is for the lpa to provide clear evidence that completions will begin on site in 5 years.

30. Annex 2 of the Framework and updated PPG provides specific guidance on which sites should be included within the 5-year supply. This guidance goes significantly further than the 2012 Framework. Whilst the Framework definition largely repeats the wording of Footnote 11, this now appears to be an overarching reference to be read in the context of the paragraph as a whole. The paragraph goes on to identify 2, closed lists of sites that constitute the 5-year supply. The second closed list refers to sites: with outline planning permission; with permission in principle; allocated in the development plan or identified on a brownfield register. Whilst such sites can be included within the 5-year HLS, there is no presumption of deliverability and it is for the lpa to justify their inclusion with clear evidence that housing completions will begin on-site within 5 years. The PPG provides a non-exhaustive list of examples of the type of evidence that can be used to justify the inclusion of such sites within the 5-year supply."

10.41 The Inspector referred to sites with outline planning permission as "Category 1" sites. Paragraph 32 of the appeal decision states:

⁸ PINS ref: 3190821

"The Category 1 sites, feature in the second of the closed lists and are capable of being included in the HLS, subject to being supported by clear evidence from the lpa. The lpa had the opportunity in its evidence and during a round table session on the disputed sites to provide the clear evidence required to justify their inclusion in the HLS. Indeed following the presentation of the lpa's evidence and the round table session, I permitted the lpa to provide a note seeking to explain delivery during the 5-years on one site, Broadwater Road West. Moreover, I had the opportunity to examine the lpa's data sheets for the disputed sites on which it drew its evidence. Taken together, whether the approach to these sites adopts the lpa's "capable of being delivered test" or the appellant's "will be delivered" test, I consider the information from these sources falls well short of the clear evidence required by the Framework to justify inclusion of these sites within the HLS."

Land off Colchester Road, Bures Hamlet, Essex

10.42 On 27th March 2019, a decision was published in relation to an appeal made by Gladman Developments Ltd against the decision of Braintree District Council to refuse permission for the erection of up to 98 dwellings at land off Colchester Road, Bures Hamlet, Essex. In dismissing the appeal (due to the harm to the landscape character and visual amenity of the area), Inspector Robert Mellor concluded that Braintree Council could not demonstrate a deliverable five year supply of housing land within the context of the revised Framework and the updated PPG.

10.43 Paragraph 57 of the decision states:

"The Appellant challenges the Council's supply figures as set out in the AMR. The main area of disagreement concerns the treatment of outline planning permissions for major development in the calculation of supply. Also at issue is whether sites subject only to a resolution to grant planning permission at the base date should be included (as for example where the grant of planning permission depends upon the completion of a Section 106 planning obligation)."

10.44 Paragraphs 62 and 68 of the appeal decision confirm that non-allocated sites awaiting a S106 agreement at the base date should not be considered deliverable.

10.45 Paragraph 63 of the appeal decision states:

"In respect of information received after the base date about the progress of sites with outline permission at the base date, I consider that this information should be included in the AMR in order to provide the necessary 'clear evidence' of whether and when housing will be delivered. An example could be that a site with outline planning permission at the base date had subsequently been the subject of an application for full permission for a similar development in preference to a reserved matters application. That can occur when some amendment to the scheme had meant that whilst housing

delivery was still expected a reserved matters application was not appropriate. That an essentially similar development was now being advanced by a different route should not to my mind preclude the site from inclusion in the base date supply."

10.46 Paragraph 67 of the appeal decision states:

"The information published here in the AMR is minimal and it relies heavily on unsupported assertions that a site will be delivered. That does not amount to clear evidence. In most cases it does not include the additional information that was introduced only in oral evidence at the inquiry such as: the date when a reserved matters submission was made or anticipated; when a S106 obligation was completed; why a full planning application and not a reserved matters application was submitted on a site that already had outline permission; the source of an estimate of a delivery rate; any assumptions and yardsticks that were applied where direct information was in doubt or missing; or other information of the type suggested in PPG paragraph 3-036. Information of that type could be readily summarised and published, possibly in a tabular form".

Land to the rear of the former Dylon International Premises, Station Approach, Lower Sydenham, London

10.47 On 26th June 2019, a decision was published in relation to an appeal made by Relta Limited and Dylon 2 Limited against the decision of the London Borough of Bromley to refuse to grant full planning permission for 151 dwellings at the above site in Lower Sydenham. In allowing the appeal, Inspector George Baird concluded that contrary to its claims, the Council could not demonstrate a deliverable five year housing land supply within the context of the revised Framework and the updated PPG.

10.48 Paragraph 9 of the appeal decision states:

"Framework Annex 2 and PPG indicates which sites can be included within the 5-year supply. Whilst the 2012 Framework definition largely repeats the wording of Footnote 11 to the 2012 Framework, this is an overarching reference to be read in the context of the paragraph as a whole. The relevant part says that a site with outline planning permission for major development or a site allocated in the development plan can be included within the 5-year HLS. However, there is no presumption of deliverability and the lpa has to justify their inclusion with clear evidence that completions will begin within 5 years. The PPG provides a non-exhaustive list of examples of the types of evidence that would justify the inclusion of such sites in the 5-year supply".

10.49 Paragraph 18 of the appeal decision states:

"To enable sites to be considered for inclusion within the 5-year HLS the responsibility [lies] with the lpa to provide clear evidence that housing completions will begin within the relevant 5-year period. Here, what the lpa has provided comes, in my view, nowhere close to the clear evidence to demonstrate that there is a realistic prospect that housing completions will begin on site within the relevant 5-year period."

Land south of Kislingbury Road, Rothersthorpe

10.50 On 17th May 2019, a decision was published in relation to an appeal made by Hollins Strategic Land (and others) against the decision of South Northamptonshire Council to refuse to grant outline planning permission for the erection of up to 66 no. dwellings at land south of Kislingbury Road, Rothersthorpe. In dismissing the appeal (due to its accessibility by public transport), Inspector Philip Major agreed with the Appellant (in this case Emery Planning were the agent) that the Council could not demonstrate a deliverable five year housing land supply. In terms of the clear evidence required, the Inspector concluded that an e-mail from a developer promoting a site was not "clear evidence".

10.51 Paragraphs 16 and 17 of the appeal decision state:

"16. The NPPF of 2019 sets out the definition of deliverable. For sites with outline planning permission there should be clear evidence that housing completions will begin on site within 5 years. This approach to deliverability (as consolidated in the last iteration of the NPPF) came after the Council's Housing Land Availability Study of April 2018, albeit that it was published some months later. I therefore have a degree of sympathy with the Council in that the onus of demonstrating deliverability has shifted and become somewhat more onerous; the Council acknowledges that in future it needs to provide more substantive evidence. However, it is now insufficient to rely on the fact that an outline permission exists. As Planning Practice Guidance (PPG) indicates the assessment should go further, and seek evidence that completions are likely to be forthcoming. In the present case this leads to a dispute on a number of sites in the SNC area.

17. The Council accepts that 2 sites should be removed from its supply, but these are of modest size. Of greater importance are the larger sites, for example those at Wood Burcote Court and Turweston Road. Assumptions of further phases of development have been made on the basis of delivery of current phases, but there is no real evidence to back up that position. Similarly, the evidence for further delivery at Towcester Vale is a very short email from a developer with what appear to be over optimistic delivery assumptions. Even were I inclined to agree that retrospective information could be fed into a land supply assessment this would not amount to the clear evidence of deliverability which is now required."

Assessment

10.52 There are two key issues as result of the revised Framework and the updated PPG:

- Firstly, there has been a radical change in terms of what constitutes a deliverable site; and
- Secondly, the Government's view as to what this means has been set out in the Guidance and the appeal decision by the Secretary of State in Braintree as referred to above.

10.53 Whilst the previous definition in the 2012 NPPF considered that all sites with planning permission should be considered deliverable, the revised definition is clear that only large sites with detailed consent should be considered deliverable and those with outline planning permission should only be considered deliverable where there is clear evidence that housing completions will begin in five years.

10.54 In our view, it is unsurprising that large sites with outline planning permission should not be presumed to be deliverable. This is firstly because an application for reserved matters would not need to be made for 3 years on a large site with outline planning permission and then the development would only need to commence within 2 years of the approval of reserved matters. Allowing time for the determination of the reserved matters application, a start on site and infrastructure to be put in place, there is therefore no clear evidence that housing completions on a large site with outline planning permission will begin on site within five years. Secondly, there is no guarantee that an application for reserved matters would be approved.

10.55 Conversely, a site with full planning permission has already had the detail considered and approved. Development is also expected to commence on a large site with detailed consent within two or three years depending on if full planning permission was granted or if the site had outline planning permission and then the reserved matters have been approved. Therefore, even allowing some time for the discharge of pre-commencement conditions, a start on site made within two or three years and infrastructure put in place, it is likely that housing completions will begin on a large site with full planning permission within the five year period.

10.56 As above, the PPG has been updated to provide the type of evidence required to be able to consider that sites with outline planning permission or allocated sites are deliverable. The recent Secretary of State decision in Braintree confirms that emails and forms provided by developers and their agents is not "clear evidence".

10.57 The fourth bullet point of paragraph 3-036 indicates that the type of evidence could be set out in a statement of common ground with “the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates.” Firstly, this would mean that an identified developer needs to have control of the site and be willing to confirm their intentions regarding delivery. However, it is of note that statements of common ground are not part of the planning application procedure. They are used in appeals and local plan examinations. Within this context it would not provide any guarantee that the site in question would be delivered as set out within it because it would only set out the developer’s intentions.

10.58 It would also be in the developer’s interest to “talk up” the delivery of a site through a statement of common ground with a local planning authority, particularly given that the developer would be reliant on the local planning authority approving applications for reserved matters and the discharge of pre-commencement conditions and in a timely manner.

10.59 There have been a number of appeal decisions where Inspectors have concluded it can be expected those promoting sites would “talk up” the likely delivery of housing development.

10.60 In an appeal decision relating to land north of Congleton Road, Sandbach (Cheshire East), the Inspector concluded that the Council’s delivery rates were optimistic and commented at paragraph 24 that:

“It is to be expected that landowners and potential developers would talk up the likely delivery of housing development”.

10.61 Similarly, in an appeal decision regarding land Between Iron Acton Way and North Road, Engine Common, Yate (South Gloucestershire), the Inspector states at paragraphs 24 and 25:

“In the very competitive house building industry, I would be unsurprised if house builders/developers sought to gain an advantage over a rival by either ‘talking up’ the delivery rates from an allocated/preferred site in order to retain the support of a Council and/or cast doubt on the predicted delivery rates of a competitor so as make another site in the same area appear ‘less deliverable’.

The Council appears unquestioning of some of the delivery rates provided by house builders/developers on sites that it has argued would deliver housing within the next five years. Its predictions make little, if any, allowance for the effects of competition from different sales outlets operating in close proximity to one another. Furthermore, the rates used by the Council in its assessment take no account of a reduction in completions on some sites following an initial ‘spike’ in sales caused by pent up demand.” (our emphasis)

10.62 In an appeal regarding land east of Butts Road, Higher Ridgeway, Ottery St, Mary (Appeal Ref: APP/U1105/A/12/), the Inspector states at paragraph 20:

"..house builders operate in a very competitive market where it could be in their interests to exaggerate sales estimates in order to thwart a rival. I am therefore cautious about the estimated delivery/sales provided on behalf of the consortium and which have been used to support the Council's assessment".

10.63 Whatever form the "clear evidence" takes, this must be prepared at the same time as the housing land supply position statement and, in accordance with the PPG, should be consulted on if the LPA is not to rely upon 'after the event' justification of the kind criticised in the Woolpit appeal decision as we have explained above. Fylde Council has failed to request the clear evidence necessary and, even if it had done so, not consulted upon it until now. For the reasons set out earlier this results in stakeholders not being able to make representations on the full case.

10.64 Despite our significant concern on the limited process to date, we have assessed the Council's supply within the context of the revised NPPF and the updated PPG which we now set out.

11. Contested Supply

11.1 We now assess the supply and we make a number of deductions.

Site 1 – HSS1 – Queensway, St Annes (Kensington Developments, capacity = 992 dwellings, contribution to the five year supply = 400 dwellings)

11.2 This is a large strategic site granted planning permission on appeal for 1,150 dwellings for a development of 1150 dwellings, provision of a 1.1ha school site and 34ha of parkland (application ref: 5/2008/0058) dated 21st June 2012. The site is controlled by Kensington Developments.

11.3 Reserved Matters for Phase 1 (110 dwellings) was approved in April 2015 and there were 13 completions on the site in 2018/19. A further Reserved Matters application for 882 dwellings was approved in October 2017. Appendix 1 of the APS sets out the proposed build rate which is:

- 2019/20 – 52;
- 2020/21 – 24;
- 2021/22 – 26;
- 2022/23 – 36; and,
- 2023/34 – 55.

11.4 Kensington Developments are the only developer. As part of the evidence gathering for an appeal in October 2018 we sought the updated position of Kensington Developments and the email is enclosed as **Appendix EP1**. This shows that only 165 dwellings were considered deliverable yet the APS has 206 dwellings either completed or in the 5 year supply. The only evidence we have is the summary in the last column of Appendix 1. No further information is provided from Kensington with the APS to depart from their previous position then we maintain that only 165 dwellings are currently deliverable.

11.5 Therefore without further evidence we apply a discount of 41 dwellings.

Site 2 - HS10 – 34-36 Orchard Road, Lytham St Annes (Clifford House 2002, capacity = 12 dwellings, contribution to the five year supply = 12 dwellings)

- 11.6 Outline planning permission was granted 18th June 2015 with a requirement for Reserved Matters to be submitted by 18th June 2018. In summer 2017 the applicant went in to receivership, and the property is now in the control of receivers (Moorfields). Moorfields have previously stated (**Appendix EP2**) that they are in the process of disposing of the property. However there is a degree of uncertainty in this regard as a purchase needs to be made and a new application would be required unless the buyer submits a reserved matters application before the outline permission expires.
- 11.7 The APS provides no further planning reference and the 2015 outline application is the only approval on the site but that has now expired.
- 11.8 We discount 12 dwellings due to the uncertainties of ownership (availability) and the planning permission having expired.

Site 3 – MUS2 - Whyndyke Farm (Oyston Developments, capacity = 1310 dwellings, contribution to the five year supply = 30 dwellings)

- 11.9 Whyndyke is a strategic site within Fylde but on the edge of Blackpool. The agent for the owner advised the Local Plan Examination of their lead in times and delivery rates. In their statement for Matter 5 (**Appendix EP3A**) they state:

"In particular Queensway and Whyndyke Garden Village have each taken many years to progress to a reserved matters/outline application stage with no certainty of when delivery is likely to commence. Both are subject to s106 agreements of some complexity with the former reliant upon the delivery of a link road for which funding is not yet guaranteed and the latter the subject of ongoing negotiations of a cross boundary nature which has hindered progress for many years.

At the time of preparing this statement, the s106 agreement for Whyndyke Farm remained incomplete despite first being supported by Committee in June 2015. The delay is not due to the developer, rather it relates to ongoing discussions between the other interested parties.

It is therefore not clear when either site will commence."

- 11.10 In their statement to the Stage 3 hearing (**Appendix EP3A**), they state:

“Given the ongoing failure of the respective local planning authorities, namely Fylde and Blackpool to agree to the terms of the s106 agreement for Whyndyke Farm, questions must begin to be asked about the extent to which this site will make a full contribution to the housing land supply of Fylde over the plan period.”

- 11.11 The planning application (11/0221) was submitted in March 2011 and the decision (**Appendix EP3B**) was issued on 5th June 2018. Condition 1 requires the first reserved matters application be submitted within three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 12 years from the date of this permission and shall be commenced within two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved. No reserved matters application has been submitted. On that point alone it should be excluded.
- 11.12 This is also a site that has been in the AMR's since at least 2013 yet there has been no significant progress. The continual inclusion of the site in Year 5 in the AMRs and now the APS is not justified.
- 11.13 We therefore exclude the 30 dwellings from Year 5.

Site 4 Cropper Road West (HSS5) (Wainhomes and BAK, capacity = 442 dwellings, contribution to the five year supply = 115 dwellings)

11.14 This is a site in the adopted Local Plan. Wainhomes control the majority and BAK Developments control a parcel. Both parties have applications submitted and pending, which are:

“17/0779 - Outline Application with access from Cropper Road and School Road for the proposed demolition of existing buildings and structures and residential development for up to 350 dwellings together with associated works and infrastructure”.

19/0284 - Residential development of 142 dwellings with associated landscaping and infrastructure”

11.15 The site was allocated and both parties maintain the sites are developable in the plan period. However following the allocation and the submission of the applications, the Environment Agency revised its flood mapping and a large proportion of the site was reclassified as Flood Zone 3. Both applicants are seeking resolution but for the last 9 months this has not been achieved. Further detail is provided below.

Application 17/0779

11.16 The application was validated on the 11th September 2017 and in their letter dated 2nd August 2018 the Environment Agency provided a response on the application. The letter (**Appendix EP4A**) states:

“Due to a change in circumstances in relation to flood risk, we now wish to object to the application until a satisfactory FRA has been submitted to address this issue.

11.17 Further information was submitted by the Applicant and a further response from the EA dated 2nd July 2019 (**Appendix EP4B**) has confirmed that their objection remains. The applicant is seeking to address the objection but for the purposes of the APS the site should be excluded from the 5 year supply. We discount 40 dwellings from years 4 and 5.

Application 19/0284

11.18 This application was submitted in April 2019 by BAK Building Contracts Ltd. As with Application 17/0779 the Environment Agency objects to the application (**Appendix EP4C**). Therefore for the purposes of the APS the site should be excluded from the 5 year supply. We discount 75 dwellings from years 3, 4 and 5.

Site 5 - HSS12 – Land North of Freckleton Bypass, Warton (Warton East Developments Ltd, capacity = 350 dwellings, contribution to the five year supply = 30 dwellings)

11.19 Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by Warton East Developments Ltd.

11.20 The appeal decision included condition 7 which stated:

“7) No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of

a) The Preston Western Distributor Road

b) The relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue

c) The works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060”

11.21 The condition was imposed on the Appellant and was not sought by LCC at the Inquiry. As the highway improvements require third party land there is a significant delivery issue. Therefore an application (17/0851) to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements is the subject of an appeal and the LPA's statement is **Appendix EP5A**.

11.22 The Council allow for 60 completions in 2022/23 and 2023/24. However we have a letter from the Applicant (**Appendix 5B**) which reduces this to 30 dwellings in 2022/23 and 2023/24. This would be a reduction of 60 dwellings from the 5 year supply.

11.23 However it is clear that even with Application 19/0195 approved subject to a Section 106 agreement, that the applicant considers that the awaited appeal proposal would significantly increase the likelihood of the site delivering housing as anticipated as the issue is it will determine if the 15% threshold should remain or it is increased to 33%.

11.24 Even if the appeal is successful, as there is no progress yet with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 dwellings at this stage. That can of course be reviewed in the Position Statement next year as this one is on the position of the sites at the base date.

Site 6 - HSS13 – Clifton House Farm, Lytham Road, Warton (Hallam Land Management, capacity = 115 dwellings, contribution to the five year supply = 15 dwellings)

11.25 Outline consent was granted on Appeal in February 2017 but to date no reserved matters has been submitted by HLM. As with Site 5, an application to vary a condition relating to the level of development that can be occupied in advance of off-site highway infrastructure improvements was determined by the Council. The applicant is not a housebuilder and a housebuilder will need to be identified in addition to the submission of reserved matters. The APS allows for 30 completions in 2022/23 and 2023/24.

11.26 As there is no progress with reserved matters then in accordance with the Braintree decision it should be excluded. We discount the 120 dwellings at this stage.

Site 7 – Land at Brookfarm, Dowbridge, Kirkham

11.27 This site is in the supply with 15 completions in 2019/20 and 30 dwellings per annum thereafter. We enclose a letter (**Appendix EP6**) which confirms the current position and that only 3 dwellings are expected in 2019/20 with 30 dwellings per annum thereafter. We therefore reduce the supply by 12 dwellings.

Site 8 – Woodlands Close, Newton by Scales (HS70)

11.28 This site is in the supply for 50 dwellings. We do not make any discount as the letter from the developer (**Appendix EP7**) confirms. However it is noted that there should be an adjustment to the annual completion rates as the market is not able to sustain the expected 25 dwellings per annum. As they note this may be a wider point for the area and the lack of any evidence from the LPA on the build rates on other sites means that the delivery rates must be interrogated further although as the APS does not publish the correspondence then we are unable to do so.

Small Sites

11.29 The APS does not calculate the total number of permissions on small sites. We have calculated the net additions from these sites to be 288 dwellings. The Local Plan Examination endorsed a 10% non-implementation allowance based on the historic trends in the area. The APS no longer includes a non-implementation allowance. It states:

“At the Examination of the Local Plan the evidence presented into the deliverability of small sites involved the inclusion within the trajectories of the total number of committed dwellings on small sites (i.e. those granted any kind of planning permission), this number was discounted by 10%, to account for small sites not coming forward.

The trajectory in Appendix 1 includes all small sites listed individually, as required by PPG, and reflects the updated definition of deliverable sites within the Framework (2018 and 2019). In particular, under part a) of the new definition of deliverable, small sites with planning permission (including outline planning permission) should be considered deliverable until permission expires unless there is clear evidence that the dwellings will not be delivered within 5 years. Any cases where such information exists are noted within Appendix 1, and delivery is amended in Appendices 1 and 2 accordingly. All other small sites with planning permission are treated as deliverable in accordance with Annex 2 of the Framework. It follows that no discount would be justified for non-implementation of these sites.”

11.30 We see no discounting of any of these sites or any evidence if they have. There are anticipated losses but these account for a net loss from the implementation of a planning approval. For example Morningside Villas where the approval (18/0638) is for the change of use of property from four flats to a single dwellinghouse, hence why -3 is applied in the APS.

11.31 We consider the clear evidence points to a 10% allowance being applied as has been the case with the previous Housing Position Statement's, for example the August 2018 statement stated:

“25. It is recognised that not all developments identified within the five year supply will be developed. During the Local Plan to 2032 Examination in Public Hearing Sessions a detailed ‘forensic’ evaluation of all large sites (sites of 10 units or more) was completed and the Housing Land Supply Trajectory amended according. Given this site specific evidence, the Council no longer considers it appropriate to apply a 10% allowance² to all sites within the supply; instead the discount applies to small sites (fewer than 10 net dwellings) only.”

11.32 This would equate to 259 dwellings being delivered in the 5 year period, which equates to an annual average of 52. This is actually higher than the annual average achieved since the start of the plan period (36 dwellings per annum), however the 10% allowance was accepted at the Local Plan.

11.33 We therefore discount 29 dwellings to allow for a 10% non-implementation of all the consents.

Windfall allowance

11.34 The Council includes a small site windfall allowance of 80 dwellings in the five year supply (50 dwellings in years 4 and 5).

National Planning Policy and Guidance

11.35 Paragraph 70 of the Framework states:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

11.36 The definition of “windfall sites” is provided on page 73 of the Framework as follows:

“Sites not specifically identified in the development plan”.

11.37 Paragraph 3-024 of the PPG⁹ states:

“A windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 70 of the National Planning Policy Framework.”

11.38 Paragraph 3-030 of the PPG¹⁰ states that the Council's judgement on the deliverability of sites, including windfall sites will need to be clearly and transparently set out. Paragraph 3-048 of the PPG¹¹ also requires Councils to provide details of permissions granted on windfall sites and how this compares to the windfall allowance. This information is not included in the Council's position statement.

Compelling evidence

11.39 The Council has not provided compelling evidence to justify a windfall allowance in the five year supply for the following reasons.

⁹ Reference ID: 3-24-20140306: “How should a windfall allowance be determined in relation to housing?”

¹⁰ Reference ID: 3-030-20180913: “How can an authority demonstrate a 5 year supply of deliverable housing sites?”

¹¹ Reference ID 3-048-20180913: “What information will annual reviews of 5 year land supply, including annual position statements, need to include?”

- 11.40 The Council relies on past trends of completions on small sites. Appendix 1 of the APS shows that completion rates have been 36 dwellings per annum (excluding completions on garden land).
- 11.41 However, the Council's supply already includes **288** dwellings in the five year supply on small sites with planning permission (full and outline). As these sites meet the definition of deliverable we have included them in the five year supply with the 10% non-implementation allowance. However, if all of these dwellings were delivered over five years plus a windfall allowance, this would mean an average of **68** dwellings per year (i.e. $288+80 / 5$ years), well above past trends of 36 per annum.
- 11.42 There is no justification for including a further **80** dwellings on small windfall sites based on past trends.
- 11.43 Within this context, we refer to a decision regarding an appeal made by Morris Homes against the decision of Shropshire Council to refuse to grant outline planning permission for the erection of up to 125 dwellings at land at Longden Road, Shrewsbury, Shropshire. In that appeal, the Inspector commented on Shropshire's windfall allowance in paragraphs 39 to 42 as follows:

"39. Historically small windfall sites have represented an important component of housing land supply in Shropshire. In the 10 year period between 2003/4 and 2012/13 an average of 299 dwellings per annum were completed on small windfall sites.

40. Given the nature of the County, which includes Shrewsbury, 18 other settlements identified as market towns or key centres and a large number of other villages and hamlets, I consider that it is legitimate to assume that small sites will continue to make a significant contribution to housing supply. In the absence of any material to demonstrate that the supply of such sites is reducing it is reasonable to expect that the contribution will be at a similar level to that which has occurred in the recent past. Consequently I believe that the Council's assumption of an average of 299 dwellings per annum being provided on small windfall sites over the next 5 years is not unrealistic. On the basis of this assumption over the 5 year period some 1,495 dwellings would be provided on small windfall sites.

41. The Council does not include any allowance for windfalls on small sites in the first three years of the supply as it is held that such sites will already be included within the supply figures (i.e. recorded as sites with planning permission etc.). Consequently the Council only includes 2 years of windfall supply from small sites, or 598 dwellings, within its supply figures.

42. It is apparent, however, that the Council's housing land supply figures already anticipate 1,232 completions on small sites for the 5 year period. If the Council's suggested windfall figure of 598 dwellings is added in this would increase the supply on small sites to 1,830. This would represent 366 dwellings per annum or 67 dwellings per annum more than the past annual completion rate on windfall sites of 299 dwellings. Consequently I believe that 335 dwellings (i.e. 67 x 5) should be discounted from the windfall allowance, leaving a total of 263 dwellings."

11.44 Similarly, in the Rothersthorpe case we referred to earlier, the Inspector concluded that the inclusion of a windfall allowance in South Northamptonshire's five year housing land supply would result in an increase above past trends without adequate justification. Paragraph 18 of the appeal decision states:

"Dealing briefly with the windfall allowance it is not disputed that it is appropriate to include this as a part of future supply. The quantum is not agreed but the difference is small. In relation to the overall assessment which I turn to next it is not critical. Nonetheless I do agree that the Council's figure is likely to be somewhat overoptimistic in that it makes an allowance for windfalls as well as an allowance for delivery from small sites which already have planning permission. As a result the Council's position would see an increase above past trends without adequate justification for such a position."

11.45 Therefore, the windfall allowance should not be included and this results in a deduction of **80 dwellings** in the Council's supply.

Empty Homes

11.46 Paragraph: 041 Reference ID: 3-041-20180913

"How should authorities count bringing empty homes back into use?"

"To be included as a contribution to completions it would be for the authority to ensure that empty homes had not already been counted as part of the existing stock of dwellings to avoid double counting.²

Revision date: 13 09 2018"

11.47 The APS states:

"Completions should be net of demolitions. Empty homes can be included providing the authority can demonstrate they had not already been counted as part of the existing stock of dwellings and would not be double counting."

11.48 The APS does not provide any information on the robustness of the allowance of 10 empty homes per annum. Whilst the LPA may rely on the Local Plan process, the key point is that the APS is the first opportunity to assess these matters in the context of the 2019 Framework and PPG updates. The evidence needs to be provided annually so that this can be tested as to whether it should be continued to be relied upon. As a minimum the addresses of each should be provided so it can be assessed by stakeholders. At this stage we cannot agree to the inclusion of 50 dwellings for empty homes in the 5 year period.

11.49 Indeed the 2019/20 New Homes Bonus figures shows that the number of empty homes increased by 21 in 2017/18. This is the latest dataset for empty homes nationally but shows that rather than an addition to the supply, there should be a deduction if the trend continues. The APS need to provide the evidence either way.

11.50 This also raises an issue on the completion figures set out in the APS as the New Homes Bonus net additions is 460 rather than 463.

12. Conclusions

12.1 The Council's deliverable supply is claimed to be 2,803 dwellings. This equates to 5.3 years on Liverpool and the 10% buffer. This assumes that all the supply is deliverable. However, we have undertaken a detailed assessment of the supply to establish what we consider to be the true supply. We calculate the deliverable supply to be 2,346. The differences in the supply are as follows:

Category	Source	Deliverable Supply (Council)	Deliverable Supply (Emery)
A	Non-Contested Strategic and Non-Strategic Sites	1,725	1,725
B – Contested Sites	Site 1- Queensway	193	152
	Site 2 - 34-36 Orchard Road	12	0
	Site 3 - Whyndyke Farm	30	0
	Site 4 – Cropper Road West	115	0
	Site 5 - North of Freckleton Bypass, Warton	120	0
	Site 6 - Clifton House Farm	60	0
	Site 7 -	135	123
C	Small Sites	288	259
D	Total Strategic and Non-Strategic Locations	2,678	2,259
E	Empty Homes	50	0
F	Windfall Allowance	80	0
G	Demolitions Allowance	-5	-5
H	Total	2,803	2,254

12.2 Therefore, we calculate the differences between the Council's and the appellants supply to be as follows.

	Council Supply of 2,803	Emery Planning Supply of 2,254
10% and Liverpool 2,637 (527 per annum)	5.32	4.28
10% and Sedgefield 3,199 (640 per annum)	4.38	3.53

12.3 Our assessment is that the supply is 4.28 years or 3.53 years.

13. Appendices

- EP1. Queensway email
- EP2. Moorfields email
- EP3. Whyndyke statement and decision notice
- EP4. Cropper Road – EA objections
- EP5. North of Freckleton Bypass – LPA statement and applicant letter
- EP6. Dowbridge Letter
- EP7. Woodlands Close Letter

Appendix 1

From: **Peter Liversidge** <PeterLiversidge@kensington-developments.co.uk>

Date: Thu, 11 Oct 2018 at 12:06

Subject: Queensway

To: Tony McAteer (mcateertony6@gmail.com) <mcateertony6@gmail.com>

Tony

The 10th October FBC planning committee approved our applications 18/0544 and 18/0546, in effect this will allow the existing temporary access to serve **up to 165 dwellings**.

No further dwellings can be occupied until the Queensway junction and first section of TR5 are constructed and open for traffic.

LCC are in the process of designing the junction, this started in August 2012 as a roundabout and has been through several iterations. The latest version is a signal junction with capacity to accommodate the newly promoted Blackpool Airport EZ.

To enable more than 165 dwellings to be occupied LCC will need to;

- Complete the design.
- Submit and obtain Planning permission from Fylde BC.
- Prepare a Bill of Quantities and tender documents.
- Complete the necessary Legal agreements.
- Obtain tenders and appoint a contractor.
- Supervise construction of the junction.

Until such time as the junction is in operation the site can deliver no more than 165 dwellings within the next five years.

We trust this information is of assistance.

regards

Peter Liversidge

Director

Kensington Developments Limited

94 Park View Road

Lytham

FY8 4JF

01253 796888

Appendix 2

Nick Scott

To: Nick Scott
Subject: 34 - 36 Orchard Road, Lytham St Annes [CLIF002]

From: Joshua Guest [<mailto:JGuest@moorfieldscr.com>]
Sent: 01 March 2018 16:57
To: Nick Scott
Subject: RE: 34 - 36 Orchard Road, Lytham St Annes [CLIF002]

Hi Nick

We were appointed receivers of the property last year. Pinkus were instructed to market the property again and we have an offer which has been accepted and is with our solicitors at the moment. I understand that the purchasers will look to proceed with the scheme, sorry if this is all coming a bit too late for you to make an offer, if you were interested!

Kind regards

moorfields

Josh Guest *Assistant Manager*

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The institute of Chartered Accountants in England and Wales authorises Simon Thomas, Arron Kendall and Nicholas O'Reilly to act as insolvency practitioners in the United Kingdom under section 390(2)(a) of the Insolvency Act 1986.

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Appendix 3A

Stage 3

Hearing Statement

On behalf of Oyston Estates

1.0 INTRODUCTION

- 1.1 Cassidy + Ashton are retained by Oyston Estates [OE] in respect to a number of sites within Fylde Borough including Whyndyke Garden Village, the largest development site within the Borough.
- 1.2 In respect to the Local Plan, OE are promoting the allocation of additional land at Lytham St Annes, the identified most sustainable settlement within the Borough.
- 1.3 Comments made should be read in conjunction with our previous submissions to the Local Plan process, in particular in respect to the Submission Version of the Local Plan.
- 1.4 The format of this statement follows the Inspector's own Questions dated 6th November 2017.

Session 1

Objectively assessed housing and economic development needs

- 1.5 OE refer to previous submissions on this matter, although it is noted that the Blackpool Airport Enterprise Zone Masterplan is out for Public Consultation until 21st December 2017 and should be taken into account by the Council in assessing housing and economic development needs. In particular regard should be had to:

“the aim of increasing the number of jobs on the site by 3,000 over the 25-year lifespan of the Enterprise Zone, in addition to the 1,800 jobs already on the site. There will be over 260,000 sq m of potential floor space available on the site for development, conversion or repurposing.”

Session 2

Housing requirement

- 1.6 OE refer to previous submissions on this matter.

Session 3

Housing – Site allocations, 5 year housing land supply and the settlement hierarchy

- 1.7 Given the ongoing failure of the respective local planning authorities, namely Fylde and Blackpool to agree to the terms of the s106 agreement for Whyndyke Farm, questions must begin to be asked about the extent to which this site will make a full contribution to the housing land supply of Fylde over the plan period.

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Appendix 3B



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

Outline Planning Permission Approved with 106 Agreement

Part 1 - Particulars of Application

Application Number: 11/0221

Location: WHYNDYKE FARM, PRESTON NEW ROAD, WESTBY WITH PLUMPTONS,
BLACKPOOL, FY4 4

Description: **OUTLINE APPLICATION FOR DEVELOPMENT OF 1400 RESIDENTIAL DWELLINGS, 20 HA OF CLASS B2 GENERAL INDUSTRIAL / CLASS B8 STORAGE AND DISTRIBUTION, CLASS D1 PRIMARY SCHOOL, TWO LOCAL NEIGHBOURHOOD CENTRES (CLASSES A1/A2/A3/A5), CLASS A4 DRINKING ESTABLISHMENT, CLASS D1 HEALTH CENTRE, CLASS D1 COMMUNITY BUILDING, VEHICLE ACCESS ONTO PRESTON NEW ROAD AND MYTHOP ROAD WITH ASSOCIATED ROAD INFRASTRUCTURE, CAR PARKING, PUBLIC OPEN SPACE, SPORTS PITCHES, ALLOTMENTS, THE RETENTION AND IMPROVEMENT OF NATURAL HABITATS, WATERCOURSE, PONDS, REED BEDS HEDGEROWS AND LANDSCAPING FEATURES.**

Part 2 - Particulars of Decision

The Fylde Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **PERMISSION HAS BEEN GRANTED SUBJECT TO A 106 AGREEMENT** for the carrying out of development referred to in Part 1 hereof in accordance with the development proposal specified on your submitted application form and the relevant plan (s) subject to the following conditions(s) and reasons(s):

- 1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 12 years from the date of this permission and shall be commenced within two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter approved.

Reason: To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

- 2 Before any development is commenced (a) reserved matters application(s) must be submitted to and approved by the Local Planning Authority in respect of the following reserved matters:

Nos. (1, 2, 3 and 5)

(Reserved matters are:-

1. Layout
2. Scale
3. Appearance
4. Access
5. Landscaping

This permission is an outline planning permission and details of these matters still remain to be submitted.

- 3 All subsequent Reserved Matters applications in relation to the development hereby approved shall follow the principles and parameters outlined in the Design Principles and Parameters Statement (November 2014) and the corresponding parameters plans relating to land use, character areas, urban design framework, access and movement and landscape.

Reason: To ensure that the site is development cohesively, at an appropriate density and is appropriately designed.

- 4 Development shall not begin until a phasing plan for the whole of the development and for the highways works referred to in condition 5, has been submitted to and approved in writing by the local planning authorities. The Phasing Plan shall include details of the maximum number of dwellings and other development to be implemented within each phase of the development. The development shall only be implemented in accordance with the approved Phasing Plan. [The Phasing Plan may be amended with the written approval of the Local Planning Authorities provided that if the proposed phasing is likely to give rise to any significant environmental effects which have not been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 then such amended Phasing Plan shall be accompanied by an Environmental Statement prepared in accordance with the said 2011 Regulations.]

Reason: To ensure the satisfactory phasing of the development and to ensure that the development, including affordable housing, highways, open space, employment, community uses and utility infrastructure is delivered in a coordinated, planned way.

- 5 No part of the development hereby approved shall commence unless and until the full design and construction details of all site access and off site highway improvements have been submitted to and approved in writing by the local planning authorities in consultation with the local highway authorities and Highways England as appropriate.

The works include:

-) The site access to Mythop Road
-) Graham's Cottage Access and associated highway improvement works
-) Clifton Road Access and associated highway improvement works
-) M55 J4 "interim" and "final" improvement schemes

The details to be submitted shall include:

-) Final details of how the schemes interface with the existing highway alignment.
-) Traffic signal operating parameters.
-) Full signing and carriageway marking details.
-) Full construction details.
-) Confirmation of compliance with current departmental standards (as set out in the

Design Manual for Roads and Bridges) and policies (or approved relaxations/departures from standards).

-) An independent Stage 1 & Stage 2 Road Safety Audit carried out in accordance with current departmental standards and current advice notes.

Reason: To ensure that the M55 motorway, Mythop Road and Preston New Road continue to fulfil their purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the Highways Act 1980, maintaining the safety of traffic on that road and in order to satisfy the Local Planning Authorities and the Highway Authority(s) that the final details of the highway scheme/works are acceptable in highway safety terms before work commences on site.

- 6 No part of the development hereby approved shall commence until a scheme for the construction of the internal distributor Road, including junctions with Graham's Cottage, Clifton Road and Mythop Road has been first submitted to, and approved in writing by the Local Planning Authorities in consultation with the Highway Authority(s).

Reason: In order to satisfy the Local Planning Authorities and the Highway Authority(s) that the final details of the highway scheme/works are acceptable in highway safety terms before work commences on site.

- 7 Prior to the commencement of any phase or part of any phase of the development, a landscape management plan for that phase of development including long term design objectives, timing of the works, management responsibilities and maintenance schedules for all landscaped areas within that area including cycle/footways shall be submitted to and approved in writing by the Local Planning Authorities. The landscape management plan shall be carried out in accordance with the details so approved unless otherwise agreed in writing with the Local Planning Authorities.

Reason: In order to satisfy the Local Planning Authorities and the Highway Authority(ies) that the final details of the management plan are acceptable before work commences on that phase

- 8 Prior to commencement of any phase or part of any phase of the development a Construction Method Statement for that phase shall be submitted to and approved in writing by the Local Planning Authorities. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) a management plan to control the emission of dust and dirt during construction identifying suitable mitigation measures;
- vii) a scheme for recycling/disposing of waste resulting from construction work (there shall be no burning on site);
- viii) a Management Plan to identify potential ground and water contaminants
- ix) a scheme to control noise during the construction phase.
- x) hours of working
- xi) the routing of construction traffic

Reason: To maintain the operation and safety of local streets and the through routes in the area during site preparation and construction, to protect residential amenity and in the interests of highway safety.

- 9 Prior to first occupation of any part of the development hereby approved, a monitoring regime shall be agreed in writing with the Local Planning Authorities in consultation with the Highways Authority(s) and thereafter maintained to record traffic levels on the approaches of the newly constructed Mythop Road access. For the avoidance of doubt monitoring shall take place annually throughout the duration of the construction at the site and be in accordance with Mayer Brown Technical Note 9 and be formally reported to the Local Planning Authorities.

Reason: To ensure monitoring is in place to inform the need for further mitigation measures as necessary in the interests of highway safety.

- 10 Prior to first occupation of any part of the development hereby approved, the highway access works at Mythop Road and internal distributor road connecting to the Graham's Cottage access should be constructed in accordance with the details approved (Drawing No. NW/CAP/WHYN.1/1003).

Reason: In order to maintain network reliability and safety and ensure that residents of the development have satisfactory access to services and facilities

- 11 No more than 200 dwellings or 25% of the employment land of the development hereby approved shall be occupied unless and until the improvements to the Graham's Cottage / Preston New Road (A583) Access, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1001 Rev H dated 4/10/2013, have been constructed in accordance with the details agreed in Condition 5 above and completed to the satisfaction of the local planning authorities in consultation with the local highway authorities and Highways England

Reason: To ensure that the surrounding highways network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on those roads and in order to maintain network reliability and safety, to ensure that residents of the development have satisfactory access to services and facilities and to ensure that the delivery of infrastructure keeps pace with the development of the site.

- 12 No more than 700 dwellings or 50% of the employment land of the development hereby approved shall be occupied unless and until the improvements to the Clifton Road / Preston New Road (A583) Access, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1001 Rev H dated 4/10/2013, have been constructed in accordance with the details agreed in Condition 5 above and completed to the satisfaction of the local planning authorities in consultation with the local highway authorities and Highways England.

Reason: To ensure that the surrounding highways network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the Highways Act 1980, maintaining the safety of traffic on those roads in order to maintain network reliability and safety, to ensure that residents of the development have satisfactory access to services and facilities and to ensure that the delivery of infrastructure keeps pace with the development of the site.

- 13 No more than 50 dwellings of the development hereby approved shall be occupied unless and until the "interim" highway improvement scheme at M55 Junction 4, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1007 Rev B dated 14/11/2013, has been constructed in accordance with the details agreed in Condition 5 above and completed to the satisfaction of the local planning authorities in consultation with the local highway authorities and Highways England.

Reason: To ensure that the surrounding highways network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the

highways act 1980, maintaining the safety of traffic on those roads , in order to maintain network reliability and safety , to ensure that residents of the development have satisfactory access to services and facilities and to ensure that the delivery of infrastructure keeps pace with the development of the site.

- 14 No more than 750 dwellings of the development hereby approved shall be occupied unless and until the “final” highway improvement scheme at M55 Junction 4, as shown in outline on Mayer Brown Plan No. NW/CAP/WHYN.1/1008 Rev A dated 27/2/2013, has been constructed in accordance with the details agreed in Condition 5 above and completed to the satisfaction of the local planning authorities in consultation with the local highway authorities and Highways England.

Reason: To ensure that the surrounding highway network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic, in order to maintain network reliability and safety, to ensure that residents of the development have satisfactory access to services and facilities and to ensure that the delivery of infrastructure keeps pace with the development of the site

- 15 Prior to commencement of any phase or part of any phase of the development a Full Travel Plan for that phase shall be submitted to, and approved in writing by, the Local Planning Authorities. The Travel Plan to include objectives, targets, measures to achieve targets, monitoring, and implementation timescales and continue with the provision of a travel plan co-ordinator. The approved plan(s) will be audited and updated at intervals as approved and the approved plan(s) be carried out.

Reason: To ensure that the development provides sustainable transport options and to ensure that the surrounding highway network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road.

- 16 There shall not at any time in connection with the development hereby permitted be planted or allowed to grow hedges, trees or shrubs over 1metre in height above the road level within any visibility splay required to maintain safe operation for all users.

Reason: To ensure adequate visibility splays are maintained at all time.

- 17 Prior to commencement of any phase or part of any phase of the development details of an external lighting scheme for that phase shall be submitted to and approved in writing by the Local Planning Authorities. The principles of relevant guidance shall be followed (e.g. the Bat Conservation Trust and Institution of Lighting Engineers guidance Bats and Lighting in the UK, 2009) and lighting along the northern boundary shall be hooded in accordance with agreed details to ensure that the Biological Heritage Site remains dark. The approved lighting scheme shall be carried out and permanently maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authorities.

Reason: In order to satisfy the Local Planning Authorities and the Highway Authority(s) that the final details of the works are acceptable before work commences on site and In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework

- 18 No development, to which the application relates, shall be begun which would result in the maximum gross floor space, for buildings within the specified use class, of the Town and Country Planning (Use Classes) Order 1987(as amended), and subsequent amendments to that order, exceeding the limit for each class shown below:

Use Class	Maximum Gross Floor Area
B2 Industrial	40,000 square metres
B8 Warehouse	80,000 square metres

Reason: To ensure that the surrounding highway network continues to fulfil its purpose as part of the national system of routes for through traffic in accordance with section 10(2) of the highways act 1980, maintaining the safety of traffic on that road.

- 19 There shall be no direct vehicular or pedestrian access of any kind between the site and the M55 motorway. To this end prior to the occupation of any employment element of the site a close-boarded fence or similar barrier not less than two metres high shall be erected along the frontage of the site with the motorway the details of which shall be approved in writing by the Local Planning Authority. The fence shall be erected a minimum of one metre behind the existing motorway boundary fence on the developer's land and be independent of the existing fence and shall be retained thereafter.

Reason: In the interests of safety and to prevent inappropriate access to the M55 motorway.

- 20 There shall be no development on or adjacent to the M55 motorway embankment that shall put any embankment or earthworks at risk.

Reason: To maintain the stability of the motorway and ensure the safety of its users.

- 21 No drainage from the proposed development shall run off into the M55 motorway drainage system, nor shall any such new development adversely affect any motorway drainage.

Reason: To maintain the stability of the motorway and ensure the safety of its users.

- 22 No development shall take place on any phase until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation which shall include provision for the investigation of the existing ponds on the site, and shall first have been submitted to and agreed in writing by the Local Planning Authorities

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site in accordance with the National Planning Policy Framework

- 23 Prior to the commencement of development a scheme for the provision and layout of the outdoor sports provision (including both summer and winter layouts) within the application site shall be submitted to and approved in writing by the Local Planning Authorities (after consultation with Sport England) and shall include:

i) the siting and purpose of each sports pitch to be provided within or in association with the development;

ii) a scheme for the management of the sports provision to be made within or in association with the development, including provision to be made for use by other organisations / individuals within the local community

iii) A timescale for the implementation of the outdoor sports provision.

No development shall commence on site until the details referred to in this condition have been submitted to and approved in writing by the Local Planning Authorities.

Reason: In order that the site is served by appropriate areas of outdoor recreation pitches

- 24 No development approved by this planning permission shall take place until a scheme for the provision, management and enhancement of the pond network on site is submitted to and

approved in writing by the Local Planning Authorities. Enhancement works should be timed to occur outside of the main amphibian, bird and invertebrate breeding season (March – September). There shall be no net loss of ponds associated with the development and the development shall subsequently proceed in accordance with the approved scheme and shall be retained thereafter.

Reason: To protect and enhance the aquatic environment and ensure that the development does not result in the loss of any aquatic habitats and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 25 No works to any phase of development shall commence until full details of bat roosting opportunities to be installed within the re-developed site (in addition to that required by NE licence) and evidence that a licence from Natural England has been obtained when necessary has been submitted to and approved in writing by the Local Planning Authorities. This shall include details of linkages across the site at each stage of development and a further precautionary bat and barn owl survey to be carried out on any existing building on the application site. The survey reports shall be submitted to the local planning authority for approval in writing prior to the commencement of demolition works, and the works shall be carried out in the accordance with the methodology for any mitigation identified in the further bat and barn owl survey. The approved details shall be implemented in full in accordance with an agreed timetable.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 26 No site clearance, site preparation or development work shall take place for any phase or part of any phase of the development until mitigation/compensation schemes for impacts on protected and priority species and habitats as appropriate for that phase have been submitted and approved by the Local Planning Authorities in consultation with specialist advisors; and approved schemes shall be implemented in full in accordance with an agreed timetable.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 27 Tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place between March and August inclusive, unless the absence of nesting birds has been confirmed by further surveys or inspections to be submitted to and agreed in writing with the Local Planning Authorities in accordance with an agreed timetable.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 28 No site clearance, site preparation or development work shall take place until a landscaping framework for the site as a whole (including wildlife habitat creation, enhancement and management) has been submitted and approved by the Local Planning Authorities in consultation with specialist advisors.

Following agreement of the landscaping framework for the site as a whole each development phase shall submit a specific landscape scheme which shall demonstrate (1) adequate planting of native species appropriate to the locality to compensate for direct and indirect impacts, (2) that habitat connectivity through the site and to the wider area will be retained as a minimum, including for amphibians (3) that any planting along site boundaries will comprise appropriate native species, (4) provide details of habitat creation for amphibians and (5) maintenance and enhancement of the biodiversity value of retained and established habitats and the site as a whole. The approved management plan shall be implemented in full in accordance with an agreed timetable.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 29 Prior to any phase of works on site, a Construction Environment Management Plan shall be submitted for approval and subsequent implementation. The plan will need to include measures

for the protection of habitats and species both on and off site, including but not limited too;

-) Details of the storage of fuels and chemicals during construction
-) Sediment fences to be erected alongside ditches during construction.
-) Details of safeguard areas of retained habitats on site and how they will be protected during construction. Fencing should be erected prior to the topsoil strip on site and the fencing chosen should not prevent the movement of animals but prevent the accidental encroachment of workmen (e.g. post and rail or post and wire fence)
-) Details of how brown hares will be allowed to escape construction areas if necessary.
-) Details of how ground nesting birds will be monitored and measures to be put in place to avoid these species from nesting.
-) Details of a monitoring programme to assess the impact of construction on the European Site and Marton Mere SSSI. To be put in place to assess and take action if disturbance is recorded. Prior to any phase of works that starts between November and March (inclusive), there will be a one day baseline survey. This survey would establish whether any of the qualifying bird species of the two European designated sites are using the fields to the east and north and within 1 km of the scheme. This will also allow the typical distribution and behaviour of SPA/Ramsar site species to be clearly identified in advance of any works

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 30 All existing lengths of hedgerow within the proposed residential development areas as shown on the masterplan shall be retained, except for where their removal is required for the formation of access points or visibility splays or in other limited circumstances where an equivalent or greater length of hedge is provided as a replacement and has been previously agreed in writing by the Local Planning Authorities. No removal, relaying or works to existing hedgerows shall be carried out between March and August inclusive in any one year unless otherwise agreed in writing by the Local Planning Authorities.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 31 Prior to commencement of works a fully detailed method statement to demonstrate that impacts on amphibians (including Common Toad) will be avoided both during the site clearance and development works and during the operational phase shall be submitted for approval in writing by the Local Planning Authorities. Any approved details shall be implemented in full. The method statement shall include details of repeat surveys of Newts to be undertaken as development occurs within 500m of ponds on the site. If the presence of Great Crested Newt is detected at any point then works in the vicinity shall cease until advice has been sought in writing from an appropriately qualified person including regarding the need for a Natural England licence.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 32 Prior to the commencement of any works approved by Reserved Matters applications there shall be a further precautionary inspection/survey of ditches to inform any change in the habitat quality for and use by any protected species including voles or otters. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to the Local Planning Authorities for approval in consultation with specialist advisors. Any necessary and approved measures for the protection of protected species will be implemented in full in accordance with an agreed timetable.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions

of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 33 Prior to commencement of any phase or part of any phase of the development details of bird nesting opportunities to be installed within that phase shall be submitted and approved in writing by the Local Planning Authorities. The details shall include but not be limited to provision for Song Thrush, Dunnock and House Sparrow (Species of Principal Importance). Consideration should also be given to provision of opportunities for other declining species of bird such as House Martin and Swift. The approved details shall be implemented in full in accordance with an agreed timetable and shall thereafter be retained

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 34 All trees currently on the site shall be retained unless their removal is agreed in writing with the Local Planning Authorities. A tree protection scheme for all trees and retained hedges on the site shall be submitted to and approved in writing by the Local Planning Authorities. No development shall take place until the protective fences are erected around the retained trees in the position and to the specification agreed by the Local Planning Authorities. Such fencing shall be retained throughout the development where work of any kind is undertaken within the root protection area of any trees and hedging.

Reason: In the interests of protecting wildlife and biodiversity and to comply with the provisions of the Wildlife & Countryside Act 1981 and the National Planning Policy Framework.

- 35 At the same time as the submission of the First Reserved Matters application for a phase or part of a phase of the development hereby permitted a Foul and Surface Water Drainage Strategy for the entire site shall be submitted to the Local Planning Authorities for approval (in consultation with United Utilities PLC and LCC Flood Risk Assessment Team as Lead Local Flood Authority). The strategy to include the following details as a minimum:

2.1 a. unless otherwise agreed in writing, the foul connection point shall be to the 675 mm combined sewer in Clifton Road for the entire site;

b. the details of any additional off-site drainage infrastructure required as a result of the entire development; and

c. any drainage infrastructure connections (foul and surface water) between the different phases of the development.. Where drainage infrastructure connects development from different phases, it will be necessary to show how much development will be served by the connecting drainage infrastructure.

d. details of the implementation of the drainage proposed.

2.2. At the same time as the submission of each subsequent Reserved Matters application for a phase or part of a phase, an updated Foul and Surface Water Drainage Strategy shall be submitted to the Local Planning Authorities for approval (in consultation with United Utilities PLC), such Strategy to include as a minimum the details listed above at part 2.1.

2.3. Unless otherwise agreed with the local planning authorities (in consultation with United Utilities PLC), there shall be no foul and surface water connections between phases of development defined by condition 4 other than in accordance with the connections identified and approved under item 2.1.c. The detailed drainage schemes for each phase of development required shall be submitted for approval in accordance with the foul and surface water drainage details approved under this condition.

2.4. No development shall be commenced on any phase or part of any phase of the development

hereby permitted unless and until the Foul and Surface Water Drainage Strategy submitted with the relevant Reserved Matters application has been approved in writing by the Local Planning Authorities in consultation with United Utilities PLC.

Reason: To ensure a holistic approach to the construction of the detailed drainage infrastructure for the site so that the drainage infrastructure which is constructed is able to cope with the foul and surface water discharges from the entire development site. This condition is imposed in light of policies set out within the National Planning Policy Framework (NPPF) and Fylde Borough Local Plan Alterations Review (October 2005).

- 36 Surface water shall drain separately from the foul drainage. Unless otherwise agreed in writing, no surface water shall discharge directly or indirectly into the public foul, combined or existing surface water sewerage systems in accordance with the Foul and Surface Water Drainage strategy submitted and approved pursuant to condition 35 above and with the details contained in the submitted application form, flood risk assessment prepared by Mayer Brown dated 28 March 2011, the Flood Risk Addendum prepared by Mayer Brown dated October 2013 and the email from Mayer Brown dated 16 September 2013.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 37 Prior to commencement of any phase or part of any phase of the development hereby permitted, full details of the foul drainage scheme for that phase including full details of any connections to the foul sewer network and any necessary infrastructure shall be submitted to and approved in writing by the local planning authorities (in consultation with United Utilities PLC). The details for each part or phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 35 above. No housing or other development shall be occupied for that phase until the approved foul drainage scheme for that phase has been completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 38 Prior to the commencement of each phase or part of the development hereby permitted, full details for a surface water regulation system and means of disposal for that phase or part phase, based wholly on sustainable drainage principles and evidence of an assessment of the hydrological and hydrogeological context of the development for that phase shall be submitted to and approved by the local planning authorities (in consultation with United Utilities PLC) in writing. The drainage scheme shall demonstrate that the surface water run off generated up to and including the 1 in 100 year critical storm including 30% climate change allowance will not exceed the run-off from the existing undeveloped site and following the corresponding rainfall event. The details for each phase must be consistent with the Foul and Surface Water Drainage Strategy submitted and approved pursuant to condition 35 above and with the principles established in the submitted application form, flood risk assessment prepared by Mayer Brown dated 28 March 2011, the Flood Risk Addendum prepared by Mayer Brown dated October 2013 and the email from Mayer Brown dated 16 September 2013. The development shall be completed in accordance with the approved details in accordance with an agreed timetable.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 39 Prior to the commencement of each phase or part phase of the development hereby permitted, a sustainable drainage maintenance and management plan for the lifetime of that phase or part

phase of the development shall be submitted to and approved in writing by the Local Planning Authorities (in consultation with United Utilities PLC). The plan shall include arrangements for permanent adoption by a management body, Statutory Authority or other relevant party of any sustainable drainage features including any outfalls into local water courses, structures, ponds and bridges. Each phase shall be completed maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to reduce the risk of flooding and pollution. This condition is imposed in light of policies set out within the NPPF and Fylde Borough Local Plan Alterations Review (October 2005).

- 40 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) for Whyndyke Farm, Blackpool (reference H/ALBANP244; DATED 28 March 2011; Issue 1) and subject to the following requirements;
- a) Surface water run-off from the site shall be attenuated up to a 1 in 100 year critical storm event (plus 30% allowance for climate change)
 - b) The discharge rate for surface water shall be limited to that it will not exceed the run-off rate from the undeveloped site or 6.3liters per second per hectare; whichever is lowest.
 - c) The area of the site within Flood Zone 2 will only be used for water compatible features designed to enhance the aquatic environment.

The mitigation measures detailed in the FRA shall be fully implemented prior to occupation of any dwelling forming part of any phase or within any other period as subsequently may be agreed, in writing, by the Local Planning Authorities

Reason: To ensure the development is not at an unacceptable risk of flooding or exacerbates flood risk elsewhere

- 41 Prior to the submission of the first reserved matters application in situ permeability testing and other necessary geotechnical investigations shall be carried out to establish the ground conditions and suitability of the land for appropriate sustainable drainage components. The subsequent detailed drainage strategy must accommodate these findings which should be used to inform an appropriate Sustainable Drainage System (SuDS).

Reason: To ensure the use of suitable sustainable drainage components, to be satisfied that the proposed development does not pose an on-site or off-site local flood risk, to ensure water quality is not compromised, and to satisfy Paragraph 103 of the National Planning Policy Framework.

- 42 The Neighbourhood Centre 1 of the development hereby approved shall be restricted to 0.7 hectares, and the foodstore (Use Class A1) approved within that area shall not exceed 400sq.m gross internal floor area, including, for the avoidance of doubt any mezzanine floorspace. The Neighbourhood Centre 2 of the development hereby approved shall be restricted to 0.4 hectares.

Reason: In order to ensure there is no significant adverse impact on existing retail centres.

- 43 Within the neighbourhood centres within the development, the opening hours of each individual unit shall be submitted to and approved in writing by the local planning authorities prior to the occupation of that individual unit.

Reason: To protect the amenities of the area.

- 44 The proposed development shall be designed so that cumulative noise from industrial or

commercial sources within habitable rooms does not exceed 35dB LAeq (16 hour) from 07.00 to 23.00, 30dB LAeq (8 hour) from 23.00 to 07.00, and 45dB LAFmax from (19.00–0700* or 2300-0700) for single sound events, or any such level as agreed in writing by the Local Planning Authority. Prior to the submission of any Reserved Matters application incorporation of industrial or commercial development on the site a noise study including any necessary mitigation measures shall be undertaken to demonstrate that the development meets this requirement and shall be submitted to and approved in writing by the Local Planning Authorities. .

* The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: To protect the residential amenities of the area.

- 45 The proposed development shall be designed so that cumulative noise from industrial or commercial sources to all outdoor living areas, for example rear gardens and balconies, do not exceed 55dB LAeq (16 hour) from 07.00 to 23.00 or any such level as agreed in writing by the Local Planning Authorities. Prior to the submission of any Reserved Matters application incorporation of industrial or commercial development on the site a noise study including any necessary mitigation measures shall be undertaken to demonstrate that the development meets this requirement, and shall be submitted to and approved in writing by the Local Planning Authorities

Reason: To protect the residential amenities of the area.

- 46 With regard to the existing environmental noise that may affect the proposed development, prior to the commencement of any residential development a noise impact assessment shall be carried out to assess the noise from **road traffic** and submitted to and approved in writing by the Local Planning Authorities.

This assessment shall demonstrate that the following standards are met at and within the proposed development.

LAeq 55 dB 16 hours – gardens and outside living areas (for example balconies)

LAeq 35 dB 16 hours – indoors daytime

LAeq 30 dB 8 hours – indoors night-time (23.00-07.00)

LAFmax 45 dB(8 hours – indoors night-time (23.00-07.00)

LAFmax 45 dB 4 hours – indoors evening (19.00-23.00)*

* The evening standard LAFmax will only apply were the existing evening LAFmax exceeds the LAeq by 10 dB and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: To protect residential amenity.

- 47 Non-residential properties within the development hereby approved shall comply with the following restrictions;

There shall be no deliveries or collections of goods to or from any retail/commercial/industrial/warehouse premises between midnight and 07:00 hours and 21:00 hours and midnight on weekdays and Saturdays and not at any time on Sundays, Bank or Public Holidays.

No vehicle delivering to such premises, or waiting within any part of the application site, shall

operate a bulkhead-mounted diesel powered or other mechanical refrigeration unit.

The use of reversing alarms on delivery vehicles shall be prohibited within the application site between the hours of 23:00 and 07:00

No metal roll cages shall be used during any Sunday, Public and Bank Holiday delivery activities at retail premises within the application site.

Signs (details to be agreed by the local planning authorities), clearly legible by delivery vehicle drivers, shall be posted at all times on any commercial/retail/industrial/warehouse premises outside the delivery bay notifying drivers of; the permitted hours for deliveries; the need to switch off refrigeration equipment; the need to switch off vehicle engines; that they are in a noise sensitive area

Reason: In order to protect residential amenity.

- 48 The Maximum Instantaneous Noise Levels (LAFmax) from any commercial premises shall not exceed 60 dB(A) evening (19.00-23.00hrs)* and night-time (23.00–07.00hrs) at the nearest noise sensitive premises to the proposed development. Alternative levels and monitoring locations may be used subject to the prior agreement of the Local Planning Authorities.

* The evening standard LAFmax will only apply were the existing evening LAFmax significantly exceeds the LAeq and the maximum levels reached are regular in occurrence, for example several times per hour

Reason: In order to protect residential amenity.

- 49 Prior to the commencement of commercial development a noise assessment shall be submitted, and if necessary a scheme of noise mitigation between the commercial use and the residential use shall be agreed by the Local Planning Authorities and implemented before occupation of the building and shall thereafter be retained.

Reason: In order to protect residential amenity.

- 50 With regard to all buildings located within the employment area adjacent to the residential areas of the development hereby approved the following measures if required to satisfy conditions shall be submitted, approved in writing and complied with;

A scheme of noise insulation, to include acoustic double glazing, with sound attenuated means of ventilation, both to the standard laid down in the Noise Insulation Regulations 1975, (or any equivalent standard approved by the Local Planning Authority). Such scheme shall be agreed by the Environmental Protection Unit (Acoustics Section) and implemented before occupation of the building.

Before any external air conditioning/refrigeration units are used on any premises, they shall be enclosed with sound insulating material to reduce noise and mounted in a way which will minimise transmission of vibration and structure borne sound in accordance with a scheme to be approved by the Local Planning Authority.

The siting, type and method of installation of any industrial plant and machinery within the building(s) approved under this permission are to be agreed in writing with the Local Planning Authority before the building(s) are occupied for the purpose proposed.

Reason: In order to protect residential amenity.

- 51 Prior to the commencement of development, the following information shall be submitted to the Local Planning Authorities for approval in writing:

(a) A desk study which assesses the risk of the potential for on-site contamination and

ground gases and migration of both on and off-site contamination and ground gases.

(b) If the desk study identifies potential contamination and ground gases, a detailed site investigation shall be carried out to address the nature, degree and distribution of contamination and ground gases and shall include an identification and assessment of the risk to receptors as defined under the Environmental Protection Act 1990, Part 2A, focusing primarily on risks to human health and controlled waters. The investigation shall also address the implications of the health and safety of site workers, of nearby occupied buildings, on services and landscaping schemes, and on wider environmental receptors including ecological systems and property.

The sampling and analytical strategy shall be submitted to and be approved in writing by the LPA prior to the start of the site investigation survey.

(c) A remediation statement, detailing the recommendations and remedial measures to be implemented within the site.

(d) On completion of the development/remedial works, the developer shall submit written confirmation, in the form of a verification report, to the LPA, that all works were completed in accordance with the agreed Remediation Statement.

Any works identified in these reports shall be undertaken when required with all remedial works implemented by the developer prior to occupation of the first and subsequent dwellings.

Reason - To protect amenity.

- 52 Prior to the commencement of development at the site full details of the infrastructure to serve the proposed employment area shall be submitted to and approved in writing by the Local Planning Authorities. The details shall include drainage, landscaping, highways and other utilities and shall be provided prior to the occupation of the 700th dwelling on the site.

Reason: To ensure that the employment land is available in accordance with the masterplan.

- 53 There shall be no development within 10m of the existing highway boundary on the south side of the development between the A583/M55 Junction 4 roundabout and the eastern edge of the site, unless agreement is given in writing by the Local Planning Authorities in consultation with the Highway Authorities

Reason: To safeguard the blue route corridor from development as identified within the Local Plan to 2032 and the Fylde Coast Highways and Transport Masterplan.

- 54 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class C3 (the dwellings subject to this permission) to Use Class C4 shall take place without the written approval of the Local Planning Authorities.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and maintain balanced and healthy communities, in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2011, Fylde Local Plan and the NPPF.

- 55 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class B1 or B8 to Use Class C3 shall take place without the written approval of the Local Planning Authorities.

Reason: To safeguard the employment element of this permission in accordance with Policy CS3 of the Blackpool Local Plan: Part 1 Core Strategy, Policy EC1 of the Fylde Local Plan to 2032 and the NPPF.

- 56 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no change of use from Use Class A1 to Use Class C3 shall take place without the written approval of

the Local Planning Authorities.

Reason: To safeguard the neighbourhood centres which are part of this permission and deemed important in serving the future needs of the residents of the development in accordance with Policy CS4 of the Blackpool Local Plan: Part 1 Core Strategy, the Fylde Local Plan to 2032 and the NPPF.

- 57 Before any part of any phase of development hereby approved is commenced, details of the finished floor levels of the proposed dwellings and any alterations to existing land levels in that phase shall have been submitted to and approved in writing by the Local Planning Authorities. The development shall be constructed in accordance with the approved levels unless otherwise agreed in writing by the Local Planning Authorities.

Reason: To safeguard the living conditions of the occupants of nearby residential premises and in accordance with Policies BH3 and HN5 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 58 The height of the dwellings hereby approved shall be a mix of 1, 2, 3 and 4 storeys and before any part of any phase of the development hereby approved is commenced details of the location of the 3 and 4 storey dwellings forming part of that phase shall be submitted to and approved in writing by the Local Planning Authorities. Any approved reserved matters application shall then accord with the approved details and the development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of surrounding residents and the character and appearance of the area in accordance with Policies LQ1 and BH2 of the Blackpool Local Plan 2001-2016 and Policy CS7 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027

- 59 Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to this permission shall provide for a range of properties that meet or exceed the minimum percentage of bedroom sized dwellings set out in Policy H2 of the Submission Version Fylde Local Plan to 2032.

Reason: To ensure that the identified need for the provision of properties with a range of bedroom sizes, including 1-3 bedrooms, is catered for in this development as required by Policy H2 of the Submission Version Fylde Local Plan to 2032, and the National Planning Policy Framework.

Informative notes:

1. Information submitted within an Environmental Statement has been considered as part of the decision with regard to this application.
2. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. This has been demonstrated by:
 1. Actively engaging in pre-application discussions with the applicant to try and find solutions to problems
 2. Working with Officers of Blackpool Council, advisors from the Advisory Team for Large Applications and representatives of other statutory undertakers in order to provide advice to the applicant/agent during the course of the application on potential problems and possible solutions
 3. Securing revised plans and technical information during the course of the application which have overcome initial problems
3. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the

appropriate Act.

4. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement with the County Council and Blackpool Council as Highway Authorities. The Highway Authority hereby reserves the right to provide the highway works associated with this proposal that fall within the highway under LCC control. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact Lancashire County Council at County Hall, Preston PR1 0LD, in the first instance, to ascertain the details of such an agreement and the information to be provided.
5. Traffic Regulation Orders, diversions of Public Rights of Way, Stopping Up of existing highway, changes to public transport scheduling/routing and other activities require separate statutory consultation processes beyond the planning application process. The applicant will be obliged to meet all the costs associated with these of works and ensure that any works which rely upon them do not commence until all legal processes have been satisfactorily completed.
6. The applicant is advised that the design and layout of the playing pitches should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Natural Turf for Sport produced by Sport England.
7. The applicant must obtain Land Drainage Consent for ordinary watercourses from the Consenting Authority (Lancashire County Council), and that the Consenting Authority is informed of the intention to start works on site following approval being obtained in order to comply with Section 23 of the Land Drainage Act 1991, to ensure that any works to the watercourse do not pose an up- or down-stream flood risk, and to ensure that any works, pre-, during and post construction, do not impact on the water quality of receiving watercourses and bathing waters

Date of Decision: 05/06/2018

Signed:



Mr P. Walker
Director of Development Services
Fylde Borough Council
Town Hall
Lytham St Annes, FY8 1LW

Mr Cassidy
CA Planning
7
East Cliff
Preston
Lancashire
PR1 3JE

**IMPORTANT – PLEASE CAREFULLY READ THE NOTES BELOW AS FAILURE TO COMPLY COULD
MAKE THE DEVELOPMENT UNAUTHORISED**

- 1) These notes should be read in conjunction with the decision notice issued by the Local Planning Authority in respect of the application which you have recently submitted to the Council.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN GRANTED

- 2) Any permission/consent is granted on the basis of the approved plans listed in the decision notice. The development should be undertaken in strict accordance with the approved plans, as any deviation will constitute unauthorised development which may be liable to enforcement action. Any amendments to the

approved plans are likely to require the submission of a further application to the Council. Should such changes be desired, you are advised to contact the Development Management Service to determine the most appropriate means by which any revisions could be considered.

- 3) Any permission/consent granted is subject to the conditions set out in the decision notice and it is the responsibility of the developer to ensure that these conditions are fully complied with. Any conditions that require work to be carried out or details to be approved before any development can take place form a “condition precedent”. If a condition precedent is not complied with, the whole of the development will be unauthorised and may result in enforcement action being taken by the Council.
- 4) The applicant is reminded of the need to obtain formal approval of those details required by the conditions of any planning permission/consent before development may lawfully commence on the site (or any other relevant trigger as set out in each condition). Formal applications for the approval of matters reserved by condition are currently subject to fees (per request) of £34 for householder applications and £116 in all other cases. Any breach of the imposed conditions may leave you liable to enforcement action or may require you to submit a new application in order to regularise any unauthorised works.
- 5) If the applicant is aggrieved by any of the conditions imposed as part of the planning permission, they may appeal to the Planning Inspectorate. Any appeal against the grant of permission subject to conditions to which the applicant objects needs to be made within 6 months of the date on the decision notice.
- 6) In undertaking any development you should ensure that you have also secured any necessary approval under the Building Regulations or any other approvals or consents required including consent from the landlord or obligations under the Party Wall Act.
- 7) For developments that need a new address or address change, please contact addresses@fylde.gov.uk or 01253 658515. New addresses need to be made as early as possible to arrange for Utility connections.

IN CASES WHERE PERMISSION/CONSENT HAS BEEN REFUSED

- 8) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission/consent, they may appeal to the Planning Inspectorate. The relevant time limits to lodge an appeal following the Local Planning Authority’s refusal of permission/consent are as follows:
 - a) For **householder** planning applications – **12 weeks** from the date on the decision notice.
 - b) For **advertisement** consent applications – **8 weeks** from the date on the decision notice.
 - c) For **minor commercial** development applications – **12 weeks** from the date on the decision notice.
 - d) For **any other** types of planning application – **6 months** from the date on the decision notice.

SAVE THAT in circumstances **where an enforcement notice has been served** for the same or very similar development, the time limit to lodge an appeal (in all cases) is:

-) within **28 days** from the date of the Local Planning Authority’s decision if the enforcement notice was served before the decision was made, yet not longer than 2 years before the application was made.
-) within **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals must be made directly to the Planning Inspectorate and can be dealt with by exchange of written statements or heard before an Inspector at an Informal Hearing or at a Public Inquiry. Further information regarding the appeals process (including application forms) can be obtained from the Planning Inspectorate via their website - <https://www.gov.uk/planning-inspectorate>.

Appendix 4A

Fylde Borough Council
Development Control
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW

Our ref: NO/2017/110173/02-L02
Your ref: 17/0779
Date: 02 August 2018

Dear Sir/Madam

**OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND
RESIDENTIAL DEVELOPMENT FOR UPTO 350 DWELLINGS TOGETHER WITH
ASSOCIATED WORKS AND INFRASTRUCTURE**

LAND NORTH OF CROPPER ROAD, WESTBY WITH PLUMPTONS

Further to our previous response dated 20 October 2017, we wish to make the following comments:

Environment Agency position

Due to a change in circumstances in relation to flood risk, we now wish to object to the application until a satisfactory FRA has been submitted to address this issue.

Reasons

At the time of your previous consultation with us on the above application, the site was entirely in Flood Zone 1 (low probability of flooding) on the Environment Agency Flood Map for Planning, and this was correctly identified and assessed as such in the submitted Flood Risk Assessment (FRA) prepared by Weetwood (dated July 2017).

However, since then, we have carried out new hydraulic modelling to better understand the fluvial flood risks in the area, which has been taken into account in the recent update to our Flood Map for Planning. As a result, the application site is now almost entirely in Flood Zone 3 (high probability of flooding) and Flood Zone 2 (medium probability of flooding). This can be viewed on the GOV.UK website:

<https://flood-map-for-planning.service.gov.uk/summary?eastng=334360&northing=432489>

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

Therefore, in order to comply with the requirements of the National Planning Policy Framework (NPPF), the application should now be accompanied by a FRA which is appropriate to the nature and scale of the development as proposed in Flood Zone 3 and Flood Zone 2.

Overcoming our objection

It may be possible to overcome our objection if FRA is submitted by the applicant to satisfactorily demonstrate that the development is safe for its lifetime (including climate change impacts) without increasing risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.

We ask to be re-consulted with the results of the FRA. We will provide you with bespoke comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate FRA has been submitted.

Advice to LPA

Fylde Local Plan to 2032

We are aware that this site has been allocated for housing in the LPA's emerging Local Plan, which is currently going through examination. As such, we would advise that the LPA discusses the issue raised with the Planning Inspector as to the best way forward at this late stage.

Sequential Test

In accordance with the NPPF paragraph 101, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

If the LPA determines that the Sequential Test has not been met then the Environment Agency would not support this application. The Sequential Test is applied to ensure that development is firstly placed in areas at lowest risk of flooding. If the Test is not met then the application will not be in compliance with the NPPF.

Advice to applicant

Flood risk information (flood levels)

We advise that the applicant obtains our flood risk information (e.g. a Product 4 package) to inform their FRA by submitting a request to our Customers and Engagement team at inforequests.cmbinc@environment-agency.gov.uk. This service is now available free of charge.

For further information on what flood risk information packages we offer please refer to the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#get-information-to-complete-an-assessment>

Climate change allowances

Where our flood risk data including climate change does not exist, it is the responsibility of developers to undertake this assessment using guidance in 'Flood risk assessments: climate change allowances'. Assessment of future flood risk can be undertaken using:

- Freeboard allowances
- Interpolation based on current flood risk models
- New detailed modelling.

Deciding which approach applies depends on the size, vulnerability and location of the development. It is envisaged that large scale developments (e.g. sustainable urban extensions, retail parks, large commercial developments) will need to adopt the detailed approach. Consult us to discuss this on a case by case basis. Please note we may charge for this advice.

The latest guidance on how to apply the correct, up to date climate change allowance for FRAs is available on the GOV.UK website at <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.

Environment Agency planning advice

If the applicant requires further detailed planning advice from us following our response to this application, we may be able to provide this through our voluntary charged for service. Any request for planning advice should be submitted to clplanning@environment-agency.gov.uk. We will review the request and where appropriate, we will provide a written offer based on our planning advice charges of £100 per person per hour (plus VAT). We will not undertake any additional work until an offer has been accepted.

We will be unable to offer this service where we consider that a request is unreasonable, goes beyond what we can advise on through our planning remit or where other operational activities and issues prevent us from doing so.

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

E-mail: CLPlanning@environment-agency.gov.uk

cc Emery Planning Partnership Ltd

Appendix 4B

Fylde Borough Council
Development Control
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW

Our ref: NO/2017/110173/04-L04
Your ref: 17/0779
Date: 02 July 2019

Dear Sir/Madam

**OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE PROPOSED
DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES AND RESIDENTIAL
DEVELOPMENT FOR UPTO 350 DWELLINGS TOGETHER WITH ASSOCIATED
WORKS AND INFRASTRUCTURE**

LAND NORTH OF CROPPER ROAD, WESTBY WITH PLUMPTONS

Thank you for re-consulting us on the above application following the submission of the additional hydraulic modelling information.

The applicant has submitted a letter (Ref: 2019-05-15/3203/L1; dated 15 May 2019), prepared by Weetwood, to provide further clarification on the technical issues we identified with their hydraulic model. The updated hydraulic model data has been provided to us directly.

Environment Agency position

Following our review of the applicant's updated hydraulic model and accompanying letter, we maintain our objection to the application.

We have identified a number of issues that the updated hydraulic model has not satisfactorily addressed to enable us make any changes to the Flood Map for Planning in this location. We have provided a technical model review report detailing the issues to the applicant's flood risk consultant (Weetwood).

If the applicant cannot address the deficiencies we have identified with their hydraulic model, any FRA submitted in relation to development on this site should be based on the current Flood Map for Planning and modelling which underpins it as the best available data.

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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Overcoming our objection

The applicant can overcome our objection by demonstrating through a satisfactory flood risk assessment (FRA), and supporting evidence where applicable, that the proposed development would be safe for its lifetime (including climate change impacts) without increasing risk elsewhere and where possible reduces flood risk overall.

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

E-mail: CLPlanning@environment-agency.gov.uk

Appendix 4C

Fylde Borough Council
Development Control
Town Hall
Lytham St. Annes
Lancashire
FY8 1LW

Our ref: NO/2019/111667/01-L01
Your ref: 19/0284

Date: 03 May 2019

Dear Sir/Madam

**RESIDENTIAL DEVELOPMENT OF 142 DWELLINGS WITH ASSOCIATED
LANDSCAPING AND INFRASTRUCTURE**

**LAND AT JUNCTION OF SCHOOL LANE & BAMBERS LANE, WESTBY WITH
PLUMPTONS**

Thank you for consulting us on the above application.

Environment Agency position

We object to this application and recommend refusal of planning permission for the reasons set out below in relation to flood risk.

Environment Agency position – flood risk assessment

In the absence of an acceptable flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons

The application site is located within Flood Zone 3 and Flood Zone 2 on the Environment Agency Flood Map for Planning. In the Planning Practice Guidance (PPG) to the National Planning Policy Framework (NPPF), Flood Zone 3 is defined as having high probability of flooding and Flood Zone 2 as having a medium probability of flooding. In accordance with the NPPF (paragraph 163, footnote 50), development proposed in Flood Zone 3 or 2 should be accompanied by an FRA which appropriate to the nature and scale of the proposed development.

The proposal is for a residential development, which is classed as 'more vulnerable' in Table 2: Flood Risk Vulnerability Classification of the PPG: Flood Risk and Coastal Change.

The FRA (Ref: 881700-R1(01)-FRA; dated 3 April 2019), prepared by RSK Land and Development Engineering Ltd (RSK), submitted with the application does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the PPG. The submitted FRA

Environment Agency
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does not therefore provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the FRA is informed by a recent hydraulic modelling study carried out by Weetwood, as part of application 17/0779 and a separate flood map challenge, which we have not accepted at this current time and therefore it cannot be used to substantiate the flood hazards or the flood zoning on site.

As such, this is fundamental to the validity of the submitted FRA as it considers the site to not be within Flood Zone 3 and proposes flood risk mitigation measures on the basis of the model being accepted. We consider this site to remain in Flood Zone 3 and 2 as currently mapped and our model data to be the best available information at this time, until we are in a position to accept a model which we consider more accurately defines the flood risk to the site.

Finished floor levels

The FRA (in section 5.3) discusses the proposed finished floor levels of the dwellings in relation to the flood levels which result from the output of the Weetwood model. Given the issues identified above, we are unable to comment on whether or not they are acceptable at this time.

Ground raising

The application proposes to raise ground levels across the site, as indicated on the 'Preliminary Finished Level plan' (Ref: SCH-AJP-ZZ-00-DR-C-1400 Rev p1; dated 16 April 2019). As the site is currently mapped as being in the fluvial floodplain the ground level on the site must not be raised without providing compensatory flood storage on a like for like basis, otherwise flood risk elsewhere will be increased.

Surface water discharge

The FRA proposes to discharge surface water run-off to the adjacent watercourses, which are designated main rivers. These main rivers drain through Red Bridge Pumping Station into the down-stream catchment. The FRA should be revised to demonstrate that the pumping regime of Red Bridge Pumping station will not be unduly altered by the development. We would be looking to hold discussions with the developer regarding the affordability of Red Bridge Pumping Station.

Overcoming our objection

The applicant can overcome our objection by submitting a revised FRA to address the issues identified above and satisfactorily demonstrate that the proposed development would be safe for its lifetime (including climate change impacts) without increasing risk elsewhere and where possible reduces flood risk overall.

The FRA will need to be revised on the basis of either the current Flood Map for Planning and Environment Agency modelled data, or a suitable hydraulic model which we have considered to more accurately reflect the flood risk to the site.

If the ground level on site is to be raised within the fluvial floodplain compensatory flood storage must be provided on a like for like basis.

If this cannot be achieved we are likely to maintain our objection to the application. We ask to be re-consulted on the revised FRA and we will provide you with bespoke comments within 21 days of receiving formal re-consultation.

FRA informatives

Section 2.1.13 of the FRA discusses the hydrology within the area of the site. It should be updated to note that there is an error on the main river mapping layer and the watercourse between the northern boundary of the site and the property known as 'The Meadows' is a designated main river, and not the watercourse between 'Lynwood Piggeries' and 'The Meadows'.

The FRA (section 5.4) identifies the requirement for Environmental Permits in relation to flood risk activities within 8 metres of non-tidal main rivers. However, we wish to highlight that a Flood Risk Activity Permit is required for excavations within 16 metres of any main river. This is likely to affect any proposed attenuation ponds within this distance.

Sequential Test – advice to LPA

In accordance with the revised NPPF paragraph 158, development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is for the local planning authority to determine if the Sequential Test has to be applied and whether or not there are other sites available at lower flood risk as required by the Sequential Test in the NPPF. Our flood risk standing advice reminds you of this and provides advice on how to do this.

The Sequential Test is applied to ensure that development is firstly placed in areas at lowest risk of flooding. If the Test is not met then the application will not be in compliance with the NPPF

Environment Agency position – development next to a main river

We object to this application as submitted because it involves development and landscaping within 8 metres of the main rivers adjoining the site, and we would be unlikely to grant a permit for the flood risk activities proposed as part of this application for the following reasons:-

Reasons

Based on the details submitted, the development will restrict essential maintenance and emergency access to Bambers Lane Watercourse and Marton Moss watercourse, which are designated main rivers. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and improvement works. Consequently, based on the information available it is likely that the development cannot proceed in its present format.

Alongside the adjoining watercourses, a hatched area is indicated on the Planning Layout drawing (Ref: 1656BAK/SRB/PL01; dated 21 March 2019) as an '8m Drainage Easement to South and West'. However, it is not clear whether this has been measured from the top of the bank of the main rivers. In the absence of a clearly defined bank top based on the site specific topographic data, it is not possible to confirm that the 8 metre buffer has been accurately identified. Additionally, the watercourse along the northern

boundary of the site does not include an 8 metre buffer strip. This watercourse is actually a main river (Marton Moss) and has been incorrectly plotted on the main river mapping layer (as mentioned above under 'FRA informatives').

In particular, several surface water attenuation ponds and other water features are proposed within 8 metres of Bambers Lane Watercourse and Marton Moss watercourse along the western and northern boundaries of the site. There are also proposed trees and hedgerows within the 8 metre buffer strip which may restrict our access and should be removed or relocated.

Additionally, it is not clear whether any structures are proposed within the 8 metre buffer as part of the proposed Potential Activity Zones. Any play equipment or other such structures would require a Flood Risk Activity Permit which would not be forthcoming where our access is restricted.

Overcoming our objection

A clear 8 metre buffer strip free from development and landscaping (which may restrict our access) should be provided alongside Bambers Lane Watercourse and Marton Moss Watercourse. The 8 metre buffer should be measured from the top of the bank of the main rivers based on topographical survey data and shown on all applicable revised plans. Several cross-section drawings along the main rivers should also be submitted to demonstrate where the 8 metre buffer is measured from.

A Flood Risk Activity Permit is required for excavations within 16 metres of any main river. As such, a 16 metre margin should also be shown on the plans in relation to any proposed attenuation ponds. We would not permit any ponds within 8 metres of the main river watercourses adjoining the site.

If this cannot be achieved we are likely to maintain our objection to the application. We ask to be re-consulted on any revised/additional plans and we will provide you with bespoke comments within 21 days of receiving formal re-consultation.

Environmental permit (flood risk activities) – advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

As part of any permit application for excavation flood risk activities we would be looking for assurance that any proposed wildlife or surface water attenuation ponds would not result in damage to or endanger the stability of the banks of the watercourse before any permit could be issued.

Any proposed access crossings over the main rivers will require Flood Risk Activity Permit. We would recommend, where practicable, this is a bridge rather than a culvert. Bridges should be clear-span with the abutments set back from the watercourse on the bank tops and allow for an appropriate margin underneath. This will reduce flood risk and allow a continuous buffer strip and corridor of broadly natural character which is available for wildlife passage.

Any surface water outfalls in to the main rivers will require Flood Risk Activity Permit.

The applicant should note that the Environment Agency has a period of two months to determine a valid Flood Risk Activity Permit application. We would advise that this period is taken into account when planning works which require such a permit.

We recommend applicant considers the following guidance on the rights and responsibilities of riverside ownership:

<https://www.gov.uk/government/publications/riverside-ownership-rights-and-responsibilities>

Note to applicant

Should you wish us to review any technical documents or want further advice to address the issues raised, we may do this as part of our charged for planning advice service.

Further engagement will provide you with the opportunity to discuss and gain our views on potential options to overcome our objection with us, before formally submitting further information as part of your planning application.

As part of our charged for service we will provide a dedicated project manager to act as a single point of contact to help resolve any problems. We currently charge £100 per hour, plus VAT. We will provide you with an estimated cost for any further discussions or review of documents. The terms and conditions of our charged for service are available [here](#).

We will be unable to offer this service where we consider that a request is unreasonable, goes beyond what we can advise on through our planning remit or where other operational activities and issues prevent us from doing so.

If you would like more information on our planning advice service, including a cost estimate, please contact us at the email address below.

Yours faithfully

Mr Alex Hazel
Planning Advisor – Sustainable Places

E-mail: CLPlanning@environment-agency.gov.uk

End

Appendix 5A

TOWN AND COUNTRY PLANNING ACT 1990

FYLDE BOROUGH COUNCIL

APPEAL BY WARTON EAST DEVELOPMENTS

LAND TO THE NORTH OF FRECKLETON BYPASS / EAST OF WARTON, PR4 1PJ

STATEMENT OF THE LOCAL PLANNING AUTHORITY

PINS reference: APP/M2325/W/19/3221605

Local Planning Authority reference: 17/0851

1. Introduction

1.1 The appeal relates to an application submitted under S73 of the Town and Country Planning Act which seeks to vary condition 7 of outline planning permission 14/0410 (as allowed by recovered appeal APP/M2325/W/15/3004502) relating to a residential development (with access) of up to 350 dwellings. A copy of the Secretary of State's decision letter and the Inspector's Report for appeal APP/M2325/W/15/3004502 are attached at Appendix 1 of the appellant's statement.

1.2 Condition 7 of planning permission 14/0410 reads as follows:

"No more than 15% of the development hereby approved shall be occupied until the completion and bringing into use of:

a) The Preston Western Distributor Road

b) The relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue

c) The works at the junction of Church Road, Lytham Road and Highgate Lane required by conditions 16 and 17 of appeal decision APP/M2325/A/14/2217060."

1.3 The appeal scheme seeks to vary condition 7 of planning permission 14/0410 as follows:

1. To increase the proportion of the development that can be constructed in advance of the completion and bringing into use of a package of off-site highway improvements from 15% to 33% of the overall development.
2. To remove reference to highway infrastructure components a) The Preston Western Distributor Road; and b) the relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue.

1.4 The appeal is made against the Local Planning Authority's (LPA) failure to give notice of its decision within the prescribed period – an appeal against 'non-determination'. It should, however, be noted that at its meeting on 10th October 2018 the Council's Planning Committee resolved to approve the variation to condition 7 described in point 2 above, but to refuse the change described in point 1. A copy of the committee report and minutes for that meeting were attached to the LPA's questionnaire. The

committee's resolution was, however, subject to the completion of a deed of modification to the extant planning obligation for planning permission 14/0410 under S106A of the Town and Country Planning Act 1990. As the appeal was lodged prior to the completion of that deed, it is made on the basis non-determination.

- 1.5 Since the submission of the appeal a further application (LPA reference 19/0195) has been made by Warton East Developments to vary condition 7 of planning permission 14/0410. Application 19/0195 seeks to vary condition 7 in the same manner as the Council's Planning Committee resolved to approve at their meeting on 10th October 2018 (i.e. to remove components a) and b) of the condition, but to keep the proportion of development that can come forward in advance of component c) at 15%). Application 19/0195 was referred to the Council's Planning Committee on 5th June 2019, where the committee resolved to approve the application subject, among other things, to the completion of a deed of modification to the extant planning obligation for planning permission 14/0410 under S106A of the Town and Country Planning Act 1990. A copy of the committee report for application 19/0195 and the minutes from the meeting on 5th June 2019 are attached at Appendix A and B of this statement respectively. For the avoidance of doubt, planning permission 19/0195 has not yet been issued by the LPA as the completion of the required planning obligation is pending.
- 1.6 Therefore, although the appeal is submitted against non-determination the Planning Committee's resolutions in respect of applications 17/0851 and 19/0195 clarify the LPA's position regarding the appeal proposal – that the removal of components a) and b) from the condition is considered acceptable, but the increase in the proportion of development than can be constructed in advance of the off-site highway improvement works in component c) of the condition from 15% to 33% is not. The appellant's awareness of this is made clear in section 1 of their statement and so the main issues in the appeal are clear to both parties.
- 1.7 The gist of the appellant's case is as follows:
 - The proposed variation to condition 7 would not have any severe impact on the highway network. Accordingly, the current form of condition 7, and the variation approved by the Planning Committee, fails the tests of necessity and reasonableness set out in paragraph 55 of the National Planning Policy Framework.
 - The Planning Committee's resolution not to allow an increase to the proportion of development that can come forward in advance of the completion and

bringing into use of a package of off-site highway improvements from 15% to 33% was made contrary to the recommendation of professional officers from the LPA and the Local Highway Authority (Lancashire County Council).

- Any updated planning obligation needs to incorporate changes to the phasing of affordable housing across the development due to issues concerning the viability of the scheme's first phase.
- The imposition of an additional condition on the outline permission requiring any application for approval of reserved matters to accord with the housing mix identified in Fylde Local Plan to 2032 policy H2 would be unreasonable without allowing the possibility for more than 350 dwellings to be constructed on the site.

1.8 The LPA considers that the main issues in the appeal follow the matters identified in paragraph 1.7 above. In summary, these are:

1. Whether the proposed variation to condition 7 would result in severe residual cumulative impacts on the road network, having particular regard to the capacity of that network to absorb the cumulative effects of planned and committed development in Warton.
2. The merits of the appellant's proposed variation to the extant planning obligation for planning permission 14/0410 and the need to secure this through a deed of modification entered into in accordance with the provisions of S106A of the Town and Country Planning Act 1990.
3. In the event that the Inspector is minded to allow the appeal, whether it is reasonable to impose an additional condition requiring that the development delivers the housing mix identified in Fylde Local Plan to 2032 policy H2.

Each of these issues are addressed in turn at section 5 of this statement.

2. Procedural matters

2.1 Paragraphs 1.6 – 1.8 of the appellant's statement describe the changes made to the nature of the proposed variation to condition 7 during the course of application 17/0851. For the avoidance of doubt, the appeal is to be assessed in accordance with the amended description of development set out in section E of the appeal form rather than that contained in the application form submitted to the LPA on 6th November 2017.

- 2.2 Application 17/0851 was referred to the Council's Planning Committee on 10th October 2018. Although the Fylde Local Plan to 2032 had been found sound at that time, it had not been formally adopted by the Council as the statutory development plan for the Borough and so it is referred to as the "Emerging Local Plan" or "Submission Local Plan" in the committee report. Similarly, the reasons for imposing the 22 conditions recommended in the committee report refer to the "Fylde Borough Local Plan (As Altered) October 2005" as that was the adopted development plan at the time.
- 2.3 The Council adopted the Fylde Local Plan to 2032 on 22nd October 2018. Accordingly, the circumstances applicable to this appeal are somewhat different to those which were in place when application 17/0851 was referred to the Council's Planning Committee in that the new local plan is no longer an 'emerging' document and must, instead, be afforded full weight following its adoption as part of the development plan.

3. Site Description

- 3.1 The appeal relates to a circa 12.78 hectare area of open agricultural land located to the north of the Freckleton Bypass (the A584), on the eastern periphery of Warton. The land falls within the settlement boundary identified on the Fylde Local Plan to 2032 Policies Map and is allocated as a strategic site for the delivery of 350 homes within the Warton Strategic Location for Development under policy SL3 of the Fylde Local Plan to 2032 – site reference HSS12. This allocation follows the granting of outline planning permission 14/0410 at appeal on 13th February 2017 (appeal reference APP/M2325/W/15/3004502).
- 3.2 The principle of development has been established by the granting of planning permission 14/0410 and the housing allocation in the Fylde Local Plan to 2032 flows from that. Accordingly, it is not considered necessary to include a detailed description of the site and its surroundings. Instead, the most important issues concern the infrastructure components mentioned in parts a) – c) of condition 7 to planning permission 14/0410, which this appeal seeks to vary.
- 3.3 The Preston Western Distributor Road (PWDR) – component a) of the condition – will provide a north-south road linking Preston and Southern Fylde to the M55 motorway. The scheme also includes the construction of two new roads connecting to new and existing housing areas in northwest Preston and Cottam. The PWDR received full

planning permission in November 2018, with Lancashire County Council anticipating that construction will start towards the end of 2019 to allow completion in early 2023.

- 3.4 The proposed relocation of the BAE Systems gate from Mill Lane to Typhoon Way – component b) of the condition – is connected with the allocation of the ‘Lancashire Advanced Engineering and Manufacturing Enterprise Zone’ at BAE Systems in Warton. There is an aspiration for the existing BAE Systems gate at Mill Lane to be re-located to a new entrance from Typhoon Way as part of the Enterprise Zone’s development (though this is still awaited).
- 3.5 The junction improvement works at the crossroads of Church Road, Lytham Road and Highgate Lane, along with the appeal decision referred to in part c) of condition 7, relate to planning permission 13/0674 for up to 360 dwellings at Blackfield End Farm (BEF). Applications for approval of reserved matters allowing the construction of a total of 330 dwellings at BEF have been granted (references 17/0129 and 18/0568) and these permissions have been implemented.
- 3.6 An aerial photograph showing the location of infrastructure components b) and c) in relation to the site is attached at Appendix C.

4. Policy Context

Adopted Development Plan:

- 4.1 Paragraph 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in paragraph 2 of the National Planning Policy Framework (the ‘NPPF’).
- 4.2 For the purposes of this appeal the development plan comprises the Fylde Local Plan to 2032 (the ‘FLP’), which was adopted by the Council on 22nd October 2018. As the site falls within the Bryning with Warton Neighbourhood Development Plan (the ‘BWNP’) area, this also forms part of the development plan in this case.
- 4.3 The FLP and BWNP contain a number of policies relevant to the appeal, copies of which were submitted with the LPA’s questionnaire. A list of relevant policies is also contained in the committee report (a copy of which also accompanied the

questionnaire). Those policies of greatest relevance to the LPA's case and the matters in dispute as part of the appeal are referred to specifically in section 5 below.

Other material considerations:

- 4.4 In addition to the policies of the FLP and BWNP, various sections of the NPPF are also relevant to the appeal. Specific paragraphs of the NPPF are referred to the LPA's case where applicable. Parts of the National Planning Practice Guidance (NPPG) are also of relevance in this case.

5. Case for the Local Planning Authority

- 5.1 The main issues in the appeal are identified in paragraph 1.8 of this statement. Taking each in turn:

(1) The impact of the proposed variation to condition 7 on the highway network:

- 5.2 The LPA's stance on the proposed variation to condition 7 is established by the Planning Committee's resolutions in respect of applications 17/0851 and 19/0195, as described in paragraphs 1.4 – 1.6 of this statement. For the reasons set out in the committee reports for those applications, the LPA agrees that reference to off-site highway infrastructure components a) and b) can be removed from condition 7. Accordingly, the only matter in dispute relates to the appellant's proposed variation which would allow an increase in the proportion of the development that can be constructed in advance of the completion and bringing into use of off-site highway improvement c) from 15% to 33% of the overall development.

- 5.3 Criteria j) and q) of FLP policy GD7 require that developments:

- Ensure that highway safety is not compromised.
- Should not prejudice highway safety, pedestrian safety, and the efficient and convenient movement of all highway users (including bus passengers, cyclists, pedestrians and horse riders).

- 5.4 Paragraph 108 of the NPPF requires that, in assessing applications for development, it should be ensured that:

- a) "appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”

5.5 Paragraph 109 of the Framework indicates that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

5.6 A copy of the Secretary of State’s decision letter and the Inspector’s Report (the ‘IR’) for appeal APP/M2325/W/15/3004502 are attached at Appendix 1 of the appellant’s statement. The reasons for imposing condition 7 of planning permission 14/0410 are set out in paragraphs 181-186 and 235-239 of the IR. In particular, paragraph 186 of the IR indicates that “I conclude that with the conditions recommended, neither proposed development would cause the capacity of the highway network to accommodate the cumulative effects of development in Warton to be exceeded.” Paragraph 15 of the Secretary of State’s decision letter agrees with this view.

5.7 Paragraph 235 of the IR makes clear that, at the inquiry, the appellant was in agreement with a condition preventing progress beyond 15% of the development until the off-site highway improvements at the Church Road, Lytham, Road and Highgate Lane junction (component c) of condition 7) were completed. This is confirmed in paragraphs 2.3 and 2.4 of the appellant’s Highways Statement of Case (HSoC).

5.8 The appellant contends that there has been a change of circumstances since the closure of the inquiry (and the subsequent decision by the Secretary of State to retain condition 7 in the same form recommended in the IR) which justifies a relaxation of the 15% threshold in condition 7. In particular, the appellant asserts that the approach to traffic forecasting contained in the Local Highway Authority’s (LHA) sensitivity test model presented at the inquiry – upon which the 15% threshold was based – resulted in unrealistically high estimates of future year baseline traffic volumes which have not materialised over the period since the inquiry closed. The appellant refers to an automatic traffic count survey undertaken in three locations between 19th and 25th January 2018 to support this position (paragraph 3.17 of the HSoC). Reference is also made to the results of a traffic survey undertaken on 31st January 2018 by the LHA at

the junction of Lytham Road and Church Road (paragraphs 3.21 and 3.22 of the HSoC).

- 5.9 The appellant notes that the LHA did not object to the proposed increase to the 15% threshold in condition 7 and that the officer's recommendation in the October 2018 committee report was for approval. While that is correct, members of the Planning Committee are not bound to accept the recommendations of their officers and it does not follow that the appeal should be allowed on these grounds alone.
- 5.10 Whilst members of the Planning Committee considered the evidence presented in the January 2018 traffic surveys by the appellant and the LHA (though the latter was undertaken in connection with a different matter, rather than to support the LHA's stance on application 17/0851), they were not convinced that the results of these surveys were, in isolation, sufficient to override the conclusions in the IR (as reiterated in the Secretary of State's decision letter) and the precautionary approach concerning the 15% restriction in condition 7. In particular, members noted that the traffic surveys referred to were all undertaken at a similar time of year and so considered that they could only be taken to represent a 'snapshot' at a fixed point in time rather than being representative of a consistent pattern sufficient to override the forecasting of future traffic growth in the LHA's sensitivity test model used at the inquiry.
- 5.11 In reaching their resolution, members gave significant weight to the precautionary approach described in the IR (the relevant paragraphs of which were cited in the committee report presented to them) and the Secretary of State's subsequent agreement with that approach, based on the evidence presented at the inquiry. In addition, and as with the Inspector's approach in paragraph 235 of the IR, members of the Planning Committee also gave weight to representations from third parties, including members of Bryning-with-Warton Parish Council. Accordingly, members took a balanced view that, while off-site highway infrastructure components a) and b) are not critical to mitigate the development's residual, cumulative impact on the capacity of the highway network in Warton, the early delivery of component c) is; and so the 15% threshold imposed by the Secretary of State should be retained in relation to that component only.
- 5.12 In reaching this conclusion, members paid particular attention to the observations in paragraphs 181 and 182 of the IR which make reference to the comments concerning the operation of the Lytham Road, Church Road and Highgate Lane junction made by

the Inspector in respect of the BEF appeal (reference APP/M2325/A/14/2217060) as follows:

- “The Inspector reporting on the Blackfield End Farm case concluded that that proposed development (of up to 360 dwellings) would be **likely to cause significant adverse effects for traffic movement at the Lytham Road/Church Road junction** and that there would be a limited adverse effect on highway safety but that taking account of the overall implications of the proposal on the local highway network, he did not consider the residual cumulative effects to be severe [(emphasis added)].”
- “With that conclusion in mind, one can understand why the Parish Council is perplexed [88] at the Council’s conclusion [85] that the consequences for the road network would still not be severe with the addition of traffic from the two appeals’ further 490 dwellings, apparently without additional highway capacity other than that resulting from the application of MOVA/UTC to the traffic lights along Lytham Road [86 (bullet 15)], notwithstanding Mr Porter’s comments that it has now reached a point where it will be very difficult for further developments in Warton to mitigate their impacts using the current analysis information.”

5.13 Members of the Planning Committee were also concerned that the delivery of the important off-site highway infrastructure improvements associated with component a) could be delayed further if the amount of development allowed to occur in advance of its completion is increased. Members did not consider the new evidence presented to them in the January 2018 traffic surveys to be sufficiently robust to demonstrate conclusively that the additional traffic generated by 33% of the development coming forward in advance of highway infrastructure component c), when taken in combination with other committed and planned developments in Warton, would not have a severe impact on the operational capacity of the unimproved Church Road, Lytham Road and Highgate Lane junction and, in turn, the free flow of traffic through this junction. Accordingly, members resolved to retain the 15% threshold in condition 7 as they did not consider that there were sufficient reasons to deviate from the approach taken by the Inspector and the Secretary of State in respect of appeal APP/M2325/W/15/3004502.

(2) Variation to the extant planning obligation for planning permission 14/0410:

5.14 Planning permission 14/0410 is subject to a planning obligation in the form of a Unilateral Undertaking (UU) dated 14 July 2016 entered into pursuant to S106 of the

Town and Country Planning Act 1990. In summary, the obligations in the extant UU provide for the following contributions:

1. The delivery of affordable housing on the site at a rate of 30% of the total number of dwellings.
2. A secondary school contribution – precise figure to be determined by Lancashire County Council following the grant of reserved matters approval.
3. A primary school contribution – precise figure to be determined by Lancashire County Council following the grant of reserved matters approval.
4. A sustainable travel team contribution of £24,000 payable prior to first occupation.
5. A public transport contribution of £375,000 payable in four instalments, the first of which is due on the occupation of the 126th dwelling.
6. A public realm contribution of £126,000 payable in three instalments of £42,000 due prior to the occupation of the 50th, 100th and 150th dwelling.

5.15 Based on all of the 350 dwellings allowed by planning permission 14/0410 coming forward, the appellant's proposed variation to condition 7 would allow up to 117 dwellings to be constructed as a first, discreet phase of development prior to the completion of the highway infrastructure improvement in component c) of the condition. The appellant opines that due to start-up costs connected with the construction of the roundabout access from the A584 and land assembly associated with that first phase, a development of 117 dwellings could only deliver a maximum of 14 affordable dwellings (equating to 12% of the 117 to be constructed) in addition the other financial contributions applicable to that phase as summarised in points 2-6 above. The appellant's submission includes a copy of the viability appraisal provided with application 17/0851 to support that position.

5.16 For the reasons set out in the section of the committee report titled "marketability and viability", the LPA does not disagree with the appellant's conclusions in this regard. The committee minutes for the 10th October meeting also clarify that members of the Planning Committee resolved to support a variation to the extant planning obligation which limits the number of Affordable Housing Units to be constructed in a first, discreet phase of development comprising no more than 117 dwellings to 12% of that total (14 units), with the balance of the Affordable Housing Units (equating to 30% of the overall total, including the 117 in the first phase), to be delivered in connection with the remaining phases of the development. In essence, therefore, the appellant's

proposal is to defer the balance of affordable housing that should have been delivered in the first phase to the later phases of the development, while still providing a total overall provision of 30% across the site in accordance with the requirements of FLP policy H4.

- 5.17 The LPA has been provided with a draft planning obligation by the appellant which is intended to secure the above changes to the extant UU. This takes the form of a deed of modification under S106A of the Town and Country Planning Act 1990. In particular, the deed seeks to: (i) alter and/or insert definitions in the extant planning obligation to include reference to this appeal (the “Second Appeal”) so as to link those obligations to the appeal scheme; and (ii) insert a definition for the first, discreet phase of development comprising no more than 117 dwellings (“Phase 1”) and amend the definition of the Affordable Housing Scheme which, among other issues, refers to the number of Affordable Housing Units to be delivered in each phase.
- 5.18 In accordance with paragraph 015 of the “flexible options for planning permissions” chapter to the NPPG (reference ID 17a-015-20140306), the deed of modification is required to ensure that the obligations in the extant UU are also applied to the S73 application. The LPA has agreed the wording of a draft deed of modification with the appellant and is awaiting return of a signed copy for sealing. The appeal timetable requires that a certified copy of the planning obligation is submitted to the Planning Inspectorate by 10 July. If that is not, however, completed then the lack of a planning obligation to secure the contributions outlined in paragraph 5.14 would result in the development conflicting with the requirements of FLP policies H4, T4 and INF2.

(3) Imposition of an additional planning condition concerning housing mix:

- 5.19 A list of conditions that the LPA consider should be imposed in the event that the Inspector is minded to allow the appeal accompanies this statement. The 22 conditions suggested follow those in the committee report for application 17/0851, except that the reasons for imposing those conditions have been updated to make reference to the recently adopted FLP. Aside from minor changes to the wording of conditions 3, 7 and 8 – the reasons for which are set out in the “conditions” chapter of the committee report – the LPA’s suggested conditions reflect those imposed by the Secretary of State in respect of appeal APP/M2325/W/15/3004502. The exception to this is condition 22 which imposes an additional requirement for the development to deliver the housing mix identified in FLP policy H2 as follows:

“Any application which seeks approval for the reserved matters of layout, scale or appearance pursuant to condition 2 of this permission shall include details of the mix of type and size (including bedroom numbers) of the dwellings to be provided, which shall demonstrate compliance with the requirements of policy H2 of the Fylde Local Plan to 2032. The development shall thereafter be carried out in accordance with the duly approved details.

Reason: To ensure that the development delivers an appropriate mix of types and sizes of housing suitable for a broad range of age groups to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment in accordance with the requirements of policy H2 of the Fylde Local Plan to 2032 and the National Planning Policy Framework.”

- 5.20 Paragraph 5.2 of the appellant’s statement confirms their agreement to the wording of conditions 1-21 as set out in the committee report. The appellant contends, however, that suggested condition 22 should not be imposed as the housing mix requirements in FLP policy H2 were not taken into account during the consideration of appeal APP/M2325/W/15/3004502 and to do so at this stage “would be unreasonable [...] without allowing the possibility of more than 350 dwellings to be erected on site.”
- 5.21 FLP policy H2 states that developments should deliver “a broad mix of types and sizes of home, suitable for a broad range of age groups [...] to reflect the demographics and housing requirements of the Borough as set out in the Fylde Coast Strategic Housing Market Assessment (2014)”. The policy includes two specific requirements in this regard. Firstly, it stipulates that “all developments of 10 or more dwellings will [...] be required to include at least 50% of dwellings that are 1, 2 or 3 bedroom homes”. Secondly, it requires residential developments in excess of 20 homes to provide “at least 20% of homes [...] designed specifically to accommodate the elderly, including compliance with optional technical standard M4(3(2a)) (wheelchair-adaptable dwellings), unless it is demonstrated that this would render the development unviable.” Accordingly, suggested condition 22 requires that any future applications for approval of reserved matters which would establish the mix of size and type of housing to be provided comply with the objectives of FLP policy H2. This approach is supported by paragraph 61 of the NPPF which requires planning policies to assess and reflect the “size, type and tenure of housing needed for different groups in the community”.

5.22 The table in Annex A to paragraph 019 of the “flexible options for planning permissions” chapter to the NPPG (reference ID 17a-019-20140306) makes clear that S73 applications are to be considered against the requirements of the development plan, with attention to be focussed “on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission”. The adoption of the FLP (and, laterally, policy H2) represents a significant change to the development plan since the original grant of permission which must now be afforded full weight in the appeal. If condition 22 is not imposed, that would result in a determination that does not accord with the provisions of the development plan in force at the time of the decision and, subsequently, a form of development that fails to comply with the housing mix requirements of policy H2. Therefore, the LPA considers that suggested condition 22 is wholly reasonable and meets all the tests in paragraph 55 of the NPPF.

5.23 The appellant asserts that, had FLP policy H2 been adopted at the time of appeal APP/M2325/W/15/3004502, “it is very likely that the appeal proposals would have been for more than up to 350 dwellings. The policy requires significantly more smaller housetypes to be provided than would have been anticipated, and as such, there would be additional space on site for more housing”.

5.24 Paragraph 4 of the Secretary of State’s decision and paragraphs 6 and 43 of the IR read as follows:

- “As described by the Inspector at IR6, the details to the proposed access to the appeal site were changed several times prior to the appeal being made but no further changes were requested during the course of the appeal. **Furthermore, he notes that the scheme considered by the Council concerned a proposal for up to 375 dwellings, and that your client sought to reduce this to 350 dwellings before the inquiry was held. The Secretary of State notes that this is the basis on which evidence has been given, the report has been written and the recommendation has been made.** He is therefore satisfied that no interests will be prejudiced by making his decision on that basis” (emphasis added).
- “**By e-mail dated 27 May 20163 Appellant A seeks to amend the description of Appeal A [APP/M2325/W/15/3004502] from “up to 375 dwellings” to “up to 350 dwellings”. It is understood that this request derives from revisions to the illustrative material supporting the proposal.** There is no information to show that these revisions have been the subject of consultation with the public in relation to this appeal” (emphasis added).

- “Appeal A proposes the development of up to 375 dwellings on a site of 12.78ha comprising four fields (and parts of two others required for access) at the east end of Warton village. **Following changes to the supporting documentation, a request has been made to reduce the number of dwellings proposed to up to 350**” (emphasis added).

5.25 The citations in paragraph 5.24 make clear that the evidence given at the inquiry and the recommendation in the IR was based on a development for up to 350 dwellings. This is also the description of development given in both the Secretary of State’s decision letter and the IR. Moreover, the reduction from 375 dwellings to 350 arose following a specific request by the appellant.

5.26 The appellant’s suggestion that the imposition of condition 22 should be tempered by allowing more than 350 dwellings to be constructed on the site would fundamentally alter the parameters of the outline permission and the terms upon which the Secretary of State’s decision on appeal APP/M2325/W/15/3004502 was predicated. As set out in paragraph 017 of the “flexible options for planning permissions” chapter to the NPPG, the “scale and/or nature [of amendments proposed by a S73 application should result] in a development which is not substantially different from the one that has been approved”. Accordingly, the LPA does not consider that it is possible for the Inspector to allow an increase in the quantum of dwellings that can be constructed pursuant to the outline permission through the S73 route. Such a fundamental change could, instead, only be secured through the approval of a new outline planning permission.

5.27 The appellant’s contention that the delivery of a housing mix which accords with FLP policy H2 would result in “additional space on site for more housing” due to the proportion of smaller house types required by that policy is also without substance. Firstly, even if that were the case, there would be nothing to prevent further applications for additional dwellings coming forward on the ‘underdeveloped’ areas of the site independently of this scheme (i.e. the outline permission does not include any restriction requiring the whole of the site to be developed pursuant to that permission exclusively). Secondly, the aspect of FLP policy H2 relating to house sizes that would be applicable to this scheme only requires “at least 50% of dwellings [to be] 1-, 2- **or** 3-bedroom homes” (emphasis added). Therefore, unlike the additional requirements for a minimum provision of 1 or 2 bedroom homes applicable to developments in the Tier 1 and Tier 2 rural settlements (which does not include the Strategic Location of Warton), the proposed development could satisfy the requirements of policy H2 simply

by providing for at least 50% of the dwellings constructed to be 3 bed houses. Moreover, policy H2 does not set any limitation on the size of the qualifying dwellings in terms of their floorspace. The only restriction is in relation to bedroom spaces.

5.28 Given the above, the case against the imposition of suggested condition 22 put forward in paragraphs 5.4 and 5.5 of the appellant's statement does not give rise to any material considerations sufficient to justify a decision other than in accordance with the development plan.

6 Conclusion:

6.1 The appeal is made against the failure of the LPA to give notice of its decision within the prescribed period (an appeal against non-determination) and seeks, under S73 of the Town and Country Planning Act 1990, to vary condition 7 of planning permission 14/0410 as follows:

1. To increase the proportion of the development that can be constructed in advance of the completion and bringing into use of a package of off-site highway improvements from 15% to 33% of the overall development.
2. To remove reference to highway infrastructure components a) The Preston Western Distributor Road; and b) the relocation of BAE Systems gate from Mill Road to the road known variously as Liberator Way, Typhoon Way and Thunderbolt Avenue.

6.2 Although the appeal is made against non-determination, the Council's Planning Committee considered application 17/0851 on 10th October 2018 (prior to the appeal being lodged) and resolved to allow the variation summarised in point 2 above. Accordingly, that element of the scheme is not in dispute as part of this appeal. The main issue in the appeal relates, instead, to the effects of the variation proposed in point 1, which the Council's Planning Committee have resolved not to support.

6.3 The LPA is concerned that the variation which would allow an increase in the proportion of development that could come forward in advance of the off-site highway improvements at the junction of Church Road, Lytham Road and Highgate Lane (component c) of condition 7) being completed – an infrastructure improvement that is considered essential to alleviate capacity deficiencies associated with this junction – would give rise to severe residual cumulative impacts on the surrounding highway

network in conflict with the requirements of FLP policy GD7 and paragraphs 108 and 109 of the NPPF. In particular, the LPA does not consider that the transport evidence presented by the appellant is sufficiently robust or conclusive to justify a deviation from the precautionary approach adopted by the Inspector, and subsequently agreed by the Secretary and State, in imposing condition 7 of the planning permission granted by appeal APP/M2325/W/15/3004502. Accordingly, the LPA asks that the appeal be dismissed insofar as it relates to this variation.

- 6.4 Should the Inspector be minded to allow the appeal a planning obligation will be required pursuant to S106A of the Town and Country Planning Act 1990 to ensure that the provisions of the extant obligation for planning permission 14/0410 are also applied to the appeal scheme.
- 6.5 This statement is accompanied by a list of conditions which the LPA considers should be imposed if the Inspector is minded to allow the appeal. One of those conditions relates to the mix of type and size of housing to be provided by any subsequent applications for approval of reserved matters (suggested condition 22) and is in dispute with the appellant. The LPA considers that condition 22 meets all the tests identified in paragraph 55 of the NPPF and is required to ensure that any decision to grant permission accords with the provisions of the development plan.

Appendix 5B

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Our reference:
Annual Position Statement

Email:
matthew.symons@hsland.co.uk

Mr Steve Harris
Emery Planning Partnership
South Park Court Business Centre
Hobson Street
Macclesfield
SK11 8BS

28 June 2019

Dear Steve,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND NORTH OF FRECKLETON BYPASS, WARTON

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HSS12) will deliver as follows:

2019/20	0
2020/21	0
2021/22	0
2022/23	60
2023/24	60

This follows an email I sent to the LPA on 22/05/2019, stating that the expected delivery rate would be 60 dwellings per annum (dpa). This was as per the Local Plan trajectory and was based on the site being built out by two housebuilders. However, circumstances have since changed in June and it now appears very likely that the site will be developed by one housebuilder. This will result in a reduced delivery rate and it is expected that only 30 dwellings will be delivered each year in 2022/23 and 2023/24.

Of course, as stated in my email to the LPA, the delivery of the site is dependent on the outcome of application 19/0195 and appeal 3221605. Both relate to varying condition 7 of the outline permission and the percentage of housing that can come forward in advance of off-site highway works. Application # removes the requirement for two off-site highways works schemes to come forward but still limits delivery to 15% before the third highways scheme is completed. Appeal 3221605 follows an officer recommendation to approve and the proposals seek to increase the percentage to 33%.

Application 19/0195 has been approved subject to a s106 Agreement Deed of Variation. However, appeal 3221605 remains pending with a decision expected later this summer. The appeal proposals would significantly increase the likelihood of the site delivering housing as anticipated.

The delivery rate is therefore expected to be as follows:

2019/20	0
2020/21	0
2021/22	0
2022/23	30
2023/24	30

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land

Enc.

Appendix 6

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Our reference:
Annual Position Statement

Email:
matthew.symons@hsland.co.uk

Mr Steve Harris
Emery Planning Partnership
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Hobson Street
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SK11 8BS

28 June 2019

Dear Steve,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND AT BROOK FARM, DOWBRIDGE

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HS57) will deliver as follows:

2019/20	15
2020/21	30
2021/22	30
2022/23	30
2023/24	30

Hollins Strategic Land achieved outline permission on this site and Story Homes (SH) secured Reserved Matters Approval. Development has commenced but SH has confirmed that the site will only deliver c. 3 dwellings in 2019/20. Given the slower than expected delivery rates on site HS70, which is in nearby Newton with Scales, SH is also anticipating that the site will deliver a *maximum* of 30 dwellings per annum from 2020/21 – 2023/24.

The delivery rate is therefore expected to be as follows:

2019/20	3
2020/21	30
2021/22	30
2022/23	30
2023/24	30

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land

Appendix 7

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Our reference:
Annual Position Statement

Email:
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Mr Steve Harris
Emery Planning Partnership
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27 June 2019

Dear Steve,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND OFF WOODLANDS CLOSE, NEWTON WITH SCALES

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HS70) will deliver as follows:

2019/20	12
2020/21	25
2021/22	13
2022/23	0
2023/24	0

This follows an email I sent to the LPA on 22/05/2019, confirming that the delivery rate would be 25 dwellings per annum (dpa). However, since that time, Hollins Homes has found that sales have been unexpectedly slow. This has resulted in the delivery rate being reconsidered. It is now expected that 15 - 20dpa will be achieved.

It is acknowledged that this reduction in delivery/annum would not impact on the overall five year housing land supply. It does however suggest that market conditions in Fylde are not as strong as had been anticipated. If this applies to a number of sites included within the five year supply, it is entirely possible that the supply will fall to below 5 years.

The delivery rate is therefore expected to be as follows:

2019/20	12
2020/21	18
2021/22	18
2022/23	2
2023/24	0

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land



/1 INTRODUCTION

- 1.1. PWA Planning are acting on behalf of landowners and developers within the Fylde local authority area to **consider and comment on the draft version of Fylde Council's Five-Year Housing Land Supply Annual Position Statement**, published June 2019.
- 1.2. The Draft Annual Position Statement indicates that at 1st April 2019, Fylde Council can demonstrate 5.3 years of housing land supply.
- 1.3. The Council welcomes comments from stakeholders and other interested parties on the information contained within the document, including:
 - *The Council's overall methodology and assumptions, including lead-in times and build-out rates;*
 - *The Council's assessment of likely delivery on individual sites. The Council particularly wishes to hear from the landowners/developers of the sites included, in relation to delivery on their own site(s).*
- 1.4. PWA Planning are unconvinced that the draft 2019 Annual Position Statement published by Fylde Council demonstrates a robust five-year supply position.

/2 RESPONSE TO DRAFT ANNUAL POSITION STATEMENT

Housing Requirement Figure

- 2.1. The Five-Year Housing Supply period which the draft Annual Position Statement is based on is between 1st April 2019 – 31st March 2024.
- 2.2. The Fylde Local Plan to 2032 sets a minimum housing requirement of 415 net homes per annum for the plan period 2011 – 2032. The residual requirement, which incorporates the longstanding backlog, equates to 479 net dwellings per annum, as detailed within the supporting text of Local Plan Policy H1.

Dealing with the Backlog

- 2.3. Although under PPG guidance, the “Sedgefield” method should be used in order to deal with the level of deficit within the next five-year period, the Inspector at the Local Plan examination determined that the “Liverpool” method was appropriate. This has also been written into Local Plan Policy H1c. It is nonetheless notable that prior to the adoption of the Local Plan to 2032, there was a residual requirement of 7,177 dwellings.

Appropriate Buffer

- 2.4. The Council has used an appropriate buffer of 10%, in accordance with NPPF paragraph 73b, given that the Council wishes to demonstrate a five-year supply of deliverable sites through an annual position statement.
- 2.5. As noted in Paragraph 73c of the NPPF, a 20% buffer should be used where the Housing Delivery Test result falls below 85% of the housing requirement, which is considered to represent a significant under delivery of housing. **Fylde’s** result from the 2018 Housing Delivery Test is 172% and Fylde have provided within the Annual Position Statement the projected 2019 result of 188%. It is therefore accepted that the appropriate buffer to be used should be 10%.

Five Year Supply of Deliverable Sites

2.6. The Draft Annual Position Statement sets out that, as detailed within Appendix 1, for the total five-year supply of deliverable sites (2,678 dwellings), there would be 2,265 dwellings to be delivered within Strategic Locations. This equates to 85% of the total supply and therefore, there is clearly a reliance on allocated sites delivering the vast majority of the housing requirement within the next five years.

2.7. Of the total five-year supply of deliverable sites, it is predicted that 31% (823 dwellings) are to be provided through the following 5 sites:

Site	Site Ref.	Total dwellings (2019-2024)
Queensway, St Annes	HSS1	193
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	225
Land North of Blackpool Road, Kirkham	HSS9	135
Blackfield End Farm, Warton (1)	HSS2	135
Blackfield End Farm, Warton (2)	HSS2	135

2.8. It should be highlighted that within Fylde there has been a longstanding delay in sites delivering the expected number of dwellings and the five-year supply position relies on the delivery of the sites highlighted above, without any fluctuation in delivery rates.

2.9. According to the 2018 Housing Land Position Statement, base date of 31st March 2018, there was an expected delivery of 740 dwellings for the year 2018-2019. The actual figure, as indicated on the 2019 draft Annual Position Statement was 490 dwellings.

2.10. It is notable that between 2011 and 2019, there was an average delivery of 311 dwellings per year within Fylde. The expected delivery for the next year (2019-2020), is anticipated to be 927 dwellings, which is significantly higher than previous years and a substantial increase from the 490 dwellings last year (2018-2019). Given the

longstanding issues arising from the delayed build out rates within Fylde, it is considered that the current position of 5.3 years is therefore precarious.

- 2.11. Further to this, the site at Blackfield End Farm, Warton (2) has been included in the five-year supply of deliverable sites, with a total of 135 dwellings within the next five-year period. However, a discharge of conditions application (ref. 19/0045) is currently registered and this has yet to be determined, and it is considered likely that the build out rates would be delayed by a year until March 2020 due to this (2020-2021 in the 5 year supply), which would result in 30 less homes within the five-year period.
- 2.12. For the site at Whyndyke **Farm (MUS2)**, the **landowner's agent indicated that no** progression was made on the site, although 30 dwellings have been indicated within the next 5 years. It is therefore questionable as to whether these dwellings should be included in the supply.
- 2.13. Two sites at Cropper Road West (HSS5) currently have live applications with the Council and have yet to be determined (17/0779 & 19/0284). Therefore, there is no planning permission granted for these two sites. Although these sites are allocated within the Local Plan, given that they do not yet have planning permission, at present there is no clear evidence that a total of 115 dwellings for these two sites would be delivered within the next five years.
- 2.14. As set out within Appendix 1, we have provided letters from Matthew Symons, Planning Manager at Hollins Strategic Land (HSL). These letters are evidence that for three of their sites, they anticipate a slower expected build-out rate than as stated within the Draft Position Statement. This is summarised in the table below:

Site	Ref.	2019/20	2020/21	2021/22	2022/23	2023/24	Totals	Difference
Land north of Freckleton Bypass, Warton	HS70	0	0	0	60	60	120	
<i>HSL Expected delivery</i>		0	0	0	30	30	60	60
Land at Brook Farm, Dowbridge	HS57	15	30	30	30	30	135	
<i>HSL Expected delivery</i>		3	30	30	30	30	123	12
Land off Woodlands Close, Newton with Scales	HS70	12	25	13	0	0	50	
<i>HSL Expected delivery</i>		12	18	18	2	0	50	0
Total Difference								72

- 2.15. Given the details discussed in the preceding paragraphs, it would be reasonable to assume that the expected delivery of dwellings within the next 5 years to be 247 less dwellings than **set out within the Council's statement**. This would lead to a total supply of 2556 dwellings, equating to a 4.85 year housing land supply.
- 2.16. Although the site at Land off Woodlands Close, Newton with Scales (HS70) would result in no change to the overall supply within the next five years, this site is still highlighted as the build-out rates have been delayed and demonstrates that market conditions in Fylde are not as strong as previously anticipated. As stated earlier in this response, these sites are an indication that there are likely to be delays to the deliverability of sites as set out within the Annual Position Statement.
- 2.17. PWA Planning therefore are of the opinion that Fylde Council do not have a robust housing supply position at April 2019. The housing supply relies heavily on strategic sites continuing their delivery rates, however, there are longstanding delays of sites within Fylde to deliver dwellings as expected. It is highly unlikely that next year there would be the delivery of 927 dwellings, given previous delivery rates. If the sites

identified above do not deliver the number of dwellings as predicted, this would lead to a housing supply position of under 5 years.

Appendices

Appendix 1: Letters from Matthew Symons, Hollins Strategic Land to PWA Planning

Suite 4, 1 King Street
Manchester
M2 6AW

T: 0161 300 6509

www.hsland.co.uk

Our reference:
Annual Position Statement

Email:
matthew.symons@hsland.co.uk

Miss Lydia Harper
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

28 June 2019

Dear Lydia,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND NORTH OF FRECKLETON BYPASS, WARTON

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HSS12) will deliver as follows:

2019/20	0
2020/21	0
2021/22	0
2022/23	60
2023/24	60

This follows an email I sent to the LPA on 22/05/2019, stating that the expected delivery rate would be 60 dwellings per annum (dpa). This was as per the Local Plan trajectory and was based on the site being built out by two housebuilders. However, circumstances have since changed in June and it now appears very likely that the site will be developed by one housebuilder. This will result in a reduced delivery rate and it is expected that only 30 dwellings will be delivered each year in 2022/23 and 2023/24.

Of course, as stated in my email to the LPA, the delivery of the site is dependent on the outcome of application 19/0195 and appeal 3221605. Both relate to varying condition 7 of the outline permission and the percentage of housing that can come forward in advance of off-site highway works. Application # removes the requirement for two off-site highways works schemes to come forward but still limits delivery to 15% before the third highways scheme is completed. Appeal 3221605 follows an officer recommendation to approve and the proposals seek to increase the percentage to 33%.

Application 19/0195 has been approved subject to a s106 Agreement Deed of Variation. However, appeal 3221605 remains pending with a decision expected later this summer. The appeal proposals would significantly increase the likelihood of the site delivering housing as anticipated.

The delivery rate is therefore expected to be as follows:

2019/20	0
2020/21	0
2021/22	0
2022/23	30
2023/24	30

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land

Enc.

Suite 4, 1 King Street
Manchester
M2 6AW

T: 0161 300 6509

www.hsland.co.uk

Our reference:
Annual Position Statement

Email:
matthew.symons@hsland.co.uk

Miss Lydia Harper
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

28 June 2019

Dear Lydia,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND AT BROOK FARM, DOWBRIDGE

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HS57) will deliver as follows:

2019/20	15
2020/21	30
2021/22	30
2022/23	30
2023/24	30

Hollins Strategic Land achieved outline permission on this site and Story Homes (SH) secured Reserved Matters Approval. Development has commenced but SH has confirmed that the site will only deliver c. 3 dwellings in 2019/20. Given the slower than expected delivery rates on site HS70, which is in nearby Newton with Scales, SH is also anticipating that the site will deliver a *maximum* of 30 dwellings per annum from 2020/21 – 2023/24.

The delivery rate is therefore expected to be as follows:

2019/20	3
2020/21	30
2021/22	30
2022/23	30
2023/24	30

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land

Suite 4, 1 King Street
Manchester
M2 6AW

T: 0161 300 6509

www.hsland.co.uk

Our reference:
Annual Position Statement

Email:
matthew.symons@hsland.co.uk

Miss Lydia Harper
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

27 June 2019

Dear Lydia,

FYLDE COUNCIL ANNUAL POSITION STATEMENT: LAND OFF WOODLANDS CLOSE, NEWTON WITH SCALES

As you know, the draft Annual Position Statement (dAPS) states that the above site (ref: HS70) will deliver as follows:

2019/20	12
2020/21	25
2021/22	13
2022/23	0
2023/24	0

This follows an email I sent to the LPA on 22/05/2019, confirming that the delivery rate would be 25 dwellings per annum (dpa). However, since that time, Hollins Homes has found that sales have been unexpectedly slow. This has resulted in the delivery rate being reconsidered. It is now expected that 15 - 20dpa will be achieved.

It is acknowledged that this reduction in delivery/annum would not impact on the overall five year housing land supply. It does however suggest that market conditions in Fylde are not as strong as had been anticipated. If this applies to a number of sites included within the five year supply, it is entirely possible that the supply will fall to below 5 years.

The delivery rate is therefore expected to be as follows:

2019/20	12
2020/21	18
2021/22	18
2022/23	2
2023/24	0

If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Matthew Symons BA MPlan MRTPI
Planning Manager
On behalf of Hollins Strategic Land

Eddie Graves

From: Alban Cassidy <AlbanCassidy@cassidyashton.co.uk>
Sent: 04 July 2019 15:52
To: PlanningPolicy
Subject: Draft Annual Position Statement

To whom it may concern

I refer to the above document and have no comments about the majority of sites referred to as I am not in control of any details. I shall leave that to others.

However, it is clear that one of the largest sites within the Borough, namely the Queensway development is once again stalling and will not release the number of dwellings anticipated.

We have already been through the ludicrous situation at the Local Plan Hearing whereby the developer had made representations stating that the site would deliver 100 dwellings per annum but had no representative appearing at the hearing to defend this figure. Despite overwhelming concern from almost all representatives at the Hearing, the local authority simply accepted that figure.

Now, with the Local Plan only having been adopted some nine months, the draft Annual Position Statement only allows 193 units [previously 500] for the site over the next five years. Clearly there are significant issues there and the failure to progress the Moss Link Road is most likely closely linked to that.

This development has already skewed the Housing Land Supply for the Borough and prevented other viable schemes coming forward. Until such time as it is clear that all issues of delivery [including the developer's reference to a shortage of skilled tradespersons!] and confirmation that the link road will be built out on programme, no further allowance of any significance should be given to that site.

Regards

Alban Cassidy

Alban Cassidy BA (Hons) Cert. Ecol. MSc MIEMA MRTPI C.Env
Director
Chartered Town Planner and Environmental Consultant

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Annex 5: Wrea Green appeal decision



Appeal Decision

Inquiry opened on 17 April 2018

Site visits made on 3, 14 & 15 May 2018

by Richard Clegg BA(Hons) DMS MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 4th February 2019

Appeal Ref: APP/M2325/W/17/3179809

Land west of Bryning Lane, Wrea Green, PR4 2WJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Wainhomes North West Ltd against Fylde Borough Council.
- The application Ref 16/1028, is dated 21 December 2016.
- The development proposed is described as 'residential development of 41 dwellings'.
- The inquiry sat for 12 days: 17-20 & 24-27 April and 1-4 May 2018.

Decision

1. The appeal is dismissed.

Procedural matters

2. This appeal is one of four concerned with proposed residential development at Wrea Green, each of which was considered at the same inquiry. The four appeals are:

A	3179277	Land to the south-east of Moss Side Lane	Approximately 50 dwellings
B	3179809	Land west of Bryning Lane	41 dwellings
C	3176410	Land adjacent 53 Bryning Lane	20 dwellings
D	3181216	Land west of The Brooklands	48 dwellings

3. A pre-inquiry meeting was held to discuss procedural and administrative arrangements relating to the inquiry. At that meeting, it was agreed that the Appellants would present a joint case in respect of sustainability in relation to Wrea Green and planning policy, common highway matters (the effect on the junction of Lytham Road and Church Road, Warton), and housing land supply. Evidence from the Borough Council and other parties on these topics also addressed all four appeals. Accordingly each of my decisions includes common sections covering those topics. Other topics were addressed separately at the

inquiry in respect of the individual appeals. A common set of core documents (CDs) was prepared for the inquiry. Similarly the lists of inquiry appearances and documents are common to each of the four decisions.

4. At the pre-inquiry meeting it was agreed that the proposed development is described more clearly as the erection of 41 dwellings, and I have considered the appeal on this basis. Subsequently, in response to concerns expressed by the Borough Council concerning the layout of the development¹, the Appellant submitted a set of revised plans². The number of dwellings is unchanged and the layout follows the overall form of the previous version of the scheme. In the planning statement of common ground for appeal B (CD11.5) the main parties agree that layout concerns have been addressed and that the appeal should be considered on the basis of the revised plans. The changes to the scheme involve matters of detail, one of which involves the repositioning of the houses proposed on plots 27-29 in the north-east corner of the site. As a result the side elevation of the house on plot 29 would be closer to the boundary with No 10 Bryning Lane than the rear and side elevations respectively of houses on plots 28 & 29 on the previous layout. The occupiers of No 10 Bryning Lane have objected to this arrangement and their concern was reiterated at the inquiry. The main parties agreed that a condition could require the submission of detailed arrangements for plots 27-29. With this safeguard I am satisfied that no prejudice would be caused to any party, and I have taken the revised plans into account in my consideration of this appeal.
5. A unilateral undertaking was submitted at the inquiry in relation to appeal B (Document APPB2). It makes provision for affordable housing, and for financial contributions towards highway works in Wrea Green and Warton, and towards public realm improvements.
6. In July 2018, after the inquiry had closed, the Government published the revised National Planning Policy Framework (NPPF). Subsequently the Government published new and updated chapters to Planning Practice Guidance (PPG) and the Office for National Statistics published the 2016-based household projections in September, and in October the Borough Council adopted the Fylde Local Plan to 2032 (the Local Plan). Accordingly the Appellants for each of the four appeals, the Borough Council, the Community Association for the Protection of Wrea Green (CAPOW), Ribby-with-Wrea Parish Council and Bryning-with-Warton Parish Council were given the opportunity to comment on the implications of these documents for their respective cases.

Main Issues

7. In its statement of case, the Borough Council expressed concern about the scale of development in Wrea Green, the impact on the junction of Lytham Road (the A584) and Church Road in Warton and on the capacity of Bryning Lane, which runs south from Wrea Green and becomes Church Road in Warton, landscape impact, the adequacy of the proposed site access, the layout of the scheme, and the appropriateness of the proposed surface water drainage proposal. Subsequently, in the highways statements of common ground in respect of appeal B and Lytham Road/Church Road, Warton (CDs11.11 & 11.3), it was agreed with the Borough Council that there were no highway objections to the proposal. However objections on highway grounds remain

¹ These concerns were expressed in the Council's statement of case, CD20.1 pages 24 & 25.

² CD21.4, Appendix 13: the changes are summarised in paragraph 4.12 of CD11.5.

from local representatives, CAPOW, and local residents. The planning statement of common ground explains that the main parties consider that layout matters have been addressed by the revised plans (above, para 4), and that drainage can be adequately dealt with by conditions.

8. Accordingly, I consider that the main issues in this appeal are:
- (i) Whether Wrea Green is a sustainable location for the scale of development proposed.
 - (ii) The effect of the proposed development on the character and appearance of the area.
 - (iii) The effect of the proposed development on traffic movement and highway safety.
 - (iv) The extent of housing land supply in Fylde.

Planning policies

9. The Development Plan includes the *Fylde Local Plan to 2032*³, which was adopted in October last year. The following policies of the Local Plan are of most relevance in this appeal.
10. Policy S1 sets out a settlement hierarchy in which Wrea Green is included in the third level: Tier 1 – Larger Rural Settlements. Within the rural areas, development is to be restricted to the larger and smaller rural settlements, except where allowed by policies concerning the Green Belt, areas of separation, and the countryside.
11. Under Policy DLF1, most new residential and employment development, including 90% of new homes, is intended to take place at four strategic locations. The non-strategic locations comprise the local service centre of Freckleton, and the Tier 1 and Tier 2 rural settlements: here 10% of new homes are expected to be located. Policy SL5 identifies development sites outside the strategic locations: six sites at Wrea Green with a combined capacity of 246 dwellings are listed. None of the four appeal site is included in this list. Policy GD1 provides for settlement boundaries: the main part of the appeal site is outside the settlement boundary for Wrea Green, and in a countryside area as shown on the policies map⁴. Development opportunities in the countryside are set out in Policy GD4, and none of the categories listed covers the appeal proposal. Policy GD7 seeks to achieve good design in development: amongst other requirements proposals should conserve and enhance the historic environment, be sympathetic to surrounding uses and occupiers, avoid demonstrable harm to visual amenity, make a positive contribution to the character and local distinctiveness of the area, protect existing landscape features, and not prejudice highway safety and the efficient and convenient movement of highway users.
12. Policy H1 is concerned with housing delivery, and sets an annual minimum requirement of 415 additional dwellings for the plan period of 2011-2032. Part c of the policy specifies that calculations concerning the five years supply of

³ Document LPA13, Appendix B.

⁴ The appeal site includes a narrow neck of land between No 38 Bryning Lane and the rear of properties on Bryning Avenue which is within the settlement boundary. No dwellings would be built on this land, which would simply accommodate part of the access road.

housing land are to be undertaken using the Liverpool method. Policy H2 seeks a minimum net density of 30 dwellings per hectare (dph), and that proposals should provide a broad mix of houses, including accommodation for the elderly. All market housing schemes of 10 or more dwellings are required to provide affordable housing/ starter homes at a level of 30% unless viability testing demonstrates that this provision would prevent delivery of the development (Policy H4). In most cases affordable housing should be provided on-site.

13. Policy ENV1 requires that development has regard to its visual impact within its landscape context, and landscape features should be conserved and wherever possible enhanced. The northern part of the appeal site abuts Wrea Green Conservation Area⁵. Proposals affecting the setting of any conservation area should conserve or enhance those elements which make a positive contribution to its special character and appearance and setting (Policy ENV5). Policy INF2 specifies that, subject to viability, development will normally be expected to contribute towards the mitigation of its impact on infrastructure, services and the environment. A series of measures to enhance sustainable transport choice are set out in Policy T4.
14. In 2012, the Parish of Ribby-with-Wrea, which includes Wrea Green, was designated as a neighbourhood plan area. However the statement of common ground on planning policy and sustainability explains that no substantial work has been undertaken on the preparation of a plan.

Reasons

Sustainability of Wrea Green for the scale of development proposed

15. Wrea Green lies in the countryside, about 2km south-west of Kirkham, 3.6km to the north of Warton, and 6.9km north-east of Lytham, all of which are larger settlements. It is predominantly residential in nature, but also includes a small industrial estate adjacent to the railway. A number of facilities and services are located in Wrea Green, including a primary school, a convenience store, and a public house. About 1.5km to the east is the Ribby Hall holiday and leisure complex where certain leisure facilities, food and drink outlets, and a convenience store are open to the wider public.
16. The development strategy of the recently adopted Local Plan explains that most development is expected to take place at four strategic locations, but, under Policy SL5, it also provides for development to take place elsewhere, including at Wrea Green. Wrea Green is identified as a larger rural settlement, in the third level of the hierarchy, and the settlement boundary is more extensive than the limits of development of the former Local Plan⁶, including several sites which have come forward for housing in recent years. However the land on the appeal site where residential development is proposed has not been included. It is part of a countryside area, and the proposal for housing would conflict with Policy GD4 which provides for a limited range of development opportunities in such locations. The strategy which underpins the Local Plan provides some opportunities for proposals in local service centres and rural settlements, but the focus for new development is on the key service centres and the strategic locations for development. That approach is consistent with the NPPF, which at paragraph 103 makes clear that significant

⁵ A plan of the conservation area is at CD19.5.

⁶ The proposals map for the Fylde Borough Local Plan (as altered) is at Document G4.

development should be focussed on locations which are, or can be made, sustainable. The Local Plan envisages around 100-150 dwellings coming forward in larger rural settlements over the 21 years of the plan period⁷. In Wrea Green 253 dwellings have already come forward since 2011⁸, well in excess of the number anticipated in the Local Plan. Whilst there is no ceiling on the number of dwellings which could be built at the settlement, it is clear that it is expected to reflect the position of Wrea Green in the development strategy.

17. The number of additional dwellings for tier 1 rural settlements referred to in the Local Plan is not an indication of their capacity for development. In **response to my question, the Borough Council's policy** witness explained that the number is derived from the distribution of the 10% of new homes intended to come forward outside the strategic locations (above, para 12). The four strategic locations where development is intended to be focussed include key service centres and local service centres. In the Local Plan, the justification to Policy S1 explains that key service centres include a range of housing and employment opportunities, together with facilities and services which serve a wide area, and good public transport links or the potential to develop such links. Local service centres are recognised as providing services for nearby rural settlements, and also as being well placed to provide for future local housing and employment needs. Focusing most new development in the strategic locations is consistent with the economic, social and environmental dimensions of sustainable development, as referred to in paragraph 8 of the NPPF. Accordingly only a limited level of development is distributed between the non-strategic locations identified in the Local Plan.
18. Policy DLF1 refers to the broad distribution of development, seeking to direct around 7,845 homes (90%) to strategic locations and around 870 homes (10%) to non-strategic locations. This form of words allows a degree of flexibility, as advocated by the Local Plan Inspector⁹. I note also that in the **Local Plan's performance monitoring framework, indicator 4 has a trigger for action** when the number of dwellings in non-strategic locations exceeds 15%. The Appellants have calculated that the total of about 159 dwellings from the four appeals would represent 1.8% of the overall minimum housing requirement, and result in 11.6% of housing occurring in non-strategic locations¹⁰. More significantly, they would also represent 18.3% of the level of development intended for non-strategic locations, with the number of dwellings in appeal B itself representing 4.7%. The sites outside the strategic locations, identified in Policy SL5 (and including land in Wrea Green), have a combined capacity of 933 dwellings, which slightly exceeds the 10% level and thereby already applies a degree of flexibility to the 90%/ 10% split in respect of the location of residential development.
19. The number of dwellings already committed in Wrea Green since 2011 markedly exceeds the indicative range for tier 1 settlements in the Local Plan (above, para 16). The appeal proposal would add 41 dwellings, and if all of the appeals before me were allowed, about 159 additional dwellings would be provided. Those figures would result in the total number of new dwellings

⁷ Justification to Policy SL5, para 6.21.

⁸ The table on page 11 of CD20.2 lists residential commitments at Wrea Green since 2011. The slightly lower figure of 246 dwellings in the table on page 3 of CD11.1 excludes sites accommodating fewer than five dwellings.

⁹ Document LPA13, Appendix D para 40.

¹⁰ Document APPJ14 para 3.25.

exceeding the upper end of the range by about 96% and 175% respectively. These amounts of development are more suited to a higher level than a tier 1 rural settlement.

20. I have considered the availability of facilities and services for Wrea Green and the likely implications in terms of travelling. Facilities and services are identified in the statement of common ground on planning policy and sustainability (CD11.1) and the Settlement Hierarchy Background Paper (CD3.12) assesses the relative availability of facilities and services as part of the preparation of a settlement hierarchy for the Local Plan. There are several key services in Wrea Green, including a convenience shop, a post office (within the shop), a primary school, and a community facility.
21. There was particular discussion at the inquiry concerning the school and the shop. It is common ground between the main parties that the primary school is within walking distance of each of the appeal sites. The school is full, with the number on roll (152) slightly exceeding the capacity for 150 pupils¹¹. However Lancashire County Council, as the Local Education Authority, does not seek a financial contribution towards additional places, since one of the existing schools taken into account in the surrounding area is projected to have a surplus of 95 places within the next five years¹². This school is at Warton, and is over 3km from the appeal site. Having regard to the admission arrangements for the school in Wrea Green and place of residence of pupils, the Appellants argue that the appeal proposals need not lead to children of primary school age travelling to another settlement. A statement entitled **School Information on the School's website explains that about half of the 156 pupils are from beyond the local community, including Warton, Kirkham, Blackpool, Preston and Lytham (Document APPJ2). The School's Admission Arrangements** give priority to children whose parents live within the ecclesiastical parish of Ribby-cum-Wrea (which includes Wrea Green and the surrounding countryside) over those whose parents live outside the parish¹³. It is suggested that children from the appeal sites, and existing housing commitments in Wrea Green, would displace children from further afield.
22. The information referred to by the Appellants is not sufficiently robust to enable any great reliance to be placed on this suggestion. I note that the number of children of primary school age recorded in Ribby-with-Wrea Ward in the 2011 Census¹⁴ appears broadly consistent with the reference on the school website to the proportion of pupils from the local community. However the census ward is less extensive than the ecclesiastical parish and may, therefore, not fully reflect the number of local pupils. More fundamentally, the website statement is undated and simply gives the position at a point in time. It is not clear how recent the statement is, nor whether the proportion of pupils from beyond the local community reflects a continuing situation. Ten primary school age children are expected to be generated by appeal B, and a further 33 by the other three proposals¹⁵. Wrea Green school is fully subscribed, and I do not consider that the information before me indicates that there would be scope for all the additional children from the appeal proposals to be accommodated there

¹¹ CD20.2, table on pages 52 & 53.

¹² **The LEA's assessment is in the email at CD18.6.**

¹³ The Admission Arrangements for 2019 and a map of the ecclesiastical parish are Documents APPJ2 and G9 respectively.

¹⁴ CD16.9 – Ribby-with-Wrea 2011 Census Ward – Local Area Report, page 4 - table on age structure.

¹⁵ CD20.2, table in para 13.57.

- in place of children from beyond the ecclesiastical parish. I anticipate that the appeal proposal would result in trips being made to primary schools outside Wrea Green.
23. The shop in Wrea Green sells a range of food and other convenience items and also accommodates the post office. As the Borough Council points out, the site is constrained, and there is no clear opportunity to expand the premises. As a small convenience store, I expect that the shop provides a top-up service and that it does not account for main shopping trips. Indeed, I note that the Settlement Hierarchy Background Paper assesses local stores in rural settlements and accessibility to supermarkets separately. There is no substantive evidence that the role of the existing shop as a convenience outlet would be adversely affected by additional housing, but more shopping trips for other purposes would inevitably be made outside the settlement.
24. Certain additional facilities and services are available at Ribby Hall holiday and leisure complex. As a convenience store, food and drink outlets, and pre-school are present in Wrea Green, these facilities do not extend the variety of provision. A swimming pool, health club and gym are the principal facilities at Ribby Hall which would augment those in the settlement itself. Ribby Hall is physically separate from Wrea Green. Whilst the facilities there are within cycling distance of the appeal site, they are beyond the preferred maximum walking distance of 1.2km for purposes other than town centres, commuting, school and sight-seeing, set out in the Guidelines for Providing for Journeys on Foot¹⁶. Moreover, outside the settlement, a large part of the route along Ribby Road is not overlooked. Particularly outside the hours of daylight, the nature of this route is unlikely to encourage trips on foot.
25. There is a small industrial estate at Wrea Green, and there are other employment opportunities available at Ribby Hall. I agree with the main parties that most journeys to work for existing and future residents will involve travelling outside the settlement. Journeys by future residents out of Wrea Green would also be required for secondary education, shopping (other than local convenience requirements), and to access a wider range of services.
26. The nearby settlements of Kirkham, Wesham and Warton are within cycling distance of Wrea Green. Kirkham is a key service centre, and both Wesham and Warton are local service centres. There are employment opportunities at these settlements, including the major BAE Systems works at Warton, and access to the rail network is available from Kirkham & Wesham station.
27. There are two main bus routes which serve Wrea Green. The No 61 runs every 30 minutes between Blackpool and Preston on weekdays and Saturdays, with the frequency reducing to hourly in the evenings and on Sundays. This service also calls at Kirkham centre and Kirkham & Wesham rail station. The No 76 operates on a two hourly frequency between Poulton and Lytham, calling at Warton, with some journeys extending to Blackpool¹⁷.
28. Given the limited range of facilities, services and employment opportunities in Wrea Green, I anticipate that many trips made by future residents of the appeal site would be to destinations beyond the settlement. It is clear that opportunities exist to travel by bus to larger settlements from Wrea Green, but

¹⁶ CD10.3, table 3.2.

¹⁷ Timetables for the 61 and 76 bus services are in Document APPJ1.

the Appellant's transport statement indicates that a significant proportion of journeys would be made by car. It envisages that the 41 dwellings proposed would generate 25 vehicle trips in the morning peak period and 24 vehicle trips in the afternoon peak¹⁸.

29. The Settlement Hierarchy Background Paper only takes account of one of the two bus services which now serve Wrea Green. If the No 61 is included in the assessment, the additional two points would place Wrea Green level with Freckleton, which is a local service centre. The outcome of the background paper is a relative ranking of settlements, and it would be inappropriate to review bus services in respect of just one of the 19 settlements assessed. In any event, the presence of a cluster of shops, a surgery, and a library all indicate that Freckleton is a higher order settlement than Wrea Green. I have also considered the position of Wrea Green relative to Warton. Warton has a lower aggregate score than Wrea Green, but it is identified as a local service centre in the Local Plan. That is because Warton, which is a strategic location, is intended to have improved services as a consequence of the development strategy. The first recommendation of the background paper refers to the need for further investment in Warton during the plan period to ensure that the settlement becomes a local service centre through the provision of a local retail centre and community facilities. The circumstances at both Freckleton and Warton differ from Wrea Green, and do not suggest that the latter settlement should receive a higher level of development than would be appropriate at the third level of the settlement hierarchy.
30. I find that, with a limited range of facilities and services, Wrea Green functions as a tier 1 rural settlement. Whilst the number of dwellings referred to in the ELP does not indicate a capacity limit for new development, and has already been exceeded in Wrea Green, the continued addition of significant housing proposals would be contrary to the Local Plan development strategy which seeks to focus development in higher order settlements and strategic locations. Such an approach, as part of the Development Plan, carries considerable weight. There are certain facilities and services, which may generally continue to operate effectively, although the position concerning the school is less clear-cut (above, para 22). They are however limited in extent, as are employment opportunities. In consequence, the proposed housing is likely to generate trips to destinations beyond Wrea Green, and bearing in mind the projections in the transport statement, it is likely that a significant proportion of these would be made by non-sustainable modes of transport. I conclude that the appeal site would not be a sustainable location for the housing development proposed, which would conflict with Policies DLF1, S1, GD1 & GD4 of the Local Plan.

Character and appearance

31. Wrea Green has grown around the green in the centre of the settlement. The Green is the focal point not only of the settlement, but also of Wrea Green Conservation Area, which comprises this area of open space and the surrounding built development. The appeal site is situated a short distance to the south of The Green and is adjacent to the conservation area. It effectively comprises two fields under grass cover which are positioned behind existing housing, apart from a narrow neck of the southern field which leads to the access on Bryning Lane.

¹⁸ CD7.5, table 4.2.

32. In the *Landscape Character Assessment* (LCA) of *A Landscape Strategy for Lancashire* (CD16.4), Wrea Green and the surrounding countryside are included within The Fylde character area of the coastal plain. The LCA explains that the coastal plain is characterised by gently undulating or flat lowland farmland divided by low clipped hedges. Woodland cover is generally low, but views are punctuated by small woods, and settlement is relatively dense. The site is a compact area of grassland with several trees and lengths of hedgerow around and across the site.
33. Development would inevitably result in the loss of both fields, with landscaping proposals providing some mitigation. I agree with the main parties that development would have an adverse effect on the landscape of the site, but the appeal site is an unremarkable parcel of land, which is heavily influenced by the surrounding urban development. Accordingly I attach limited weight to this adverse effect.
34. The second report of *A Landscape Strategy for Lancashire*, the *Landscape Strategy* itself (CD16.5), considers the implications of local forces for change. Amongst other factors, it refers to continued suburbanisation and large scale residential development which would create harsh edges to villages and introduce urbanising elements into the rural landscape of the Fylde. Although the proposal would involve a relatively large development for a rural settlement, the site is close to the centre of Wrea Green and is contained by residential development to the north, east and south, with a large building of agricultural appearance adjacent to the northern part of the western boundary. It is influenced to a large extent by urban development, and it is not a sensitive part of the wider landscape. The construction of housing here would consolidate the existing pattern of development and it would not materially alter the relationship of the southern part of Wrea Green to the adjacent countryside in The Fylde character area. Little harm to the landscape of the surrounding area would ensue from the loss of this parcel of grassland at the eastern edge of a wider tract of open countryside.
35. I turn now to consider the visual effects of the development. From Bryning Lane there would be only a restricted view into the site for road users, including recreational cyclists and walkers: only a relatively small part of the new residential development would be seen, set back from the Bryning Lane, with the access road and landscaping in the foreground (**Appellant's viewpoint 5 (VP5)**). Moreover this narrow view would be obtained between the existing frontage housing, and there would be a negligible adverse impact on visual amenity. Gaps between the existing houses on Bryning Lane are narrow and are less likely to be readily apparent to road users than that at the site access. The presence of outbuildings and tree cover further restricts views, and any limited glimpses of the new housing would not be harmful in the context of the built-up frontage. Although somewhat further away, there would be views of the upper part of the housing development from Moss Side Lane (**Appellant's VPs 6 & 7, Council's VPs 12.2-12.4**). From here the upper parts of dwellings on Bryning Lane and Bryning Avenue are visible on the skyline. The appeal proposal would consolidate the built form in these views, but housing would be partially screened by intervening hedgerows and would not extend further west than Bryning Avenue. I agree with the main parties that the magnitude of effect would be medium/low, and the harm from this approach to Wrea Green merits limited weight. Views towards the appeal site from footpath 5 to the **south of Moss Side Lane are curtailed by tree cover (Appellant's VPs 1-4)**.

Even after leaf fall it is unlikely that there would be any clear view of the housing on the appeal site from this direction.

36. I have also considered the effect of the development on the views from nearby dwellings. There are views over the appeal site from dwellings on the south side of The Green, Bryning Lane and Bryning Avenue, and properties on Bryning Lane and Bryning Avenue were included in my programme of site visits. Whilst the outlook across the appeal site from nearby dwellings would be greatly changed by the proposed development, these are private viewpoints in an edge of settlement location where other housing already forms part of their setting. The proposed development would cause some moderate harm to the outlook for occupiers, but I accord this only minor weight.
37. The appeal site abuts Wrea Green Conservation Area (above, para 13) and clearly forms part of its setting. A report on the conservation area was produced by the Council in 1977 (CD16.6): it explains that the character stems in the main from the grouping of buildings and trees around the central village green, and not from the quality of buildings but from the open space enclosed. It continues by referring to trees and greenery distributed amongst the buildings, which add to the unity of the setting and help to create attractive vistas and views. The report also states that development behind the frontage buildings (to The Green) does not detract from the conservation area as it is not visible from within its boundary¹⁹. **The Appellant's** landscape witness acknowledged that it may, nonetheless, be possible to see parts of the houses on appeal site B in gaps within the frontage development on the south side of **The Green (Appellant's VPs7/1-3, Council's VP11b)**. However the presence of tree cover and the relative position of the frontage buildings would severely restrict views from The Green. I doubt that the houses proposed at the northern end of the appeal site would be readily discernible, and the proposal would not detract from the setting of the conservation area or the contribution that setting makes to its significance. I find no conflict with Policy ENV5 of the Local Plan.
38. I conclude that the proposed development would have certain adverse effects on the character and appearance of the area, but neither the impact on the landscape nor on visual amenity merits more than limited weight. Nevertheless, since there would be a degree of harm, the proposal would conflict with Policies GD7(g & h) & ENV1 of the Local Plan.

Traffic movement and highway safety

Bryning Lane/ Church Road and the junction with the A584

39. Wrea Green lies at the intersection of four routes. The road to the south (Bryning Lane/ Church Road) provides a route between the M55 and locations in Blackpool and Wyre to the north and Warton to the south where there is a large BAE Systems factory. Notwithstanding the position of agreement reached in the statements of common ground concerning highway matters, there is continuing concern within the local community about the effect of the four appeal proposals on Bryning Lane/ Church Road and on the crossroads junction which it forms there with Lytham Road (the A584) and Highgate Lane (above, para 6).

¹⁹ CD16.6, para 2.0(a).

40. An improvement scheme has been prepared for the crossroads junction, which is linked to three major housing developments permitted in Warton²⁰. The measures include carriageway widening, the upgrading of traffic signal equipment and improvements in provision for pedestrians and cyclists²¹. The modelled forecast in the statement of common ground is that the four proposed housing developments in Wrea Green would together generate an additional 24 vehicle movements on Church Road and through the crossroads junction in the morning peak period and an additional 26 vehicle movements in the afternoon peak period²²: there is no other modelled forecast of traffic movement through the junction before me. The additional traffic would increase the pressure on this busy junction, and it is agreed by the main parties that mitigation measures to address the additional impact would be required if any of the appeal proposals were permitted.
41. The unilateral undertakings in respect of each of the appeals includes provision for payment of a Warton Crossroads Contribution of £314 per dwelling to fund measures referred to in the statement of common ground. Measures envisaged include the installation of microprocessor optimal vehicle activation control, CCTV monitoring, the relocation of loops in the highway, a new signal control box, and new signal poles and heads. **The Borough Council's highway witness** explained at the inquiry that the extent of measures required would be contingent on the number of schemes to come forward, and the funding arrangement provides the requisite flexibility for this approach.
42. Bryning Lane between Warton and Wrea Green is relatively narrow, with no footways or lighting, and the route encompasses a number of dips and bends. Traffic moves freely along this road, and although CAPOW referred to an increasing number of accidents, there is no specific evidence of a poor accident record on Bryning Lane. Subject to the implementation of mitigation measures commensurate with the number of dwellings to come forward in Wrea Green I do not consider that the appeal proposal alone, or in combination with any of the other three schemes would reduce highway safety or adversely impact on traffic movement on Bryning Lane/ Church Road and at Warton crossroads.

The site access

43. Concern has been expressed by CAPOW and local residents about the visibility to the south available from the site access, given the alignment of Bryning Lane and the presence of a tall wall at the back of the footway beyond the site boundary. The speed limit on this part of Bryning Lane is 20mph, and the guidance in Manual for Streets seeks a visibility splay of 20m along the major road in this situation. Visibility at the position of the site access was checked during the site visits, and a splay of 25m to the south is available.
44. There are repeated references in representations from the local community to the 20mph speed limit being disregarded. This evidence is not disputed by the main parties and traffic calming measures are included in a package of transport works for Wrea Green, which the Highway Authority agrees are necessary in the highways statement of common ground (CD11.11). The Wrea Green works include a junction table at the site access, and tables and speed

²⁰ The location of the housing schemes at Blackfield End Farm, Clifton House Farm and Warton East are shown on the plan at Appendix 1 of CD11.3; a plan of the improvement scheme is at Appendix 10.

²¹ The components of the improvement scheme are summarised in Document G3.

²² The additional traffic movements are given in the table in paragraph 2.15 of CD11.3.

cushions elsewhere along Bryning Lane within the built-up area of the settlement. The extent of these physical works should ensure that traffic speed is reduced, and that the speed limit of 20mph is generally observed. The proposed site access would be close to a number of existing junctions on Bryning Lane. I note that the Highway Authority has made no objection to the principle of the formation of a residential road junction in the position proposed. There is no specific evidence of personal accidents occurring in recent years within the vicinity of the proposed access, and the traffic calming measures should assist in maintaining highway safety. It follows that I find that the contribution of £51,572 towards the cost of the Wrea Green transport works is a necessary component of the unilateral undertaking.

45. I conclude that the proposed development would not adversely affect traffic movement and highway safety on this part of Bryning Lane or on the wider highway network. In this respect there would be no conflict with Policy GD7(q) of the Local Plan or paragraph 109 of the NPPF.

Housing land supply

46. There is disagreement between the four Appellants and the Borough Council as to whether there is a five years supply of housing land in Fylde. It is the **Borough Council's position that following the adoption of the Local Plan there is a deliverable supply as required by paragraph 73 of the NPPF.** For their part, the Appellants point out that the Local Plan was prepared under the former version of the NPPF, and that a new housing land assessment should be undertaken in the context of the revised NPPF.
47. Paragraph 74 of the NPPF makes it clear that a five years supply of deliverable housing sites can be demonstrated where it has been established in a recently adopted plan. There can be no doubt that the Fylde Local Plan to 2032, adopted in October 2018, is a recently adopted plan. The Appellants also draw attention to paragraph 3-049 of PPG, which provides guidance on demonstrating a five years land supply. Referring to the NPPF, this part of PPG explains that if strategic policy-makers choose to confirm their five years supply under paragraph 74, they will need to indicate that they are seeking to do so at Regulation 19 stage. The Appellants point out that this step for the purposes of paragraph 74 was not undertaken as paragraph 74 post-dates the examination and previous stages of the then emerging Local Plan (ELP). That chronology is self-evident. However, the version of Policy H1 in the publication edition of the ELP states at part (c): ***Ensuring that there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply from the start of each annual monitoring period...*** It was clearly the intention at that stage of the ELP that a five years supply of housing land would be established through the Local Plan. That intention remains in the adopted Plan.
48. It is true that the Local Plan was prepared in the context of the previous version of the NPPF. That version explained that sites with planning permission should be considered deliverable unless there was clear evidence that schemes would not be implemented within five years, and the former version of chapter 3 of PPG referred to allocated sites in the same vein. The revised NPPF takes a different approach: the definition of deliverable states that ***Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within***

five years. I note that the Borough Council issued an updated housing land supply statement in August 2018²³, which removed 736 dwellings from the **supply in response to this change in the NPPF. The Appellants' housing land** witness has adjusted this figure to reflect the base date of 30 September 2017 agreed for these appeals. He has also reviewed sites which were contested in the evidence to the inquiry, and has suggested that further discounts should be applied in recognition of the position taken by the Borough Council in another appeal in September 2018²⁴.

49. The revised housing land assessment undertaken on behalf of the Appellants applies scenarios where the shortfall would be met over the remainder of the Plan period (the Liverpool approach) and alternatively where it would be met within the five years period (the Sedgefield approach). The Local Plan Inspector concluded that the Liverpool approach is appropriate in Fylde, and this is specifically referred to in part (c) of Policy H1. On this basis, and applying a 20% buffer, a five years requirement of 2,858 dwellings is calculated, as set out in the penultimate column of table 2 of the **housing supply statement of common ground (CD11.2). Application of the Appellants' discounts** to the supply given in the September 2017 housing land supply statement (CD15.1) would give a reduced level of 2,477 dwellings, sufficient for 4.33 years²⁵.
50. **As the Appellants' evidence demonstrates, a variety of housing land scenarios** can be calculated. However in this case there is a very recently adopted Local Plan, in relation to which the Inspector has found that there is a housing land supply of 6.4 years²⁶, and the NPPF reaffirms that the development plan is the starting point for decision making. It is the intention that the Local Plan (Policy H1(c)) will provide enough deliverable land to maintain a five years supply since publication, and I agree with the Appellants that it is too early for an annual position statement to be prepared. For these reasons I conclude that the Borough Council is entitled to rely on paragraph 74 of the NPPF to demonstrate a five years supply of housing land through its recently adopted Local Plan. Both Policies DLF1 and H1 refer to a minimum level of provision for housing. There is no ceiling on the number of new dwellings which may come forward, and, bearing in mind paragraph 59 of the NPPF which refers to the **Government's** objective to significantly boost the supply of homes, the additional dwellings proposed in appeal B would represent a benefit, although one to which I attribute moderate weight only given its modest size in the context of the overall housing requirement.

Other considerations

Affordable housing

51. Addendum1 to the Fylde Coast Strategic Housing Market Assessment identifies a net annual affordable housing need of 249 dwellings in the Borough, representing a significant proportion of the overall annual need for 415 dwellings. In response, Policy H4 of the Local Plan seeks the provision of 30% affordable housing on schemes of 10 or more dwellings. An obligation in the unilateral undertaking would secure this level of provision. Whilst this is an

²³ Document LPA11, Appendix A. Although published in August 2018, this document has a base date of 31 March 2018.

²⁴ Document APPJ13, paras 11.32-11.40.

²⁵ Document APPJ13, table in para 11.41.

²⁶ Document LPA13 Appendix D, para 87.

important benefit of the proposal, it would result in 13 affordable dwellings. In view of the limited contribution to the need for affordable homes, this is a benefit to which I give moderate weight.

Living conditions

52. The occupiers of No 10 Bryning Avenue (Mr & Mrs Moreau) are concerned that the position of the house at plot 29 on the revised site plan would result in a loss of outlook, sunlight and privacy at their property (Document TP27). The side elevation of the dwelling proposed on plot 29 is between 3m and 4m from the rear boundary with the existing house at No 10 Bryning Lane. At the **inquiry, the Borough Council's development management witness explained** that there are no separation distances in a supplementary planning document which address this relationship. Within a new development an overall distance of 13m is sought, although a greater degree of separation is considered appropriate where there is an existing open aspect. During the visit to No 10 Bryning Avenue, measurements were taken of the distance between the rear elevation of that house and the boundary with the appeal site. Representatives of the main parties and Mr & Mrs Moreau agreed that the distance from the projection in the rear elevation to the boundary is 12.15m. That would give an overall distance of about 15.5m between the side elevation of the house on plot **29 and Mr & Mrs Moreau's** property, in excess of the minimum separation distance.
53. The house proposed on plot 29 is the ***Trevithick*** housetype. The detailed plans for this housetype indicate that there would be two narrow windows in the side elevation facing No 10 Bryning Lane - a first floor window to the staircase and a ground floor window to the hall²⁷. These are secondary windows, and obscure glazing of the first floor window could be secured by a condition. Views at ground level would be restricted by boundary treatment, approval of which could also be required by a condition. Accordingly I do not consider that there need be any loss of privacy resulting from the relationship between the two dwellings. The separation distance would only be slightly greater than the minimum sought by the Borough Council, although given the open aspect to the north and south it would only be likely to have a minimal effect on sunlight. The new dwelling would, however, clearly intrude into the outlook from No 10, and crucially, it would be about 6m closer than the houses shown to the rear of No 10 Bryning Lane in the previous layout. That represents a significantly greater impact on the occupiers of No 10. It was agreed that further details of the arrangements for the dwellings on plots 27-29 should be submitted for approval, and subject to a condition to that effect the proposed development would not worsen the living conditions of the occupiers of No 10.
54. The occupiers of Cooksons Farm on Greenside are concerned that they would be overlooked from dwellings in the north-west corner of the appeals site. The nearest dwellings within the site would be those on plots 23 & 24, which would be aligned with their rear elevations facing the east boundary. Only the end of the rear garden of Cooksons Farmhouse would be in line with the rear of the proposed houses, and the existing dwelling itself is positioned further to the north. Given this relationship I do not consider that the occupiers of Cooksons Farmhouse would suffer any appreciable loss of privacy as a result of the appeal proposal.

²⁷ Drawing ref 3.205CB/P/B/L10/300

55. Concern has been expressed about noise from vehicles passing over speed cushions and junction tables, and intrusion from headlights at the rear of properties on Bryning Avenue. The presence of several traffic calming features on this short stretch of road should ensure that vehicles travel more slowly and that the speed limit of 20mph is generally observed. At this speed I do not consider that noise from vehicles travelling along Bryning Lane would be likely to unacceptably worsen the living conditions of nearby residents. Additional tree planting is proposed between the access road and the southern boundary, which together with boundary treatment should mitigate any adverse impact from vehicle headlights. Implementation of the landscaping scheme and approval of boundary treatment could be secured by conditions. Accordingly I find no conflict with criterion (h) of Policy GD7 which requires development proposals to be sympathetic to surrounding land uses and occupiers.

Flood risk

56. Concern has been expressed by CAPOW about incidents of flooding in Wrea Green, and that development of site B would increase the likelihood of flooding on Moss Side Lane, which is cited as the road with the worst flooding problems in the village. Photographs of flooding in 2016 have been submitted, one of which shows water across the road close to the existing access to the appeal site²⁸. The flood risk assessment acknowledges the problem on Moss Side Lane. It is proposed to discharge surface water to the watercourse which crosses the site, but to at least restrict run-off rates to the equivalent of the existing greenfield situation. The main parties have suggested a condition which would require the implementation of a drainage scheme including an approved rate of discharge and attenuation measures. I am satisfied that such an approach would ensure that the appeal proposal would not exacerbate flood risk in Wrea Green.

Public realm enhancements

57. In line with Policy INF2 of the Local Plan, **the Council's Regeneration Framework** (CDs19.10 & 19.11) identifies projects across the Borough for environmental improvements. The Wrea Green Project (CD19.7) includes **enhanced street lighting, enhancing the area outside St Nicholas's Church**, footway improvements and tree planting around The Green. The Council explains that the works for which funding has already been secured would not secure the improvements to the public realm necessary to mitigate the effect of the proposals. It has been agreed that a contribution of £1,000 per dwelling would be made to the project, including extending the improved paving scheme in the conservation area and developing the grassed area in front of the public house for community activity. The unilateral undertaking includes an obligation to this effect. As these enhancements also represent mitigation, I give them only limited weight.

Public open space

58. The Appellant argues that the provision of public open space, available for future and existing residents, would be a benefit of the scheme. Insofar as residents of the proposed housing are concerned, the provision of open space within the site is necessary mitigation. Whilst existing residents could make use of the open space shown, this is a self-contained site and the main area of

²⁸ Photographs of flooding on Moss Side Lane are on pages 20-22, 27 & 28 of Document TP3b.

open space would be located towards the northern end, away from the access off Bryning Lane. It is not well located to add to the open space opportunities available to existing residents, and this is a matter which adds little weight to the appeal proposal.

Quality of design

59. The Appellant argues that the proposal is a high quality scheme which would accord with the housing needs of the area. The Borough Council had expressed concerns about the layout, but the planning statement of common ground explained that these had been addressed by the revised plans (above, para 7). Criterion (d) of Policy GD7 requires that developments relate well to their context, referring to layout and design amongst other matters. Policy compliance in this respect does not represent a benefit of the scheme. Given my findings on housing land supply and affordable housing, the further reference to housing need does not carry weight in support of the scheme.

The planning obligations

60. I have already considered the provisions of the planning obligations concerning contributions towards the Warton crossroads and Wrea Green highway schemes (above, paras 41 & 44), affordable housing (para 51) and public realm enhancements (para 57). These measures are consistent with local policies and their implementation would be necessary to contribute to a satisfactory standard of development. I find that the statutory tests in Regulation 122 of the Community Infrastructure Levy Regulations are met, and the provisions of the unilateral undertaking are material considerations in this appeal.

Conclusions

61. Wrea Green would not be a sustainable location for the residential development proposed, which would conflict with Policies DLF1, S1, GD1 & GD4 in the Local Plan, and this is a matter to which I give significant weight. There would be limited harm to the character and appearance of the area, but in consequence conflict would arise with Policies GD7 & ENV1. Although there would be compliance with other aspects of Policy GD7 concerning highway safety, the relationship with nearby uses and biodiversity, and the level of affordable housing sought by Policy H4 would be provided, I conclude that the proposal would be contrary to the Development Plan considered as a whole.

62. The provision of additional market housing carries moderate weight. I also attach moderate weight to the affordable housing which would be brought forward by the scheme. The contribution of the scheme towards public realm enhancements in Wrea Green and public open space provide limited and little additional weight in support of the proposal. These benefits do not outweigh the harm which I have identified, and there are no material considerations which indicate that the appeal should be determined other than in accordance with the Development Plan.

63. For the reasons given above, and having regard to all matters raised including the suggested conditions, I conclude that the appeal should be dismissed.

Richard Clegg

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr J Easton of Counsel	Instructed by the Legal Services Department, Fylde BC.
He called	
Mr S Smith BA MSc	Blackpool Airport Enterprise Zone Delivery Manager, Blackpool Council.
Mr A Stell BA(Hons) MRTPI	Development Manager, Fylde BC.
Mr N J Stevens BEng(Hons) MSc	Highways Development Support Manager, Lancashire County Council.
Mr D Longdin BSc DipLA FLI	Partner, Randall Thorp.

FOR APPELLANT A:

Mr A Crean QC	Instructed by Colliers International.
He called	
Mr P Gray BA(Hons) BLA CMLI	Director, PGLA Landscape Architects.
Mr K G Riley BSc(Hons)	Projects Director, Mott MacDonald.
Mr A H Aitken BSc MRTPI	Head of UK Planning, Colliers International.

FOR APPELLANT B:

Mr V Fraser QC	Instructed by Mr Harris.
He called	
Mr S A Harris BSc(Hons) MRTPI	Director, Emery Planning Partnership.
Mr N I Folland BA(Hons) DipLA CMLI	Director, Barnes Walker Ltd.
Mr D Roberts IEng FIHE FCIHT	Director, SCP.

FOR APPELLANT C:

Mr M Carter of Counsel	Instructed by Mr McAteer.
He called	
Mr A McAteer DipTP DMS MRTPI	Director, McAteer Associates Ltd.
Mrs L Cruice BA DipLA TechArborA CMLI	Director, Appletons.
Mr J B Farmery MEng CEng MICE MCIHT ICE	Managing Director, Cole Easdon Consultants Ltd.
Mr R Bowley BSc CEng MCIWEM	Director, Cole Easdon Consultants Ltd.

FOR APPELLANT D:

Mr I Ponter of Counsel	Instructed by Knights 1759.
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He called	
Mr W Booker BSc	Director, SCP.
Mr J Berry BA(Hons) DipLA CMLI AEMA MArborA	Partner, Tyler Grange LLP.
Mr A Corinaldi-Knott MTCP MRTPI	Associate, Knights 1759.

INTERESTED PERSONS:

Councillor F Andrews	Member of Fylde BC for Ribby-with-Wrea Ward.
Councillor J Maskell	Chairman, Ribby with Wrea PC.
Councillor M Wright	Member of Bryning-with-Warton PC.
Mr J Rowson	Chairman, Community Association for the Protection of Wrea Green.
Mr P Bagot	Local resident.
Mr E Brown	Local resident.
Mr M Cockrill	Local resident.
Mr R S Hetherington	Local resident.
Mr G McAuley	Local resident.
Mrs J Moreau	Local resident.
Mr J E Murphy	Local resident.
Mrs M A Murphy	For Mrs R Hatton, local resident.
Mr J Nelson	Local resident.
Mrs H Rowley	Local resident.
Mr J D Rowley	Local resident.
Mr J Smallwood	Local resident.
Mr B Taylor	Local resident.

CORE DOCUMENTS – SUPPLEMENTARY LIST

CD20 The LPA’s additional proofs of evidence

CD20.10 Mr Smith’s rebuttal proof of evidence.
CD20.11 Appendices to Document CD20.10.
CD20.12 Mr Longdin’s rebuttal proof of evidence.
CD20.13 Appendices to Document CD20.12.

CD21 The Appellants’ joint proofs of evidence

CD21.1 Mr McAteer’s proof of evidence on behalf of the Appellants.
CD21.2 Appendices to Document CD21.1.
CD21.3 Mr Harris’s proof of evidence on behalf of the Appellants.
CD21.4 Appendices to Document CD21.3.

CD22 Appellant A’s proofs of evidence.

CD22.1 Mr Gray’s proof of evidence.
CD22.2 Appendix to Document CD22.1.
CD22.3 Mr Riley’s proof of evidence.
CD22.4 Appendices to Document CD22.3.
CD22.5 Mr Aitken’s proof of evidence.
CD22.6 Mr Aitken’s supplementary proof of evidence.
CD22.7 Appendix to Document CD22.6.

CD23 Appellant B’s proofs of evidence

CD23.1 Mr Folland’s proof of evidence.
CD23.2 Appendices to Document CD23.1.
CD23.3 Mr Roberts’s proof of evidence.

- CD23.4 Appendices to Document CD23.3.
- CD23.5 **Mr Harris's proof of evidence on behalf of Appellant B.**
- CD23.6 Appendices to Document CD23.5.
- CD24 Appellant C's proofs of evidence**
- CD24.1 **Mrs Cruice's proof of evidence.**
- CD24.2 Appendices to Document CD24.1.
- CD24.3 **Mr Farmery's proof of evidence.**
- CD24.4 **Mr Bowley's proof of evidence.**
- CD24.5 Appendices to Document CD24.4.
- CD24.6 **Mr McAteer's proof of evidence on behalf of Appellant C.**
- CD24.7 Appendix to Document CD24.6.
- CD25 Appellant D's proofs of evidence**
- CD25.1 **Mr Berry's proof of evidence.**
- CD25.2 Appendices to Document CD25.1.
- CD25.3 **Mr Booker's proof of evidence.**
- CD25.4 Appendices to Document CD25.3.
- CD25.5 **Mr Corinaldi-Knott's proof of evidence.**

LPA's DOCUMENTS

- LPA1 **Mr Easton's opening statement.**
- LPA2 **Mr Stevens's note on qualifications and experience.**
- LPA3 Exchange of emails of March & April 2018 between the Council and Bannister Bates concerning a planning agreement relating to Oaklands Caravan Park.
- LPA4 Extended extract from planning obligation concerning land at West Cliffe, Lytham St Annes.
- LPA5 Extract from Sustrans website.
- LPA6 CIL statement.
- LPA7 Plan showing drainage concept overlain on wildlife corridor proposals for site C.
- LPA8 Email dated 2 May 2018 from Mr Stell to Mr Easton & Mr Longdin concerning the heights of houses proposed on site C.
- LPA9 **Mr Easton's closing submissions.**
- LPA10 Email dated 4 May 2018 from Lancashire CC to Mr Stell concerning a footway link to site C.
- LPA11 Letter dated 27 August 2018 from Mr Stell relating to the revised NPPF, and Housing Land Supply Statement 31 March 2018.
- LPA12 Letter dated 10 September 2018 from Mr Stell commenting on representations in respect of the revised NPPF.
- LPA13 Letter dated 29 October 2018 from Mr Stell relating to the Local Plan and updates to PPG.
- LPA14 Appeal decision ref APP/M2325/W/17/3187426 concerning 68 dwellings at Wesham.

APPELLANTS' JOINT DOCUMENTS

- APPJ1 Timetables for bus services through Wrea Green.
- APPJ2 **Headteachers's statement on school information from Ribby-with-Wrea Primary School website.**
- APPJ3 Ribby-with-Wrea Primary School Admission Arrangements, September 2019.
- APPJ4 Extract from planning obligation concerning land at West Cliffe, Lytham

- St Annes.
- APPJ5 **The Council's statement of case in respect of an appeal for up to nine dwellings at Elswick.**
- APPJ6 Errata note for the emerging Local Plan by the Council concerning housing land supply.
- APPJ7 **Extract from the Council's closing submissions for an appeal** concerning land adjacent to Kilnhouse Lane and Queensway, Lytham St Annes.
- APPJ8 Notice of granting of non-material amendment concerning planning permission ref 15/0787 at Electronic Data Systems, Heyhouses Lane, Lytham St Annes.
- APPJ9 **Mr Crean's, Mr Fraser's, Mr Carter's & Mr Ponter's closing submissions** concerning joint matters.
- APPJ10 Letter dated 13 August 2018 from Mr McAteer relating to the revised NPPF.
- APPJ11 Letter dated 24 August 2018 from Mr Harris relating to the revised NPPF.
- APPJ12 Letter dated 10 September 2018 from Mr Harris commenting on representations in respect of the revised NPPF, and appeal decision relating to residential development at Bamber Bridge.
- APPJ13 **Mr Harris's statement in respect of the Local Plan and updates to PPG.**
- APPJ14 **Mr Corinaldi-Knott's statement in respect of the Local Plan.**

APPELLANT A's DOCUMENTS

- APPA1 Unilateral undertaking in respect of appeal A.
- APPA2 **Mr Crean's opening statement.**
- APPA3a-b Appeal decision and report concerning mineral extraction and auger mining scheme at Widdrington, Northumberland.
- APPA4 Corrected LVIA summary tables.
- APPA5 Revised access plan for site A.
- APPA6 **Mr Crean's closing submissions**
- APPA7 Judgement in Derbyshire Dales DC and Peak District NPA v Secretary of State for Communities & Local Government and Carsington Wind Energy Ltd [2009] EWHC 1729 (Admin).

APPELLANT B's DOCUMENTS

- APPB1 **Mr Fraser's opening statement.**
- APPB2 Unilateral undertaking in respect of appeal B.
- APPB4 **Mr Fraser's closing submissions.**
- APPB5 **Mr Harris's response to Document G13.**

APPELLANT C's DOCUMENTS

- APPC2 **Mr Carter's opening statement.**
- APPC3 Unilateral undertaking in respect of appeal C.
- APPC4 Plans showing the adopted highway in the vicinity of site C.
- APPC5 Plot levels plan – site C.
- APPC6 Extracts from glossary, the Planning Portal.
- APPC7 Revised access plan for site C.
- APPC8 **Mr McAteer's response to Document G13.**

APPELLANT D's DOCUMENTS

APPD2	Mr Ponter's opening statement.
APPD3	Email dated 2 May 2018 from Knights 1759 to the Council and the County Council concerning the unilateral undertaking for appeal D.
APPD4a-e	Revised plans for appeal D.
APPD5	Mr Corinaldi-Knott's note concerning the extent and ownership of site D.
APPD6	Mr Ponter's closing submissions.
APPD7	Unilateral undertaking in respect of appeal D.
APPD8	Letter dated 28 August 2018 from Mr Corinaldi-Knott relating to the revised NPPF.

OTHER PARTIES' DOCUMENTS

TP1	Councillor Andrews's statement and appendix.
TP2	Councillor Maskell's statement.
TP3a-b	Mr Rowson's statements and appendices.
TP4a-c	Mr Rowson's comments on the LPA's and Appellants' proofs and the statements of common ground.
TP5	Councillor Wright's statement.
TP6	Mr & Mrs Rowley's statement in respect of Appeal A.
TP7	Mrs Rowley's comments on other parties' proofs and the statements of common ground.
TP8	Mr Hetherington's statement in respect of Appeal A.
TP9	Mr Hetherington's comments in response to Mr Gray's proof of evidence.
TP10	Mr Bagot's statement and appendices in respect of Appeal A.
TP11	Mr Cockrill's statement in respect of Appeal B.
TP12	Photographs relating to Document TP27.
TP13	Mr & Mrs Murphy's statement and appendix in respect of Appeal C.
TP14	Mr & Mrs Murphy's comments on the Appellants' proofs.
TP15	Mr Smallwood's statement in respect of Appeal C.
TP16	Mr & Mrs Hatton's statement and appendix in respect of Appeal C.
TP17	Mr Brown's statement in respect of Appeal C.
TP18	Mr McAuley's statement and appendix in respect of Appeal D.
TP19	Mr Taylor's statement in respect of Appeal D.
TP20	Mr Brown's supplementary statement and appendices.
TP22	Email dated 16 April 2018 from Legal & Democratic Services at Lancashire CC to Mr Bagot concerning a hedgerow on Moss Side Lane.
TP23	Bundle of representations from Mr & Mrs Moreau in respect of Document APP3B.
TP24	Mr Bagot's supplementary statement.
TP25	Mr Nelson's statement in respect of Appeal B.
TP26	Mr Rowley's comments on other parties' proofs and the statements of common ground.
TP27	Mrs Moreau's statement in respect of Appeal B.
TP28	Mr & Mrs Murphy's revised statement.
TP29	Email dated 1 May 2018, with plan, from Mrs Moreau to Mr Stell concerning separation distances in respect of appeal B.
TP30	Appendices to Document TP15.
TP31	CAPOW's comments relating to the revised NPPF.
TP32	Ribby-with-Wrea PC's comments relating to the revised NPPF.
TP33	CAPOW's comments on representations in respect of the revised NPPF.

- TP34 Ribby-with-Wrea PC's comments in respect of the Local Plan and the 2016 household projections.
- TP35 **CAPOW's comments in respect of the Local Plan and the 2016 household projections.**

GENERAL DOCUMENTS

- G1 Schedule of disputed housing sites prepared by the Appellants and the Council
- G2 Supplementary statement of common ground for appeal A in relation to paragraph 109 of the NPPF.
- G3 **Mr Stevens's note concerning highway scheme at Lytham Road/Church Road, Warton.**
- G4 Adopted Local Plan proposals map.
- G5 Extract from emerging Local Plan policies map.
- G6 Site plan for previous appeal proposal on site C.
- G7 Council minutes concerning Wrea Green Conservation Area report.
- G8 Note on housing delivery and the development strategy.
- G9 Plan of the ecclesiastical parish of St Nicholas, Ribby-cum-Wrea.
- G10 Site visit locations suggested by parties attending the inquiry.
- G12 List of possible conditions submitted by the Council and the Appellants.
- G13 Regulation 2(4) notices concerning pre-commencement conditions, appeals B & C.

Annex 6: Bures Hamlet appeal decision



Appeal Decision

Inquiry Held on 12-15 and 19-20 February 2019

Site visit made on 21 February 2019

by Robert Mellor BSc (Est Man) DipTRP DipDesBEnv DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th March 2019

Appeal Ref: APP/Z1510/W/18/3207509

Land off Colchester Road, Bures Hamlet, Essex

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Gladman Developments Ltd against the decision of Braintree District Council.
 - The application Ref 17/02291/OUT, dated 21 December 2017, was refused by notice dated 26 June 2018.
 - The development proposed is for the erection of up to 98 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Colchester Road.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application is in outline and all matters are reserved for subsequent determination apart from the principle of the development and the means of access.

Main Issues

3. Having regard to the provisions of the development plan and to other material considerations, including national policy, I consider the main issues to be:
 - What effect the development would have on the landscape character and appearance of the area.
 - What effect it would have on the significance of heritage assets.
 - Whether adequate provision would be secured for affordable housing and for necessary infrastructure to support the development.
 - What effect the development would have on biodiversity including whether any likely significant effect on the Blackwater Special Protection Area/RAMSAR site would require that an Appropriate Assessment be made of such impacts before determining the appeal.
 - Whether there is a 5-year supply of housing land in Braintree District.

- Whether, having regard to the planning balance and to the provisions of paragraph 11 of the National Planning Policy Framework, if the most important development plan policies for determining the application are out-of-date, or if there is not a 5-year supply of housing land, should the proposal trigger a presumption in favour of this development of market and affordable housing or do any of the listed exceptions to that presumption apply here?

The Policy Context

4. Statute requires that the appeal be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. The development plan includes the saved policies of the Braintree Local Plan Review (2005) (the RLP) and the Braintree Core Strategy (2011) (the CS). Material considerations here include: the National Planning Policy Framework (2019) (the Framework); national Planning Practice Guidance (PPG); the emerging Braintree Local Plan (eLP); and the Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Management Plan (the MP).

The Site and its Surroundings

5. Bures Hamlet in Braintree District, Essex, is on the western side of the River Stour and faces Bures St Mary in Babergh District, Suffolk, on the eastern side of that river. The built-up areas of the 2 settlements meet at the main river bridge and the 2 parishes function as a single village with many shared services.
6. The appeal site is an L-shaped open arable field to the south of Bures Hamlet. It fronts Colchester Road to the north east and is raised above the level of that road. To the south east the site boundary runs along the Cambridge Brook which joins the River Stour to the east of Colchester Road. To the south west the site is bounded by the embankment that carries the Marks Tey-Sudbury branch railway line across the valley of the Cambridge Brook. To the north west the site in part adjoins a smaller arable field owned by Braintree District Council and otherwise adjoins an area of mixed 20th century suburban residential development.
7. Each village has a designated conservation area. That at Bures Hamlet is limited to the village core. It excludes the appeal site and the adjacent 20th century housing which separates the appeal site from that village core. The Bures St Mary Conservation Area extends beyond the core of that settlement to include open land in mainly open recreational use on the east bank of the river opposite the appeal site.

REASONS

Landscape character and appearance

8. The appeal site lies outside but adjoining the development boundary of Bures Hamlet as currently defined in the development plan by RLP Policy RLP2 and CD Policy CS5 and also as defined in the emerging Braintree Local Plan by eLP Policy LPP1. Each policy treats the areas outside development boundaries as countryside where proposals are subject to a policy restriction on development that would exclude the proposed type of housing development. The proposed development would thereby be in conflict with both the current and emerging

development plan policies. However, the weight to be attached to the policies is disputed by the parties and is addressed below under the Planning Balance.

9. RLP Policy RLP 80 provides amongst other things that development will not be permitted that would not successfully integrate into the local landscape. However, it lacks more specific criteria for the assessment of proposals. CS Policy CS8 is a wide-ranging policy for the Natural Environment and Biodiversity. It applies both within and beyond the development boundary. Amongst other things it provides that development: ***'must have regard to the landscape and its sensitivity to change and where development is permitted it will need to enhance the locally distinctive character of the landscape in accordance with the Landscape Character Assessment'***. This provision remains applicable notwithstanding that, whilst there has been an assessment of landscape character, the further definition of Landscape Character Areas and guidance as envisaged in the policy (and in the text relating to Policy RLP 80) has not come forward.

Landscape Baseline

10. The Braintree Landscape Character Assessment (LCA) [ID12] is helpful in assessing the baseline situation on the Essex side of the River Stour. The site falls within the A2 Stour River Valley Landscape. That landscape type covers an extensive area and the LCVA is inevitably broad brush in its scope. However characteristic features identified in the LCA and found on and around the appeal site include, as identifiable landscape qualities: a broad flat valley floor; a patchwork of pasture and arable farmland on the valley sides; plantations of cricket bat willows on the floodplain; traditional settlements with limited modern development; panoramic views of the valley; and church towers as distinctive features. Visual characteristics include: the river as a focal point; churches as key landmarks; and panoramic views from valley slopes and along the valley floor.
11. Of particular relevance to the appeal proposal, the LCA identifies the skyline of the valley slopes as visually sensitive with potential new development being highly visible within views across and along the valley floor. Views to the valley sides from adjacent landscape character areas (such as here from the Suffolk side of the river) are also cited as sensitive. Overall the character area is assessed as having relatively high sensitivity to change.
12. Key planning and land management issues are identified as including: ***'small urban extensions of the larger settlements within the valley'***. Suggested landscape planning guidelines include: ***'Consider the visual impact of new residential development ... upon valley slopes'***, ***'Maintain cross-characteristic views across and along the valley'*** and ***'Ensure any new development on valley sides is small-scale, responding to historic pattern, landscape setting and distinctive building styles.'***
13. Although near views of the appeal site are available from the adjacent road, railway, dwellings, and some agricultural land within Essex, there are also medium and long views of the appeal site from the valley floor and valley sides within Suffolk. From there the site is currently seen as rising open arable land on the valley side, partly enclosed by hedges and trees, and set against a backdrop of woodland along the railway embankment which disguises the man-made character of that feature. There are some long views from the valley floor within the Conservation Area across the site which in winter can include

- glimpses of the distant church tower at Mount Bures. From higher ground on the Suffolk side the site reads as a continuation of the similar rolling farmland to the south and also to the west beyond the railway. It contributes with that other land to what has been described as the green nest setting of Bures.
14. The landscape on the Suffolk side of the river is part of the baseline of the wider area around the appeal site and is important to its context. It shares many landscape and visual characteristics with that on the Essex side. In the Babergh landscape guidance (2015) [ID11] the adjacent landscape character areas are the '*Valley Meadowlands*' on the valley floor and the '*Rolling Valley Farmlands*' above. Relevant characteristics of the latter area include: '***From elevated locations ... substantial views are obtained***'; and '***Historic villages blend with the valley landscape, with the buildings complementing a landscape of the highest visual quality.***' An objective for both character areas is to: '*maintain and enhance the distinctive landscape and settlement pattern*'. The guidance warns in relation to the Valley Meadowlands that: '***The sense of tranquillity of this landscape ... can ... be impacted by development of the adjacent Rolling Valley landscapes which are often a focus for settlement and development***'. As the landscape on both sides of the valley share similar characteristics that effect would also apply to development on the Essex side.
 15. The appeal site lies close to the Dedham Vale Area of Outstanding Natural Beauty. However, there is little direct inter-visibility and no harm to the setting of the AONB has been alleged by the Council. Nevertheless, there is a long-standing ambition shared by the relevant local Councils and amenity groups to extend the AONB to include more of the Stour Valley. To that end a Report entitled: '***Special Qualities of the Dedham Vale AONB – Evaluation of the Area between Bures and Sudbury***' was commissioned from Alison Farmer and produced in 2016 (The Farmer Report).
 16. The Farmer Report concluded that only part of the extensive area evaluated was of a quality to merit designation as an extension to the AONB. It identified a potential candidate area for the AONB extension that includes Bures and the surrounding area. Amongst other things the Farmer Report commented on the relatively intact pattern of the landscape north and south of Bures and that a conservation area includes the valley floor. However, it also notes that peripheral development in Bures has altered the way in which the settlement sits in the landscape. Before defining a boundary for the AONB the Report cited a need for further scrutiny at Bures and two other settlements regarding whether the settlements should be included in the AONB or excluded. The Report noted on the one hand that the settlement is surrounded by high quality landscape but on the other that there have been housing estate extensions to the south west (adjoining the appeal site) and to the south east (in Bures St Mary). Particular scrutiny was recommended as to: '*the extent to which modern housing effects [sic] the intact character of the settlement and its relationship with the valley floor*'.
 17. I saw that whereas the two village conservation areas are mainly characterised by local vernacular buildings, often built in rows or terraces close to the road, the peripheral 20th century extensions referred to in the Farmer Report are made up of a mixture of ribbon and estate development in a variety of different contemporary styles and materials that are generally not characteristic of the Stour Valley. They are more suburban in layout than the historic village cores.

18. The appeal site adjoins some of that modern housing on part of its northern boundary but is otherwise buffered by an intervening field. The remaining boundaries adjoin woodland and the brook or Colchester Road, beyond which is an area of meadowland and the river. In its open and gently sloping condition as arable land I consider that the appeal site is part of the intact high quality landscape described in the Farmer Report and that its landscape character has not been significantly affected by the adjacent modern housing.
19. Unusually, the statutory Management Plan for the Dedham Vale AONB also includes the whole of the Stour Valley Project Area, although only part of that area is recommended in the Farmer Report for consideration for inclusion in an extension to the AONB. The Project Area lies outside the AONB boundary and does not itself have any statutory landscape or other designation. It is thus not subject to the statutory requirement to prepare a management plan. Nevertheless, the Management Plan is a material consideration. It does not seek to preclude housing development in the AONB or the Stour Valley. However, it qualifies support for such development as applying to that which: sits well with the patterns of historic villages; contributes to the architectural patterns of the area; and which seeks to meet the needs of the community in terms of affordable housing.
20. Paragraph 127 of the Framework provides amongst other things that planning decisions should ensure that developments are: *'sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased **densities**)'*. Paragraph 170 of the Framework provides amongst other things that planning decisions should contribute to and enhance the natural and local environment by: *'a) **protecting and enhancing valued landscapes, ... (in a manner commensurate with their statutory status or identified quality in the development plan)**'* and *'b) **recognising the intrinsic character and beauty of the countryside'***
21. I consider that recognition of the intrinsic character and beauty of the countryside would have little practical effect without an assessment of the particular qualities of the countryside and the landscape setting where development is proposed and the effect of that development upon them. Neither, having regard to Paragraph 127, do I consider that the exhortation to protect and enhance *'valued'* landscapes is necessarily limited to landscapes that have either a statutory designation or a local designation in the development plan.
22. The Framework does not provide a definition of a valued landscape. However, I consider it improbable that the addition of the words in brackets to paragraph 170(a) which occurred in July 2018 was intended to encourage policy makers to revive the practice of creating local *'Special Landscape Areas'* or similar designations in development plans as a means of identifying a valued landscape. Previous advice had sought to discourage such designations in favour of landscape character assessment which would identify the distinctive and valued qualities of landscapes. That is of particular relevance here where the RLP designations of Special Landscape Areas including in the Stour Valley were superseded in the CS by policies which referred to the use of landscape character assessment.

23. **Had the creation of new local designations been the Government's** intention then I consider that it would have been highlighted in the public consultation on the changes to the Framework and made explicit in the new text. Moreover, even if that were the intention there would be a long hiatus whilst all the necessary work was carried out to identify, consult upon, examine, and adopt the necessary policies as part of the statutory development plan framework, during which sensitive landscapes would remain vulnerable to insensitive development. In any event, whether or not the **site qualifies as a 'valued landscape' in the terms of the Framework, the Framework** at Paragraph 127 requires development to be sympathetic to its landscape setting. Such consideration must necessarily have regard to the sensitivity of that landscape.

Landscape Value

24. In this case I consider that there is ample evidence that the landscape around Bures, including the appeal site, is not ordinary countryside of no value but is of high sensitivity and is locally valued. That evidence encompasses: its inclusion in the Stour Valley Project Area and the Management Plan; the commissioning and conclusions of the Farmer Report; the submissions to Natural England to review the AONB designation; and the related text of the emerging Local Plan at paragraph 8.27 which highlights the sensitive nature of the upper Stour Valley and supports the aims of the Management Plan whilst also seeking to avoid prejudicing the expressed long term aim to extend the AONB to this area.
25. The appeal site itself displays many of the characteristics of the A2 character area. It is arable farmland on the rolling valley sides. It is visible both from within and across the valley. It contributes positively to the setting of Bures within the valley, notwithstanding that other nearby development may have had an adverse impact in that regard.

Landscape Effects

26. The planning application was accompanied by a Landscape and Visual Impact Assessment (LVIA). This focussed most attention on the site itself and its landscape features. These were assessed as of only medium landscape quality, sensitivity and value. The LVIA did not acknowledge the conclusions of the LCA that the landscape of the wider character area is of high sensitivity or the Farmer Report conclusions that the landscape south of Bures is of high quality (and similar to that of the AONB). I therefore consider that the LVIA understates the sensitivity and value of the appeal site as part of that landscape. Neither did it acknowledge the conclusions of that Report that the peripheral housing estate extensions had altered (and by inference harmed) the way in which the settlement sits in the landscape such that further scrutiny may conclude that the settlement would not itself merit inclusion in the AONB.
27. Where the LVIA does refer to the impact of the proposed development on that wider landscape it was seen only in the context that it would be an incremental addition to the existing settlement to the northwest. This led to a conclusion that there would be no significant adverse landscape effects and no more than moderate adverse visual effects in the near vicinity. I disagree.
28. The application is in outline and thus no design details have been submitted for determination. However, the lower part of the site to the south adjacent to Cambridge Brook is in a flood zone which would not be suitable for built

development. The proposal is for 98 dwellings and the illustrative layout indicates that this would probably be 2 storey development with a suburban style road layout. A respect for traditional architectural styles in the area as indicated in the Design Statement would imply relatively steep gabled roofs. Together with the raised level of the site above Colchester Road the overall effect would be a marked change from an open field visible from the valley floor as part of an area of open countryside to a relatively dense and homogenous block of suburban development without significant visual gaps. It would be of different townscape and visual character to the characteristic street scenes to be found in the village cores of the two conservation areas and also different in style, materials and form from the adjacent 20th century development.

29. Whilst the LCA and Management Plan preferences for '**small-scale**' development are not defined, I do not consider that this proposal could be so described. That a similar preference is included in the guidelines for many other landscape character areas in Braintree is unsurprising given that this is a mainly rural area where most existing development has occurred organically and at a small scale. The development would add considerably to the peripheral extension of Bures Hamlet towards the south in the form of a large housing estate, exacerbating and extending the adverse effect that the 20th century development has already had on the historic settlement pattern, including in views from higher ground in Suffolk.
30. The development would contain views from the valley floor which would then be surrounded by built development on 3 sides. Panoramic cross-valley views would be restricted and there would be a loss of outward views from the valley floor to the open countryside. Even were the buildings to be limited in height to 2 storeys (or 9m) they would still break the skyline in views from the valley floor, a matter highlighted in the LCA. The development would also appear urban and intrusive as seen in near views from the Colchester Road and from the recreational cycle routes along that road. The indicated landscaping, which may be different in the final scheme, would take time to establish and would only partially mitigate these effects in the longer term by softening but not screening the edges of the development.

Visual Effects

31. Many of the landscape effects, including the loss of open landscape character and the restriction of views, would be perceived visually by neighbouring residents, persons using Colchester Road (including recreational cyclists), walkers on the network of local and longer-distance footpaths on the valley floor (including permitted paths), users of the open space opposite the site, and by both commuters and leisure users of the adjacent railway line. The sensitivity of these users would vary according to the reason for their presence as well as other factors such as distance from the development. The most sensitive users would be those using the public footpaths and the recreational cycle routes and the neighbouring residents. However other road and rail users would include those visiting the area for leisure purposes who can be expected to be more sensitive. All would experience some negative visual effects from the loss of longer views and the change in landscape character.

Conclusion

32. Paragraph 48 of the Framework provides amongst other things that existing development plan policies adopted prior to the publication of the Framework should be given due weight according to their degree of consistency with the Framework. In that regard, I consider that CS Policy CS8 is generally consistent with the Framework objectives to recognize the intrinsic character and beauty of the countryside, which certainly apply here, and for development to be sympathetic to, and enhance, its landscape setting, which this proposal would not. That policy merits substantial weight.
33. Having regard to the nature, scale and setting of the proposed development I conclude that it would be a major development with a significant adverse impact on the character and appearance of the countryside and on the sensitive landscape setting of Bures and Bures St Mary, including its Conservation Area, contrary to the Guidelines in the LCA and in conflict with CS Policy CS8 and RLP Policy RLP 80.

Heritage Assets

34. In the development plan the RLP and CS heritage policies are no longer consistent with more up-to-date policy for heritage assets in the Framework that includes provision to assess whether there is harm to the heritage significance of the designated or undesignated asset and then to weigh that harm with any benefits of the development. In this case I therefore attach greater weight to the Framework policies.
35. The appeal site is too distant from the listed churches and most other designated heritage assets in the wider area to have any appreciable effect on their settings or significance. The exceptions are the Bures St Mary Conservation Area and the Grade II listed Brook House which are closer to the site. The Conservation Area includes the open recreation land on former meadows on the opposite side of the River Stour. That is part of the valley floor and it is contiguous with surviving meadows beside the river. In its present form the appeal site is open countryside and it provides an open visual connection with the wider countryside. However, the built development of the appeal site at the proposed scale would be very visible from the conservation area and would close off that view to the west and create a much more urban setting. Those adverse landscape and visual effects would cause harm to the significance of the conservation area by reason of the loss of a significant part of its open countryside setting.
36. In the case of Brook House the appeal development would be seen in some long filtered views from that property as part of the wider setting of the listed house which otherwise has long been characterised by mainly open countryside. However, those views would be against a backdrop of more distant 20th century development which has already intruded on that setting to a degree.
37. In each case I agree with the conclusions of the main parties that there would be some, less than substantial, harm to the heritage significance of these designated assets. Any such harm nevertheless merits great weight in accordance with paragraph 193 of the Framework and falls to be weighed in the balance with the public benefits of the development.

38. The site includes some undesignated buried heritage assets which have been dated to the Bronze Age. However, they are of a common type and have been damaged by past human activity such as ploughing which has diminished their significance such that they would not satisfy the criteria for scheduling as ancient monuments. Neither are they visible except from the air as crop marks for a brief period in each growing season. The assets are unlikely to have a connection with other assets in the valley from different eras and there is no objection from the Council or its archaeological advisers to the loss of what little remains of the asset subject to an appropriate condition to investigate what remains. The very slight residual harm to significance from the loss of any physical remains would nevertheless fall to be included in the planning balance.

Affordable housing and necessary infrastructure

39. Planning permission was refused in part because of a lack of provision to secure both the promised affordable housing and also financial contributions to provide necessary social infrastructure, especially the creation of adequate capacity in health and education provision to serve the development.
40. A completed unilateral undertaking has been submitted by the Appellant under Section 106 of the Act which would ensure compliance with CS Policy CS2 in respect of the 40% affordable housing provision sought in rural areas. It also makes provision for financial contributions to enhance education provision and primary health services as requested by the local education authority (Essex County Council) and the NHS respectively. Other provisions include contributions to the provision or enhancement of sports facilities and allotments. Provision would also be made for on-site open space for public use.
41. It is possible that the education and health contributions in particular may be put towards facilities that would not be directly used by occupiers of the development. That is because residents would be likely to use existing facilities closer to the appeal site. In that case other persons may be displaced to go elsewhere, depending on how those facilities are managed in the future. However, with the agreed contributions and with similar provision in relation to other new development, the overall capacity of facilities in the area is likely to be adequate to account for the increase in overall demand.
42. I consider that these measures would accord with relevant Community Infrastructure Regulations and CS Policy CS11.
43. The provision made by the undertaking for potential mitigation of effects on bio-diversity is considered below.

Biodiversity

44. As an arable field the main part of the appeal site has limited bio-diversity or ecological interest and the development should not cause a direct loss of habitat. Moreover, **there is the opportunity to enhance the site's flora as** significant areas at the side edges are likely to be available to reinforce, strengthen, and diversify existing hedgerow and tree planting and to improve the bio-diversity of open parts of the site. That would more than compensate for the likely loss of one tree adjacent to the proposed access.

45. In respect of fauna it appears that the original ecological surveys may have correctly recorded and addressed the presence of badgers adjacent to the railway but missed some of the potential habitat of water voles and possibly otters along the brook. Whilst there would not necessarily be a direct loss of habitat or adverse effect on these protected species, it may be necessary to control public access to this area in a final design by fencing or other means and a suitable buffer. The illustrative layout indicates that there would be space available for that purpose although that would reduce the area of accessible public open space.
46. At the time of the application, Natural England had no objection to the proposed development. However, they have subsequently published draft proposals to mitigate the impacts of increased recreational use on Special Protection Areas (SPA) of European importance as wildlife habitats on the Essex Coast. These include the draft designation of a 22km zone from the Blackwater Estuary within which mitigation payments would be sought from new residential developments to fund management of the SPA.
47. Before a need for avoidance measures or mitigation payments could be justified it would first be necessary to establish if the development would have a likely significant effect on the SPA, in which case an Appropriate Assessment would then need to be undertaken.
48. The Appellant has submitted evidence to the effect that there would be no likely significant effect having regard to the remoteness of the site from the Blackwater Estuary SPA, the length of the routes between the site and that estuary (which exceed 22km) and the limited access possibilities at the nearest parts of the estuary. It is also pointed out that there are other similar SPAs at closer distances and that no objections in respect of a likely significant effect have been alleged. Nevertheless, the Appellant has offered a mitigation payment in case there is judged to be such an effect and if an Appropriate Assessment were to conclude that such mitigation was both necessary and appropriate. The Council relies on the blanket approach of Natural England in respect of distance. However, **the Council's** own evidence is that a development of less than 100 dwellings (as this would be) would not have a likely significant effect. When considering a near duplicate proposal on the same site the Council did carry out what it describes as an Appropriate Assessment and concluded then that the proposal would not adversely affect the integrity of the habitats site.
49. **I do not rely on the Council's conclusions as they do not appear to have taken account of potential cumulative effects of multiple developments. However, I prefer the Appellant's evidence** in relation to the actual potential effects and conclude that a development on this site at the outer edge of the draft zone and with limited opportunities for access along long and convoluted routes makes a pathway of effect unlikely and **makes it improbable that the site's** development would have a likely significant effect.
50. In these circumstances I do not consider it necessary to carry out an Appropriate Assessment or to require the mitigation payment described in the unilateral undertaking.
51. I conclude that the development is not in conflict with the bio-diversity provisions of CS Policy CS8.

Housing Land Supply

52. Although not a provision of the development plan, national policy at paragraph 73 of the Framework (2019) provides that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need where the adopted strategic policies are more than 5 years old [as here].
53. At the date when the application was determined in June 2018, the Council accepted that it was unable to demonstrate that it had the minimum 5-year supply of housing land required by the Framework (2012). Shortly afterwards in July 2018 the Government published the updated Framework (2018) which, amongst other changes, modified how the housing requirement should be calculated. Changes to the supporting Planning Practice Guidance were then published in September 2018 in respect both of the housing requirement calculation and the evidence sought to demonstrate the available supply.
54. In January 2019 the Council published an Annual Monitoring Report with a base date of 31 March 2018 and which claimed that the Council could demonstrate a housing land supply in excess of 5 years. This was based on a local housing need requirement using the recommended standard method and derived from the latest 2016 household projections.
55. Following a Technical Consultation the Government has made further relevant changes to the Framework and to the PPG. These were published during the Inquiry in February 2019. Amongst other things these changes provide that the 2014 household projections should be used when calculating the standard method and that alternative approaches to calculating housing need should only be considered at the policy-making stage and not in decision-making.
56. When calculated in line with the latest policy and guidance (and the results of the Housing Delivery Test - also published in February 2019), the Council continues to maintain that it has a supply in excess of 5 years. The Framework provides that there should be an annual assessment of supply. The PPG at paragraph 3-038 also allows that for applications and appeals it is only necessary to demonstrate supply once a year. The Council does not yet have up-to-date strategic policies on which an Annual Position Statement would be based. It therefore relies instead on the Annual Monitoring Report (AMR) published in January 2019.
57. **The Appellant challenges the Council's supply figures as set out in the AMR.** The main area of disagreement concerns the treatment of outline planning permissions for major development in the calculation of supply. Also at issue is whether sites subject only to a resolution to grant planning permission at the base date should be included (as for example where the grant of planning permission depends upon the completion of a Section 106 planning obligation).
58. Based on the 2014 household projections, and with an agreed 5% buffer, both main parties now agree that the local housing need at 31 March 2018 over 5 years is for 4,457 dwellings. The Council estimates the supply at 4,834 dwellings (5.42 Years) to include 2,247 dwellings on sites with outline permission at **the base date, 200 at 'growth locations' and 267 at 'other sites'**.
59. The Appellant has offered 2 alternative calculations. What is described as a '*strict*' interpretation would result in a supply of 2,977 dwellings (3.34 years).

This excludes the above supply at the growth locations and other sites and reduces the supply on sites with outline permission to 857 dwellings, mainly due to a claimed lack of clear evidence that these would have been deliverable at the base date of 31 March 2018. In the alternative the Appellant has also calculated supply based on what is described as a '*benevolent*' approach which would result in a supply figure of 3,968 dwellings (4.45 years). In that case the supply from sites with outline permission at the base date would be 1,613 dwellings.

60. My attention has been drawn to how these matters have been addressed in other appeal decisions, albeit that they pre-dated the latest Government policy and guidance. In particular, in the Woolmer decision¹ the Inspector opined that the definition of '**deliverable**' in the **Glossary of the Framework 2018** is a closed list. If so, whilst the definition is set out in the first sentence, a closed list would mean that only the types of housing sites listed in the second and third sentences of the definition could qualify as deliverable. The Framework 2019 has slightly modified and restructured the definition but the changes do not provide additional confirmation that the list is closed.
61. The Council has drawn attention to the Salford decision² by the Secretary of State where sites with a resolution to grant permission subject to a Section 106 agreement had been included in the housing supply and the Secretary of State had made no criticism of that approach. However, as the supply in that case was agreed to be far in excess of 5 years it made no difference to the principal issues and it does not appear that the Secretary of State gave active consideration to that matter. I therefore accord it little weight.
62. In the Woolpit decision³ the Inspector concluded that all permissions issued after the base date should be excluded on the basis that its consideration would also require a review and extension of the period over which housing need is to be assessed. I disagree on that latter point. It is not necessary to adjust the housing need period if the assessment of supply only concerns that which is expected to be delivered within the original 5-year period. However, I agree that new planning permissions after the base date should be excluded and that would include permissions subject to a resolution to grant subject to a Section 106 obligation. Uncertainty about when such an obligation would be completed could put back a potential start date by months or even years. Information about significant new supply from such sources after the base date but before the annual assessment might nevertheless be material when considering the weight to be accorded to an identified shortfall in supply.
63. In respect of information received after the base date about the progress of sites with outline permission at the base date, I consider that this information should be included in the AMR in order to provide the necessary '*clear evidence*' of whether and when housing will be delivered. An example could be that a site with outline planning permission at the base date had subsequently been the subject of an application for full permission for a similar development in preference to a reserved matters application. That can occur when some amendment to the scheme had meant that whilst housing delivery was still expected a reserved matters application was not appropriate. That an

¹ Appeal Ref APP/C1950/W/17/3190821

² Document ID20

³ Appeal Ref APP/W3520/W/18/3194926

essentially similar development was now being advanced by a different route should not to my mind preclude the site from inclusion in the base date supply.

64. The March 2018 base date of the **Council's** AMR preceded its publication by more than 9 months. However, a base date close to the beginning/end of the financial year is widely accepted as a suitable annual monitoring period. It is entirely reasonable that the base date is not updated to a new date for each application or appeal, as confirmed by the PPG. Reasons for the delay in preparing and publishing the report here include that the Framework was significantly modified 4 months after the monitoring period in July 2018 to include a new standard method to assess the housing requirement and a revised definition of deliverable sites for inclusion in the supply. Also, the PPG guidance about how to assess need and supply was only issued 6 months after the monitoring period in September 2018. It can be expected that subsequent reports using current guidance would be compiled and issued closer to the annual base date.
65. The Framework definition of deliverable sites provides that in some cases (including outline permissions for major sites and also for development plan allocations where there is as yet no planning permission) there should be clear evidence that housing completions will begin on site within five years. To **establish the site's contribution to the housing supply there** would also logically need to be an assessment of the amount of housing expected to be delivered within that five-year period.
66. Where there is to be reliance on an annual assessment then that clear evidence should logically be included in that published assessment or at least published alongside it. That would qualify as publicly available in an accessible format as the PPG requires. It would accord with guidance in PPG Paragraph 3-048 which applies to all forms of annual review including, but not limited to, annual position statements. That is not to say that there should be publication of every email or every note of a meeting or telephone conversation. The information can be provided in summary form but there needs to be some means of identifying the basis for the conclusion reached.
67. The information published here in the AMR is minimal and it relies heavily on unsupported assertions that a site will be delivered. That does not amount to clear evidence. In most cases it does not include the additional information that was introduced only in oral evidence at the inquiry such as: the date when a reserved matters submission was made or anticipated; when a S106 obligation was completed; why a full planning application and not a reserved matters application was submitted on a site that already had outline permission; the source of an estimate of a delivery rate; any assumptions and yardsticks that were applied where direct information was in doubt or missing; or other information of the type suggested in PPG paragraph 3-036. Information of that type could be readily summarised and published, possibly in a tabular form.
68. Overall, **and having heard the Council's oral evidence** about progress on sites which is said to have informed its conclusions in the AMR, I consider that the **Appellant's 'strict' approach unreasonably excludes** many sites where it is very probable that there will be significant delivery of housing within the 5-year period. On the other hand, the Council has over-estimated the rate at which some sites may be developed and progress on some sites remains unclear even

when taking into account the **Council's additional** oral evidence of what has occurred since March 2018. Sites that were subject only to a resolution to grant permission at the base date should be excluded.

69. I consequently do not consider that the Council has demonstrated in the AMR with clear evidence that it has a 5-year housing supply. Whilst there is insufficient evidence to make a precise assessment, the likelihood is that the **supply is closer to the Appellant's 'benevolent' approach which concludes that** there is a 4.45-year supply. That represents a shortfall, albeit not a severe one. The weight to be attached to the shortfall may also be reduced in that there is some evidence of factors which will increase supply such as the issuing of permissions for developments that were only subject to resolutions to permit at the AMR base date. There is also at least one permission issued on a major site after the base date where development has already commenced on site. It is also material that the eLP examination is advancing and that the adopted plan can be expected both to redefine the housing requirement and to make provision to address it.

Other Matters

70. I have taken into account all other matters raised in representations. In particular I consider that the location and dimensions of the access junction would be adequately safe. Although not clearly specified in the Section 106 agreement, the advance provision of dropped kerbs at junctions and raised kerbs at the bus stop could be the subject of a condition to facilitate disabled access.
71. For a small rural village, the accessibility by public transport is unusually good and there is a range of services and facilities within walking or cycling distance. The limited parking at the station would be likely to encourage rail users to walk or cycle to the station.
72. However, neither these nor the other matters raised outweigh my conclusions on the main issues.

The Planning Balance and Conclusions

73. I conclude above that the proposal would contravene adopted development policies for the control of development in the countryside outside development boundaries. There would also be conflict with policies to protect the character and appearance of the area and specifically with CS Policy CS8 in respect of the landscape and visual effects. That conflict here outweighs compliance with some other development plan policies such that there would therefore be overall conflict with the development plan.
74. However, the apparent lack of a deliverable 5-year housing supply means that at least some of the other most important development plan policies for determining the application are out of date inasmuch as they would not provide for a sufficient supply. In particular the CS Policy CS5 and RLP Policy RLP2 development boundary is out of date as there is a lack of evidence that sufficient housing to meet the identified local housing need could be provided within the adopted boundaries. Limited weight can yet be accorded to the emerging Local Plan and its development boundaries which are not yet part of the development plan which may change prior to adoption. That and the supply shortfall necessarily triggers the application of paragraph 11 of the

Framework, notwithstanding the evidence of progress towards delivering additional housing sites since the AMR base date, and progress on the eLP.

75. Paragraph 11 provides in these circumstances that planning permission should be granted unless:

- i) *'The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or*
- ii) *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

76. In relation to (i) I have concluded that there is not likely to be a significant effect on the Blackwater Estuary Special Protection Area. Whilst great weight is to be accorded to the less than substantial harm to the designated heritage assets, that harm falls to be weighed with the public benefits of the development.

77. The public benefits of the development include: the social benefits of the provision of market housing and affordable housing in circumstances where there is a local and national shortage against assessed needs; the economic and employment benefits associated with the construction and subsequent occupation of the housing including local spending in shops and services; some benefits to bio-diversity of flora; and the provision of on-site informal open space potentially in excess of policy requirements. However the latter merits only limited weight as no minimum level of provision is set out in the application, the Section 106 undertaking or the agreed conditions, and because there is no identified local lack of open space or play provision in the area.

78. Neither the harm to the setting and significance of Brook House nor the harm to the significance and setting of the Bures St Mary Conservation Area would outweigh the public benefits either separately or together. Thus, these effects would not on their own provide a clear reason for refusing the development or overcome the paragraph 11 presumption in favour of development. However, the harm to the setting of the conservation area overlaps with and reinforces other harm to the character and appearance of the area which also falls to be weighed with the benefits in the application of sub-paragraph ii above.

79. The main identified harm is the harm to landscape character and to the visual amenity of the area including the **loss of the site's openness, the** breach of the skyline by a large-scale development, and the loss or containment of open cross-valley views. This includes the associated conflict with relevant development plan policies in that regard including CS Policy CS8 which are important to the determination of the appeal and which are not materially inconsistent with national policy or out of date. Neither, having regard to Framework paragraph 127, would the development be sympathetic to its landscape setting.

80. My final conclusion is therefore that the proposal is in overall conflict with the development plan and that is not here outweighed by other material considerations. In the terms of paragraph 11(d)(ii) of the Framework the significant adverse impacts of granting planning permission would significantly

and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The appeal should therefore be dismissed.

Robert Mellor

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Ashley Bowes	of Counsel instructed by Ian Hunt, Head of Law and Governance, Braintree District Council
He called	
Gill Wynne-Williams BA DipLA MLI	Landscape Architect and Managing Director of Wynne-Williams Associates Ltd
Beverley McClean BA DipCM MRTPI	Planning Officer, Dedham Vale Area of Outstanding Natural Beauty
Kathryn Carpenter BA(Hons) DipEnvPlg	Senior Planning Officer (Housing Supply) Braintree District Council
Melanie Corbishley BA(Hons) MA	Senior Planner, Braintree District Council

FOR THE APPELLANT:

Thea Osmund-Smith	Of Counsel, instructed by Megan Farmer
She called	
Silke Gruner BHons CMLI	Associate Landscape Architect and Urban Designer, CSA Environmental
Gail Stoten BA MCIfa FSA	Heritage Expert, Director of Pegasus Planning Group
Aiden Marsh BSc PhD MCIEEM CECOL	Ecological Director CSA Environmental
Matthew Spry BSc(Hons) DipTP (Dist) MRTPI MIED FRSA	Housing Land Supply, Senior Director Lichfields
Megan Farmer MPlan MRTPI	Planning Manager, Gladman Developments Ltd

INTERESTED PERSONS:

David Lee	Chair of Bures Hamlet Parish Council
Gill Jackson	Chair of Bures St Mary Parish Council
Elaine Conerney	Local Resident
Nicholas Temple	Neighbouring landowner and conservationist
Robert Erith	Chair, Dedham Vale Area of Outstanding Natural Beauty
Charles Aldous	Former Chair Colne-Stour Countryside Association
Geoffrey Probert	President, Suffolk Preservation Society
Hugh Turner	Concerning archaeological heritage
Ken Jackson	Concerning arboricultural and site related matters
Kenn Butcher	Concerning highways and transport matters
Sheila Butcher	Concerning the Statement of Community Involvement

DOCUMENTS

- 1 **Appellant's Opening Statement**
- 2 **Council's Opening Statement**

3 Statement of Common Ground
4 S106 Unilateral Undertaking
5 **Appellant's Note Concerning** Primary Education Impact
6 Extract from Annual Monitoring Report concerning affordable
housing delivery
7 Approved Applications and Allocations in the Stour Valley Project
Area
8 Gov.UK advice on AONB designation and management
9 Gruner Proof photos printed at A3
10 *Gladman v SSHCLG and Central Beds [2019] EWHC 127*
11 Joint Babergh and Mid Suffolk DC Landscape Guidance (August
2015)
12 Landscape Character of Braintree District (2006)
13 Essex CC Guide to Developer Contributions (2016)
14 Revised figures for financial contributions (2018)
15 *Baroness Cumberledge of Newick and Patrick Cumberledge v*
SSCLG and DLA Delivery Ltd [2017] EWHC 2057
16 *Baroness Cumberledge of Newick and Patrick Cumberledge v*
SSCLG and DLA Delivery Ltd [2018] EWCA Civ 1305
17 Decision Letter for Appeal Ref APP/R3650/W/16/3165974
Haslemere
18 *Gladman Developments Ltd v Daventry DC and SSCLG [2016]*
EWCA Civ 1146
19 Letter dated 23 October 2018 to Braintree DC from Planning Policy
Reform Division MHCLG
20 SofS Decision Letter for Appeal Refs: APP/U4230/W/13/2209607 &
APP/U4230/W/17/3180726 Salford
21 Decision Notice for Application 18/02139/OUT (Playing Pitches at
Cambridge Way, Bures Hamlet)
22 Statement by Elaine Conerney
23 Statement by David Lee
24 Statement by Nicholas Temple
25 Statement by Hugh Turner
26 Statement by Sheila Butcher
27 Statement by Gill Jackson
28 Statement by Ken Jackson
29 Statement by Robert Erith
30 Map of National Cycle Network Route 13 at Bures
31 **'Cycling through a masterpiece' local** cycle routes
32 Statement by Charles Aldous and appended photos of old Bures St
Mary
33 Statement by Geoffrey Probert
34 Essex Coast Recreational disturbance Avoidance and Mitigation
Strategy (2018-2038) – Essex CC and Appendices to Document
34
35 **Documents to support Mr Butcher's statement**
36 Schedule of major housing sites with outline planning permission
at 31 March 2018
37 Petition opposing the development of the appeal site with 592
signatures
38 Suggested site visit itinerary
39 Update of planning history of Station Field, Land West of Kelvedon
Station

- 40 Updated 5 year Housing Land Supply position following February
2019 changes to National Planning Policy Framework
- 41 Statement of compliance for financial contributions in relation to
Community Infrastructure Levy Regulations
- 42 Government response to the technical consultation on updates to
national planning policy and guidance 19 February 2019
- 43 Supplementary written statement from Hugh Turner
- 44 Updated 5 year Housing Land Supply position following February
2019 changes to National Planning Practice Guidance on
20 February 2019
- 45 **Appellant's Technical note in response to Mr Butcher's evidence on**
transport matters
- 46 **Appellant's Statement in response to representations** concerning
increased noise from road traffic
- 47 **Council's closing submissions**
- 48 *CEG Land Promotions Ltd v SSHCLG and Aylesbury Vale DC [2018]*
EWHC 1799
- 49 *Redhill Aerodrome Ltd c SSCLG and others [2014] EWCA Civ 1386*
- 50 *St Modwen Developments Ltd v SSCLG & Another [2017] EWCA*
Civ 1643
- 51 Closing submissions on behalf of the Appellant

Appendix 4

Supporting Evidence

Our Ref: 2019-05-15/3203/L1
15 May 2019

London Office
70 Cowcross Street
London
EC1M 6EJ

Attn: Mr A Hazel
Environment Agency
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Walton Summit
Bamber Bridge
Preston PR5 8BX

Contact: James Aldridge
t: 0203 7575 444
e: james.aldridge@weetwood.net
w: www.weetwood.net

By email: Alex.Hazel@environment-agency.gov.uk

Dear Alex

RED BRIDGE PUMPING STATION HYDRAULIC MODELLING STUDY

I refer to the Environment Agency (EA) consultation response letter dated 11 April 2019 (ref: NO/2017/110173/03-L02) in relation to the outline planning application at Land North of Cropper Road (planning ref: 17/0779) and associated challenge of the Flood Map for Planning.

The EA provided its hydrology and hydraulic model review with its consultation response letter, which states that the EA maintains its objection to the application because the hydraulic model is not considered to be sufficiently robust to update the Flood Map for Planning.

Weetwood has undertaken a detailed review of the EA hydrology and hydraulic model review. The points raised by the EA that require further clarification are presented below with Weetwood's responses (*italicised*):

Model Hydrology

1. Table 1 - URBEXT is stated as 0.5 but it doesn't specify whether that is 1990 or 2000. The URBEXT provided is at the cut off between extremely heavily urbanised and heavily urbanised for 1990 but just under for 2000.

The URBEXT value specified in Table 1 has been extracted from the ReFH2 calculation record presented in Appendix A of the Weetwood Hydraulic Modelling Study report¹ and represents URBEXT2000.

2. Section 3.2.1 d) - It defines the shape of the hydrograph, not the unit hydrograph, which remains the same.

Noted.

3. Section 3.2.1 - It's stated that the urban area is 78% of the catchment which suggests that it's extremely heavily urbanised and the URBEXT value is too low. The EAs flood estimation guidelines (page 89) suggests not using FEH based frequency methods in this case. It's noted that the guidance doesn't consider ReFH2 specifically.

¹ Land West of Cropper Road, Blackpool, Red Bridge Pumping Station Hydraulic Modelling Study, Final Report v1.1, 31 January 2019, Ref: 3203/HMS/Final/v1.1/2019-01-31

The URBEXT value was calculated using the urban runoff model within the ReFH2 software and is considered to be appropriate. The urban runoff model within the ReFH2 software was specifically designed to allow the assessment of urban catchments and is based upon the approach developed by Kjeldsen et al. (2013)².

- Section 3.2.1 - Impervious runoff and imperviousness factor were changed from default to 0.8 and 0.6 to better represent the density of development in the catchment. The change of the IF [imperviousness factor] to 0.6 can be justified easily but why the urban runoff change to 0.8? It's the proportion of direct runoff from rain onto the defined urban area.

The imperviousness factor was increased based upon what is considered to be a more appropriate volumetric runoff coefficient, as calculated using the approach set down in the Modified Rational Method.

- Section 3.2.1 - Duration calculated as 11hrs seems rather long for such a small urbanised catchment especially if a TP scaling factor has been applied. It is suggested double checking this. Either way, critical storm duration should be determined with the catchment descriptor derived duration acting as the starting point for investigation.

The critical duration was automatically calculated by the ReFH2 software based upon the catchment descriptors and using a Tp scaling factor of 0.5.

The relatively long storm duration selected by the ReFH2 software likely relates to the comparatively long average drainage path length (2.99 km) and low average drainage path slope (4.2 m/km). Regardless, sensitivity testing has now been undertaken by varying the storm duration.

A comparison of peak flow rates for the 1:100 annual probability event for a range of storm durations is presented within Table 1.

Table 1: Sensitivity Analysis – Critical Duration

Storm Duration (hours)	Peak Flow (m³s⁻¹)
11	0.94
13	0.93
9	0.93
7	1.02
5	1.31
3	2.17

Varying the storm duration by ±2 hours is shown to result in a small reduction in the peak flow from the catchment. However, reducing the storm duration by more than 2 hours results in an increase in peak flow rates.

The observed increases in peak flow rate for shorter duration storms is expected to relate to the influence of the public sewer network serving the urban areas within the catchment. Shorter duration storms are associated with more intense rainfall, resulting in flows that exceed the capacity of the public sewer network.

Whilst it is accepted that the shorter duration storm events would result in more direct runoff within the catchment, they are not considered to be appropriate for the purposes

² T.R. Kjeldsen, J.D. Miller, J.C. Packman, 2013. Modelling design flood hydrographs in catchments with mixed urban and rural land cover. Hydrology Research, 44 (6), pp. 1040-1057.

of the hydraulic modelling study. This is because the principal inflow to the hydraulic model has been applied at a point close to the downstream extent of the catchment.

The assumption that all water exceeding the capacity of the public sewer network would be conveyed rapidly to the downstream extent of the catchment is not valid because significant volumes of water would not be expected to reach the modelled watercourse due to the flat nature of the catchment. This is illustrated by the minor inflows that were applied to the hydraulic model to the north of Yeadon Way.

Based upon the above, the 11 hour storm duration adopted for the purposes of the hydraulic modelling study is considered to be appropriate. Nevertheless, the hydraulic model has been run for the 5 hour duration storm (i.e. roughly half of the design storm duration) and the extent of flooding is presented in Annex A.

The hydraulic model results indicate that the extent of flooding at the site is expected to increase for the shorter duration storm. However, the increase in flood extent is not considered to be excessive, illustrating that the model is not overly sensitive to critical storm duration.

- It would be useful to compare results to other methods as a sanity check and also to do some sensitivity testing; choice of winter/summer profile & the parameters for example. This should provide some indication of the uncertainty in the results.

The FEH Statistical Method has been used to assess peak flows from the catchment (refer to Annex B for pooling group information). Whilst it was not possible to derive a suitably representative or homogeneous pooling group, a comparison of peak flows, excluding the influence of the extensive public sewer network, is provided in Table 2.

Table 2: Sensitivity Analysis – FEH Method

Annual Probability	Peak Flow (m^3s^{-1})	
	ReFH2	FEH Statistical Method
QMED	3.91	4.28
1:20	7.38	7.34
1:100	10.62	10.21
1:1000	15.93	-

Based upon the above, the ReFH2 model is expected to provide an appropriate estimate of peak flows from the catchment.

With regards to the use of summer/winter profile storms; the ReFH2 Technical Guidance recommends that the winter storm defaults should be used in all but the most heavily urbanised catchments because ongoing research has shown that the seasonal signal for summer storms only occurs in these catchments. On this basis, the use of the winter storm profile is considered to be appropriate.

Hydraulic Model Build

- Once the baseline model is updated, both pre development and post development scenarios should be provided for comparison, please include a section to discuss/assess the impacts of the development.

It is not necessary to assess the post development scenario for the purposes of a flood map challenge. However, the impact of the proposed development on off-site flood risk

has been assessed within Section 5.1.2 of the Weetwood Flood Risk Assessment³ and is considered to have been appropriately addressed given the proposed mitigation measures and outline nature of the application.

8. Spot check shows Manning's values of 1. This is not consistent with Table 5 within modelling report. The chosen value of 1 should be justified.

The Manning's values have been defined within the '1d_nwk' file and have been applied appropriately as presented within the 'nwk_C_check' file.

9. Please clarify how the Q-H boundary was derived i.e. the slope used.

A gradient of 1:1000 was used to derive the Q-H boundary. It should be noted that the Q-H boundary does not influence flood risk at the site due to the presence of the pump.

10. Survey drawings are not provided and some of the values/dimensions are assumed. More information required on all structures modelled i.e. list of structures. Please provide explanation for structure not modelled.

The Weetwood hydraulic model represents an update to the existing EA Red Bridge Pumping Station hydraulic model, the results of which have been used to define the current Flood Map for Planning.

The key differences between the EA and Weetwood hydraulic models relate to the representation of the Red Bridge Pumping Station, as detailed in Section 4.3.1 of the Weetwood Hydraulic Modelling Study report, the extension of the model domain and inclusion of culverts to allow water to pass through the Yeadon Way road embankment and the transfer of the 1D element of the model from Flood Modeller Pro to ESTRY.

The culverts that have been incorporated through the Yeadon Way road embankment have assumed diameters of 1.2 m. The representation of these culverts is considered to be acceptable because they do not throttle flows (i.e. water levels are effectively the same both upstream and downstream of Yeadon Way).

The 1D element of the hydraulic model was transferred from Flood Modeller Pro to ESTRY because it was not possible to run the Flood Modeller Pro model with the updated pumping station characteristics.

In summary; the Weetwood hydraulic model has not ignored any structures that were originally represented within the EA model; the EA hydraulic model is considered sufficiently robust for the results to be used to define the Flood Map for Planning and on this basis, the results from the Weetwood model should be considered the same.

11. Logical PO rules checked, it is stated that rules were agreed with EA. Is there any change in rules from the EA 2018 model?

The original EA model used the following operating rules:

*Pump 1 Capacity = 0.72 m³s⁻¹
 Switch on at 2.75 m AOD
 Switch off at 2.65 m AOD*

*Pump 2 Capacity = 0.009 m³s⁻¹
 Switch on at 2.52 m AOD
 Switch off at 2.48 m AOD*

³ Land West of Cropper Road, Blackpool, Flood Risk Assessment, Final Report v3.1, 21 March 2019, Ref: 3203/FRA/Final/v3.1/2019-03-21

12. Please include a comparison between bank levels from cross sections and corresponding levels from LiDAR.

I have provided this information separately.

13. It appears that only half of the 2D domain has detailed roughness representation. A general value of 0.05 has been used to the North and West parts of the model. Review model roughness.

A detailed representation of land use types has not been included in areas where flooding is not expected to impact the Cropper Road site. It is not proposed to challenge the Flood Map for Planning in the vicinity of Yeardon Way and the current model schematisation is therefore considered to be acceptable.

14. Warning 1991, persistent warnings at node STEPS.2 due to negative depth in 1D. Warning 2218, Manning's n value used outside normal range. Warnings should be addressed.

Warning 1991 relates to the operation of Pump2 (refer to .toc file).

In the more extreme flood events, fewer negative depths occur and relate to when the second pump switches on or off. Water levels and flows fluctuate less in the more extreme events because the second pump is able to switch on and operate for an extended period.

In the more frequent flood events, the combined capacity of Pump1 and Pump2 exceeds the incoming flow for much if not the entire simulation. Flows and water levels are seen to fluctuate, resulting negative depths at node STEPS.2, when Pump2 switches on and off intermittently as the pump draws down water levels in the upstream sections of open channel.

I do not believe that the above issue effects the results the hydraulic modelling and the schematisation is therefore considered to be acceptable. I have also provided the 1d_O files for information.

Warning 2218 relates to the Manning's value specified for buildings and remains unchanged from the original EA hydraulic model.

15. The 1D water levels at nodes (_1d_H.csv), flows (_1d_Q.csv) and velocities (_1d_V.csv) are not provided in separate .csv files. Please provide 1d results in .csv files.

The 1D model results are provided in .MIF format and .csv files can be extracted from these files. Alternatively, the .eof files can be interrogated which presents the information requested in a tabular format.

16. Stage results for nodes immediately DS of the site are very noisy. Fluctuations in results should be addressed.

The noise relates to the issues discussed in point 14 (above) and is not considered to impact the results of the hydraulic modelling.

17. CE plots show that mass balance exceeds the standard acceptable range of +/-1% during all simulations. The dVol plots show significant oscillations. This required addressing, or else detailed justification is required why current levels should be accepted. Consider ways in which CE values can be reduced further. Explain how the mass balance errors have been managed as part of this model update.

The CE is less than 0.5% in the 1:100 (+70%) and 1:1000 annual probability events. The CE is 2.1%, 2.8%, 1.5% and 1.3% in the 1:20, 1:100, 1:100 (+30%) and 1:100 (+35%) annual probability events respectively.

The CE primarily relates to the stability of the 1D component of the hydraulic model. The reasons for the instabilities in the 1D domain were discussed in detail in point 14.

The CE values are not considered to prejudice the results of the hydraulic modelling because they indicate that there is a net gain in the total flood volume and because the instabilities result from an essential part of the model (i.e. operation of the pumps).

18. Only the pump failure scenario has been assessed as part of the sensitivity analysis. Please provide results (model files) of pump failure scenario. The model should be subject to the standard test for key parameters, i.e. roughness, flow, blockages to the structures.

The pump failure scenario is not required for the purposes of the flood map challenge. However, the model files have been provided separately to inform the review of the Flood Risk Assessment.

Additional sensitivity testing is not considered to be required because the Weetwood hydraulic model represents an update to the approved EA hydraulic model.

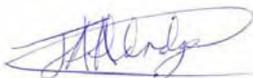
19. Upper and lower sensitivity scenarios can be run for both pre and post development to assess the uncertainty of the impact made by the development.

This point has been addressed within points 7 and 18. Post development scenario runs are not considered to be necessary additional sensitivity testing is not considered to be required.

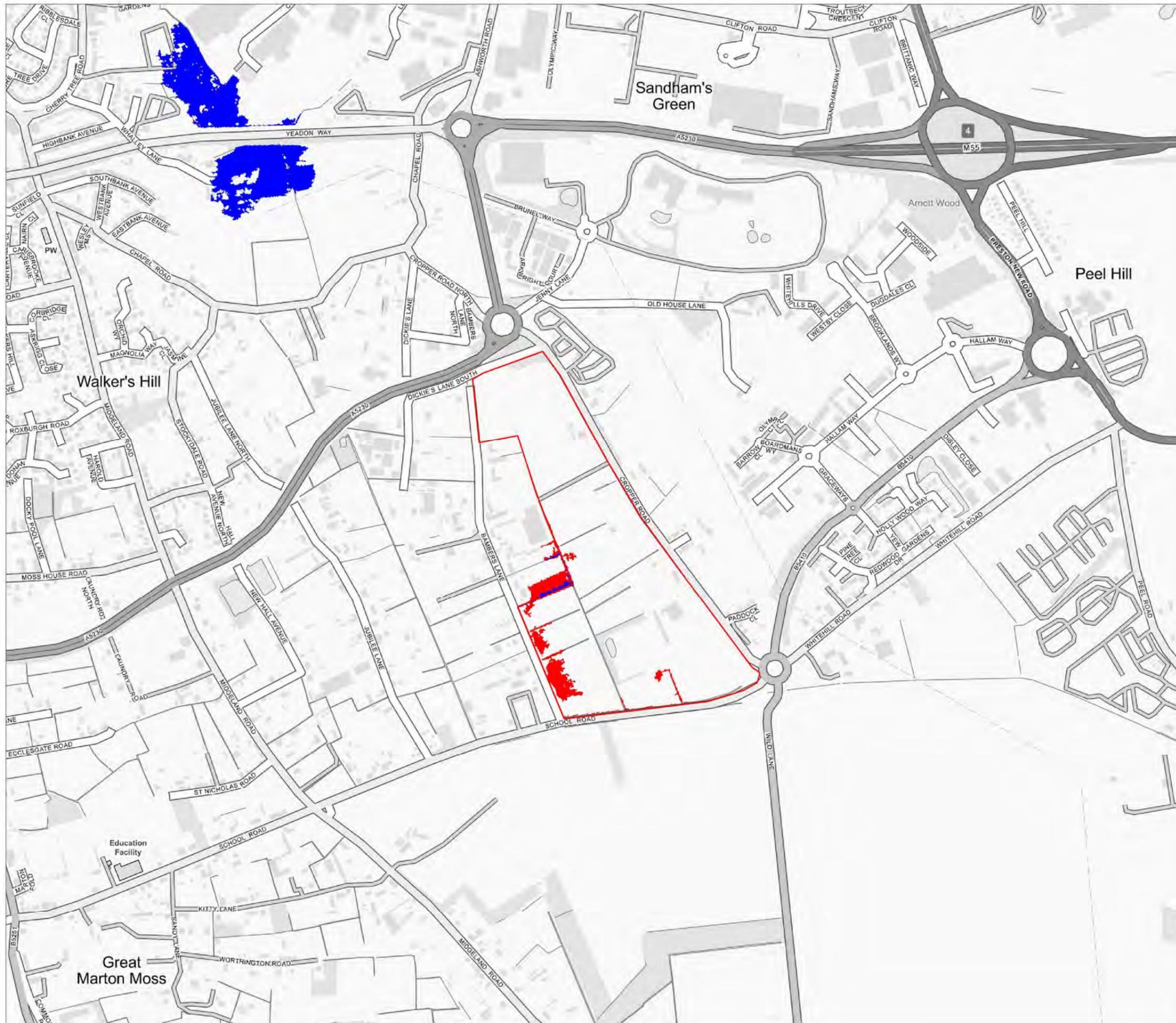
I trust that the above addresses the points raised within the EA hydrology and hydraulic model review and that you are now able to approve the Weetwood hydraulic model.

Please do not hesitate to get in touch if you have any further questions.

Yours sincerely



James Aldridge BEng MSc MCIWEM
Technical Director



Notes:

1. Do not scale from this drawing.
2. Map backdrop reproduced from Ordnance Survey digital map data. Crown Copyright under licence.

KEY:

- Site Location
- Design Duration (11 hours)
- Sensitivity Duration (5 hours)

Weetwood

Development • Planning • Environment

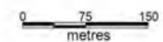
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Client: **Wainhomes (NW) Ltd**

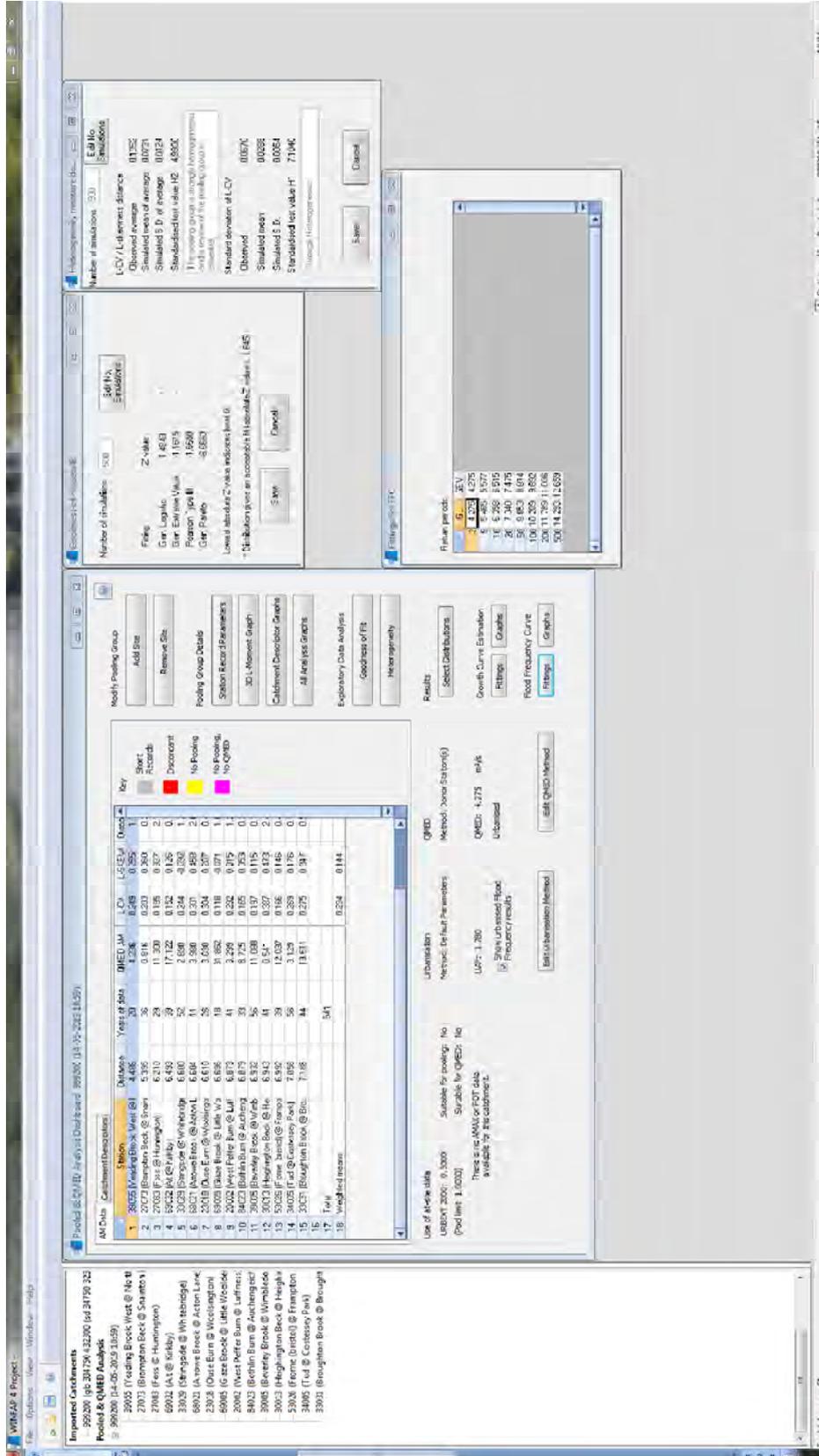
Project Title: **Land Off Cropper Road
Blackpool**

Drawing Title: **Sensitivity Analysis
1.0% AEP Event**

Map Orientation:  Scale: 

Drawn: JA	Checked: DJ	Date: 15 May 2019
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Drawing No: 3203 005 007 Q100 d	Rev: A
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Date: July 2019
Our Ref: APS

Review Date: October 2019
Authorised by: Julie Glaister, Planning Policy Manager