

Fylde Council
Interim Five Year Housing Supply Statement, base dated 28th February 2017

Introduction

1. Local planning authorities must identify enough deliverable sites to provide five years worth of housing against their housing requirement. In other words, a five year supply of deliverable housing land must be identified. This is required under paragraph 47 of the National Planning Policy Framework (the Framework).
2. The interim five year housing supply statement, base dated 28th February 2017, is set out in Table 1. The methodology below explains how the Borough's five year supply position has been calculated. The calculation takes latest thinking into consideration, in addition to the Framework and the National Planning Practice Guidance (NPPG).
3. The latest version of the Housing Trajectory for the Fylde Local Plan to 2032 can be seen at Appendix 4. The five year supply position has been taken from this version of the Housing Trajectory which is base dated 28th February 2017 and reflects the most up to date information available to the Council.

Methodology

Housing Requirement

4. The Housing Requirement Paper (2015) summarises the findings of the 2013 Strategic Housing Market Assessment, the Analysis of Housing Need in light of the 2012-based Sub-Nation Population Projections (Addendum 1) and the Analysis of Housing Need in light of the Sub-National Household Projections (Addendum 2). The Housing Requirement Paper concludes a figure of 370 homes per annum will meet Fylde's objectively assessed need (OAN) for housing.
5. Since 2011, the Borough has not met the OAN annual housing requirement. Rather, there has been an under delivery (shortfall) of 748 homes against the annual housing requirement. The housing shortfall has been rolled forward and evenly distributed over the next five years, not the plan period ('the Sedgefield approach').
6. There has been a persistent under delivery of housing in Fylde. Under paragraph 47 of the Framework, a 20% buffer is required where there has been a record of persistent under delivery. At the base date used for this calculation, there is a requirement for an additional 254 homes per annum based on the annual housing requirement.
7. The adjusted five year requirement for Fylde comprises: five years worth of the annual housing requirement, plus the shortfall; and a 20% buffer in accordance with the Framework paragraph 47, as set out below:

Adjusted five year requirement
=
(Annual requirement x 5 + Shortfall) + 20% buffer

Deliverable sites

8. Only deliverable sites can be identified to meet the five year housing requirement. The following types of sites have been considered deliverable:
 - Sites with planning permission, including 'outline' permission;
 - Sites where planning permission has been agreed, but the Section 106 agreement has not yet been signed (if applicable);
 - Sites where the council is minded to approve^a; and
 - Any other sites which are allocated in the Submission Version of the Fylde Local Plan to 2032.

9. Only where there would be definite obstacles to the implementation of a planning permission, such as evidence of a lack of viability, will a site be excluded. Where viability is questioned, each case will be assessed on its own merits. The applicant will be expected to undertake and submit a viability assessment, at their own expense, as evidence that a site is not viable.

10. In those instances where the local planning authority agrees that a site is not viable, the site will be removed from the existing supply.

Build out rates and phasing

11. The build-out rates that are used in the calculations are the same as those that are used in the emerging Local Plan and the SHLAA 2015. The SHLAA is a robust piece of evidence that is produced with input from a SHLAA Steering Group. The SHLAA assumes that 15 homes will be built in the first year and 30 homes in subsequent years. If the site has a capacity of more than 300 homes then it assumes that there will be two developers and the output will be doubled.

12. Using these build-out rates means that a small number of large sites will not be fully delivered within the five years. The remainder would be delivered from year six onwards and is not factored into the five year supply.

13. Only on sites with full planning permission and a signed Section 106 agreement (if applicable) will development be able to commence in year 1. Sites with outline planning permission, or sites where a Section 106 agreement is yet to be signed, will not be able to commence in year 1. It is anticipated that development will be able to commence on these sites as follows:

Full planning permission, with signed Section 106	1-5 years
Full planning permission, awaiting signing of Section 106	2-5 years
Change of use, awaiting signing of Section 106	2-5 years
Outline planning permission, with signed Section 106	2-5 years
Outline planning permission, awaiting signing of Section 106	3-5 years
Full planning application received and proposed allocation in emerging Local Plan	3-5 years
Outline planning application received and proposed allocation in emerging Local Plan	4-5 years
Allocated Site without a full or outline planning application	5 years

^a Addendum III of the Interim Housing Policy (February 2013) increased the dwelling threshold for proposed developments requiring Section 106 contributions. There are however a number of planning applications which the council determined and was minded to approve, subject to Section 106 contributions, based upon a lower dwelling threshold. Therefore, at the 31st March 2016, these planning applications no longer required a Section 106 and the council is currently processing the planning applications. For the purposes of this five year housing supply, these planning applications are identified as 'minded to approve'. All of these sites would deliver within five years.

The Framework paragraph 47 buffer

14. The buffer is not an additional 20% to the housing requirement. Rather, it brings sites forward from later in the plan period and consequently the annual housing requirement for later in the plan period will be lower to reflect this.

Development not being implemented

15. It is recognised that not all developments identified within the five year supply will be developed. Within Fylde the number of residential planning permission not brought forward is relatively low and it is considered that it is reasonable to make a 10% allowance for sites not coming forward.

Five year housing supply position

16. The adjusted annual housing requirement at 28th February 2017 base date provides a 5.58 year housing supply.

Change of approach upon adoption of the Fylde Local Plan to 2032

17. In line with the decision of the Development Management Committee of 9th March 2016, the Council will continue to calculate the five year housing land supply based on the 'Sedgefield' approach. While the submitted version of the Fylde Local Plan to 2032 aspires towards using the 'Liverpool' approach, it is considered that the 'Sedgefield' approach is the more robust methodology until the Local Plan has been the subject of an Examination in Public and that the 'Liverpool' approach has been accepted as being sound. At this time, the methodology preferred by the Council is to address any shortfall over the immediate 5 year period in line with the 'Sedgefield' approach. However, the consequences of using the 'Liverpool' approach can be seen at Appendix 2 for comparative purposes only.

Table 1: 370dpa OAN Five Year Housing Supply Position – base dated 28th February 2017

Table 1(a): OAN Plan Period Housing Requirement at 28th February 2017	No. of Homes
OAN plan period housing requirement 2011 – 2032 (21 years) (370dpa x 21)	7,770
OAN housing requirement between 1 st April 2011 and 31 st March 2017 (6 x 370dpa)	2,220
Completions between 1 st April 2011 and 31 st March 2017 (6 years)	1,472
Under delivery (shortfall) between 1 st April 2011 and 31 st March 2016 (2,220 – 1,472)	748

Table 1(b): Five Year Housing Requirement at 28th February 2017	No. of Homes
Annual housing requirement	370
5 year housing requirement and shortfall ((370 x 5) + 748)	2,598
Adjusted 5 year housing requirement, including shortfall and 20% buffer (2,598 + 520)	3,118
Adjusted annual housing requirement for 0 – 5 year period (3,118 ÷ 5)	624

Table 1(c): Five Year Housing Supply at 28th February 2017	No. of Homes
Requirement	
Adjusted 5 year housing requirement including shortfall and buffer	3,118
Supply	
Existing supply ¹	3,816
Potential supply ²	50
10% allowance for supply not coming forward ³	387
Total Supply ((3,816 + 50) - 387)	3,479
Over/Under Supply 5 year period (Total Supply – Requirement, 3,479 – 3,118)	362
Equivalent Years Supply 5.58 (3,479 ÷ 624)	

APPENDIX 1: Delivery Notes

1 Existing Supply

The existing supply includes:

- 1(a) Existing commitments;
- 1(b) Planning applications approved subject to a signed Section 106 and planning applications minded to approve;
- 1(c) Any other sites which are allocated in the Submission Version of the Fylde Local Plan to 2032.
- 1(d) A deduction for expired planning permissions;
- 1(e) A deduction for planning permissions that are no longer considered deliverable in accordance with the Framework paragraph 47.

Appendix 1 to this position statement presents the trajectory for years 0 – 5 which sets out existing commitments.

2 Potential Supply

An allowance for long term empty homes of 10 homes per annum is made for homes re-entering the market (see Table 3). The existing supply (Table 2) includes the commitments and minded to approve homes yields on sites of 0 – 9 net homes. These sites are expected to complete, therefore an allowance for small sites is not included in the potential supply for years 1 – 5.

Table 3: Potential Long Term Empty Homes (net)						
Year	1	2	3	4	5	5 year total
No. of long term empty homes	10	10	10	10	10	50

➤ Potential supply: **50 homes**

3 10% Allowance for Sites Not Coming Forward

A 10% allowance for sites not coming forward has been calculated from the existing and potential supply (see Table 4).

Table 4: Calculation of 10% allowance		No. of Homes
1	Existing Supply	3,816
2	Potential Supply	50
1 + 2	Total Supply	3,866
(1 + 2) x 10%	10% of existing and potential supply not coming forward (rounded up)	387

APPENDIX 2: Liverpool Approach
Table 2: 370dpa OAN Five Year Housing Supply Position – base dated 28th February 2017

Table 1(a): OAN Plan Period Housing Requirement at 28th February 2017	No. of Homes
OAN plan period housing requirement 2011 – 2032 (21 years) (370dpa x 21)	7,770
OAN housing requirement between 1 st April 2011 and 31 st March 2017 (6 x 370dpa)	2,220
Completions between 1 st April 2011 and 31 st March 2017 (6 years)	1,472
Under delivery (shortfall) between 1 st April 2011 and 31 st March 2016 (2,220 – 1,472)	748

Table 1(b): Five Year Housing Requirement at 28th February 2017	No. of Homes
Annual housing requirement	370
5 year housing requirement and shortfall $((748/15)+370)*5$	2,099
Adjusted 5 year housing requirement, including shortfall and 20% buffer (2,099 + 420)	2,519
Adjusted annual housing requirement for 0 – 5 year period $(2,519 \div 5)$	504

Table 1(c): Five Year Housing Supply at 28th February 2017	No. of Homes
Requirement	
Adjusted 5 year housing requirement including shortfall and buffer	2,519
Supply	
Existing supply ¹	3,816
Potential supply ²	50
10% allowance for supply not coming forward ³	387
Total Supply $((3,816 + 50) - 387)$	3,479
Over/Under Supply 5 year period (Total Supply – Requirement, 3,479 – 2,519)	960
Equivalent Years Supply 6.90 $(3,479 \div 504)$	

APPENDIX 3: 5 Year Housing Land Supply Trajectory

Site	Site Reference	HLAS Site Reference	Planning Application Number	A. Allowances	B. Allocations	C. Minded to Approve (net)	D. Planning Application Commitment (net)	E. Total Dwellings (B+C+D = E)	Earliest Start Date	F. Completions (Sum of Years 1 to 6)	G. Balance (E-F=G)	H. UC/NS (net) (D-F=H)	Years 7 to 11						
													7 2017-2018	8 2018-2019	9 2019-2020	10 2020-2021	11 2021-2022		
SL1 - Lytham and St Annes Strategic Location for Development																			
Queensway, St Annes	HSS1	1A782	08/0058 OL 13/0257 RM 15/400 FULL				1150	1150	2017-2018	7	0	1150	1150	30	60	60	60	60	270
Heyhouses Lane, St Annes	MUS4	1A783	12/0465 OL 13/0448 RM				162	162	2014-2015	4	93	69	69	30	30	9	0	0	69
Heyhouses Lane, St Annes	MUS4	1A783	15/787 OL				160	160	2018-2019	8	0	160	160	0	15	30	30	30	105
Jubilee House, East Beach, Lytham	HS2	1A847	13/0001 FULL				20	20	2017-2018	7	0	20	20	15	5	0	0	0	20
Ashton Nurseries, Mythop Road, Lytham	HS3	1A858	07/1264 OL 16/0413 OL		12			12	2020-2021	10	0	12	0	0	0		12	0	12
The Gables, 35-39 Orchard Road, St Annes	HS4	1A594	05/0648 FULL 16/0639 FULL			19		19	2018-2019	8	0	19	0	0	15	4	0	0	19
68 North Promenade & 1 Sandgate, St Annes	HS6	1A828	08/0853 FULL				12	12	2017-2018	7	0	12	12	12	0	0	0	0	12
Petros House, St Andrews Road North, St Annes	HS7	1A931	14/0418 COU				35	35	2017-2018	7	0	35	35	15	20	0	0	0	35
23 - 33 Fairhaven Road, St Annes	HS9	1A990	14/0320 FULL				32	32	2017-2018	7	0	32	32	15	17	0	0	0	32
34-36 Orchard Road, Lytham St Annes	HS10	1A998	15/0176 FULL				12	12	2017-2018	7	0	12	12	12	0	0	0	0	12
The Galleries, 2-4 Kingsway, Lytham	HS11	1A1010	15/0486 FULL				10	10	2017-2018	7	0	10	10	10	0	0	0	0	10
Fairways, Heeley Road, St Annes	HS12		08/0092 OL			20		20	2019-2020	9	0	20	0	0	0	15	5	0	20
Kingsway Garage, St Annes	HS13		11/0667 OL			30		30	2019-2020	9	0	30	0	0	0	15	15	0	30
Axa, Lytham	HS14		13/0152 OL			45		45	2019-2020	9	0	45	0	0	0	15	30	0	45
Land to the West, Ballam Road, Lytham	HS15		14/0161 FULL			12		12	2018-2019	8	0	12	0	0	12	0	0	0	12
Westmoreland House, 29-31 Orchard Road, St Annes			16/0285 PA 16/0470 FULL				25	25	2017-2018	7	0	25	25	15	10	0	0	0	25
Land to East Sefton Road, Lytham St Annes			16/0239 FULL				12	12	2017-2018	7	0	12	12	12	0	0	0	0	12
Valentines Kennels, Wildings Lane, St Annes			16/0903 OL			53		53	2019-2020	9	0	53	0	0	0	15	30	8	53
Land at Roseacre, Wilding Lane, St Annes			16/0061 FULL			45		45	2018-2019	8	0	45	0	0	15	30	0	0	45
Keenans Mill, Lord Street, Lytham St. Annes			16/0905 FULL				26	26	2017-2018	7	0	26	26	15	11	0	0	0	26
Lytham and St Annes Sub Total				0	12	224	1977	2213			414	1799	1563	181	210	193	182	98	864
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	2015-2016	5	42	34	34	30	4	0	0	0	34
Coastal Dunes, Clifton Drive North, Blackpool Airport Corridor	HSS4	1A834	08/1049 OL 16/0062 FULL			353		353	2018-2019	8	0	353	0	0	30	60	60	60	210
Land at Lytham St Annes Way, Whitehills	HSS6	4A771	13/0726 FULL				26	26	2016-2017	6	21	5	5	5	0	0	0	0	5
Land at Lytham St Annes Way, Whitehills	HSS6				22			22	2021-2022	11	0	22	0	0	0	0	0	15	15
Cropper Road East, Whitehills	MUS1	4A911	12/0717 OL 14/0310 RM				145	145	2016-2017	6	17	128	128	30	30	30	30	8	128
Cropper Road East, Whitehills	MUS1		13/0753 OL				25	25	2018-2019	8	0	25	25	0	15	10	0	0	25
Cropper Road East, Whitehills	MUS1		15/0114 OL			265		265	2019-2020	9	0	265	0	0	0	15	30	30	75
Cropper Road East, Whitehills	MUS1	4A1050	15/0472 OL				80	80	2018-2019	8	0	80	80	0	15	30	30	5	80
Whyndyke Farm, Preston New Road, Whitehills	MUS2		11/0221 OL			1310		1310	2019-2020	9	0	1310	0	0	0	30	60	60	150
Land to the rear of 23-63 Westgate Road, Squires Gate	HS21	1A677	08/0992 FULL 12/0499 FULL 16/0194 FULL				25	25	2017-2018	7	0	25	25	15	10	0	0	0	25
Former Clock Garage, Preston New Road, Westby	HS22	4A821	11/0847 OL 15/0891 RM				14	14	2018-2019	8	0	14	14	0	14	0	0	0	14
Land South of Bridgeside, Squires Gate	HS23	1A873	13/0231 FULL				22	22	2017-2018	7	0	22	22	15	7	0	0	0	22
Spengarh, Cropper Road, Westby			15/0807 OL			14		14	2019-2020	9	0	14	0	0	0	14	0	0	14
Cropper Road West, Whitehills	HSS5				442			442	2021-2022	11	0	442	0	0	0	0	0	30	30
Fylde-Blackpool Periphery Sub Total				0	464	1942	516	2922			183	2739	333	95	125	189	210	208	827

SL3 - Warton																	
Land Opposite Blackfield End Farm, Warton	HSS2	2A1020	13/674 OL		360	360	2018-2019	8	0	360	360	0	30	60	60	60	210
			12/0550 OL														
Highgate Park, Lytham Road, Warton	HSS7	2A879	13/0786 RM		254	254	2014-2015	4	63	191	191						150
			15/706 RM									30	30	30	30	30	
Riversleigh Farm, Warton	HS24	2A985	13/0526 FULL		82	82	2015-2016	5	54	28	28	28	0	0	0	0	28
Nine Acres Nursery, Harbour Lane Phase 1	HS25	2A765	10/0766 OL		75	75	2012-2013	2	66	9	9	9	0	0	0	0	9
Georges Garage, Warton	HS26	2A955	14/0833 FULL		16	16	2017-2018	7	0	16	16	15	1	0	0	0	16
Oaklands Caravan Park, 252 Lytham Road, Warton	HS27		15/194 OL	53		53	2019-2020	9	0	53	0	0	0	15	30	8	53
Land North of Freckleton Bypass, Warton			15/0410 OL		375	375	2019-2020	9	0	375	375	0	0	30	60	60	150
Clifton House Farm, Lytham Road, Warton			15/0562 OL		115	115	2019-2020	9	0	115	115	0	0	15	30	30	75
Warton Sub Total												82	61	150	210	188	
					0	0	53	1277	1330		183	1147	1094	691			

SL4 - Kirkham and Wesham																	
The Pastures, Fleetwood Road, Wesham	HSS8	3A890	11/0763 OL		264	264	2015-2016	5	66	198	198						150
			14/0041 RM														
			14/0779 OL														
			16/0195 FULL									30	30	30	30	30	
Land North of Blackpool Road, Kirkham	HSS9	3A894	12/419 OL		117	117	2015-2016	5	27	90	90	30	30	30	0	0	90
			14/613 RM														
Land North of Blackpool Road, Kirkham	HSS9	3A895	12/0635 OL		180	180	2016-2017	6	9	171	171	30	30	30	30	30	150
Land North of Blackpool Road, Kirkham	HSS9		15/0177 FULL	291		291	2019-2020	9	0	291	0	0	0	15	30	30	75
Sunnybank Mill, Kirkham	HS28			31		31	2021-2022	11	0	31	0	0	0	0	0	15	15
Pennine View, Weeton Road, Wesham	HS30	3A891	13/0364 OL	12		12	2021-2022	11	0	12	0						12
												0	0	0	0	12	
West End Residential Park, Kirkham	HS32		12/0376 COU	27		27	2018-2019	8	0	27	0	0	15	12	0	0	27
Land at Brookfarm, Dowbridge, Kirkham (Newton)			15/0547 OL		170	170	2018-2019	8	0	170	170	0	15	30	30	30	105
Campbells Caravans, Blackpool Road, Kirkham			16/0112 OL	30		30	2019-2020	9	0	30	0	0	0	15	15	0	30
Kirkham and Wesham Sub Total												90	120	162	135	147	
					0	334	57	941	1332		312	1020	629	654			

Non Strategic Locations for Development																			
Freckleton																			
The Refuge, Ruskin Road, Freckleton	HS37	2A880	13/0262 OL 16/0609 FULL	11	11	2017-2018	7	0	11	11	11	0	0	0	0	11			
Land rear of High Meadows, Lower Lane, Freckleton	HS38			13	13	2021-2022	11	0	13	0	0	0	0	0	13	13			
Elswick																			
Neighbourhood Development Plan allocation				50	50	2021-2022	11	0	50	0	0	0	0	0	15	15			
Staining																			
Land at Kings Close, Staining	HS40	4A978	13/0590 OL 15/0901 RM	30	30	2017-2018	7	0	30	30	15	15	0	0	0	30			
Thornfield Caravan Park, Staining	HS41			28	28	2021-2022	11	0	28	0	0	0	0	0	15	15			
Wrea Green																			
Land off Willow Drive, Wrea Green	HSS11	4A1037	15/0458 OL 14/0302 OL 16/0280 RM	86	86	2017-2018	7	0	86	86	15	30	30	11	0	86			
Land Adj Richmond Avenue, Wrea Green	HS44	4A822	12/0408 OL 13/0097 RM	54	54	2014-2015	4	52	2	2	2	0	0	0	0	2			
Rear of 54 Bryning Lane, Wrea Green	HS45	4A969	12/0456 OL	25	25	2018-2019	8	0	25	25	0	15	10	0	0	25			
North View Farm, 22 Ribby Road, Wrea Green	HS46	4A970	13/0507 OL	42	42	2015-2016	5	14	28	28	28	0	0	0	0	28			
Land North of North View Farm, Wrea Green	HS47			15	15	2021-2022	11	0	15	0	0	0	0	0	15	15			
Clifton																			
Land North of Preston Road, Clifton	HS49		15/0763 OL 16/0488 RM	74	74	2017-2018	7	0	74	74	15	30	29	0	0	74			
Land East of Rowan Close, Ash Lane, Clifton	HS50		15/0165 OL	30	30	2019-2020	9	0	30	0	0	0	15	15	0	30			
Newton																			
Newton Hall, School Lane, Newton	HS51			86	86	2021-2022	11	0	86	0	0	0	0	0	15	15			
Cobweb Barn, Oak Lane, Newton	HS52			29	29	2021-2022	11	0	29	0	0	0	0	0	15	15			
Singleton																			
Singleton Village, Singleton	HS53			15	15	2021-2022	11	0	15	0	0	0	0	0	15	15			
Weeton																			
Land West of Church Road, Weeton			16/0811 OL	25	25	2019-2020	9	0	25	0	0	0	15	10	0	25			
Little Eccleston																			
Sunnydale Nurseries, Garstang Road, Little Eccleston	HS56	4A1031	15/0124 OL 16/0817 RM	41	41	2018-2019	8	0	41	0	0	15	26	0	0	41			
Non Strategic Locations Sub Total											86	105	125	36	103				
Strategic Locations Sub Total											448	516	694	737	641				
Strategic and Non Strategic Locations Sub Total											534	621	819	773	744				
											0	1046	2372	5166	8584	1291	7293	3875	3491
Allowances and Small Sites																			
Small Site Commitment and Minded to Approve (unallocated sites)				4	323	327	2017-2018	7	0	327	323	65	65	65	65	65	325		
Long Term Empty Home Re-entering Market				50		0	2017-2018	7	0	0	0	10	10	10	10	10	50		
Allowances Sub Total											75	75	75	75	75				
											450	0	4	504	508	181	327	323	375
Total Housing Provision (Non Strategic, Strategic and Allowances)											609	696	894	848	819				
											450	1046	2376	5670	9092	1472	7620	4198	3866

APPENDIX 4: 2011 to 2032 Fylde Local Plan Housing Trajectory (base dated 28th February 2017)

Site	Site Reference	HLAS Site Reference	Planning Application Number	A. Allowances	B. Allocations	C. Minded to Approve (net)	D. Planning Application Commitment (net)	E. Total Dwellings (B+C+D = E)	F. Completions (Sum of Years 1 to 6)	G. Balance (E-F=G)	H. UC/NS (net) (D-F=H)	Years 1 to 6						Years 7 to 11					Years 12 to 16					Years 17 to 21					Plan Period Total	Out of Plan Period Total
												1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
Cropper Road East, Whitehills	MUS1	4A911	12/0717 OL 14/0310 RM			145	145	17	128	128	0	0	0	0	0	17	30	30	30	30	8	0	0	0	0	0	0	0	0	0	0	0	145	0
Cropper Road East, Whitehills	MUS1		13/0753 OL			25	25	0	25	25	0	0	0	0	0	0	0	15	10	0	0	0	0	0	0	0	0	0	0	0	0	25	0	
Cropper Road East, Whitehills	MUS1		15/0114 OL			265	265	0	265	0	0	0	0	0	0	0	0	15	30	30	30	30	30	30	30	30	30	10	0	0	0	265	0	
Cropper Road East, Whitehills	MUS1	4A1050	15/0472 OL			80	80	0	80	80	0	0	0	0	0	0	15	30	30	5	0	0	0	0	0	0	0	0	0	0	0	80	0	
Whyndyke Farm, Preston New Road, Whitehills	MUS2		11/0221 OL			1310	1310	0	1310	0	0	0	0	0	0	0	0	30	60	60	60	60	60	60	60	60	60	60	60	60	60	60	750	560
Land to the rear of 23-63 Westgate Road, Squires Gate	HS21	1A677	08/0992 FULL 12/0499 FULL 16/0194 FULL			25	25	0	25	25	0	0	0	0	0	15	10	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	14	0	0	0	0	0	0	14	0	0	0	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	0	22	22	0	0	0	0	0	15	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	
Spengarth, Cropper Road, Westby			15/0807 OL			14	14	0	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	
Cropper Road West, Whitehills	HSS5					442	442	0	442	0	0	0	0	0	0	0	0	0	0	30	60	60	60	60	60	60	60	52	0	0	0	442	0	
Fylde-Blackpool Periphery Sub Total											0	0	27	53	36	67	95	125	189	210	208	217	210	173	150	150	150	122	60	60	60	2362	560	
				0	464	1942	516	2922	183	2739	333	183						827					900					452						
SL3 - Warton																																		
Land Opposite Blackfield End Farm, Warton	HSS2	2A1020	13/674 OL			360	360	0	360	360	0	0	0	0	0	0	30	60	60	60	60	60	30	0	0	0	0	0	0	0	0	360	0	
Highgate Park, Lytham Road, Warton	HSS7	2A879	12/0550 OL 13/0786 RM 15/706 RM			254	254	63	191	191	0	0	0	7	30	26	30	30	30	30	30	11	0	0	0	0	0	0	0	0	0	254	0	
Riversleigh Farm, Warton	HS24	2A985	13/0526 FULL			82	82	54	28	28	0	0	0	0	27	27	28	0	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	66	9	9	0	8	41	10	6	1	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	0	
Georges Garage, Warton	HS26	2A955	14/0833 FULL			16	16	0	16	16	0	0	0	0	0	15	1	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	15	30	8	0	0	0	0	0	0	0	0	0	0	0	53	0	
Land North of Freckleton Bypass, Warton			15/0410 OL			375	375	0	375	375	0	0	0	0	0	0	0	30	60	60	60	60	60	60	45	0	0	0	0	0	0	375	0	
Clifton House Farm, Lytham Road, Warton			15/0562 OL			115	115	0	115	115	0	0	0	0	0	0	0	15	30	30	30	10	0	0	0	0	0	0	0	0	0	115	0	
Warton Sub Total											0	8	41	17	63	54	82	61	150	210	188	180	141	90	45	0	0	0	0	0	0	1330	0	
				0	0	53	1277	1330	183	1147	1094	183						691					456					0						

Site	Site Reference	HLAS Site Reference	Planning Application Number	A. Allowances	B. Allocations	C. Minded to Approve (net)	D. Planning Application Commitment (net)	E. Total Dwellings (B+C+D = E)	F. Completions (Sum of Years 1 to 6)	G. Balance (E-F=G)	H. UC/NS (net) (D-F=H)	Years 1 to 6						Years 7 to 11					Years 12 to 16					Years 17 to 21					Plan Period Total	Out of Plan Period Total
												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																																		
The Pastures, Fleetwood Road, Wesham	HSS8	3A890	11/0763 OL 14/0041 RM 14/0779 OL 16/0195 FULL			264	264	66	198	198	0	0	0	0	19	47	30	30	30	30	30	30	18	0	0	0	0	0	0	0	264	0		
Land North of Blackpool Road, Kirkham	HSS9	3A894	12/419 OL 14/613 RM			117	117	27	90	90	0	0	0	0	17	10	30	30	30	0	0	0	0	0	0	0	0	0	0	0	117	0		
Land North of Blackpool Road, Kirkham	HSS9	3A895	12/0635 OL			180	180	9	171	171	0	0	0	0	0	9	30	30	30	30	30	21	0	0	0	0	0	0	0	0	180	0		
Land North of Blackpool Road, Kirkham	HSS9		15/0177 FULL	291		291	0	291	0	0	0	0	0	0	0	0	0	0	15	30	30	30	30	30	30	30	30	30	6	0	0	291	0	
Willowfields, Derby Road, Wesham	HSS10	3A355	05/0742 RM			113	113	113	0	0	73	21	11	1	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	0	
Sunnybank Mill, Kirkham	HS28			31		31	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	15	16	0	0	0	0	0	0	0	0	31	0	
Crossacres land between Weeton Road/ Fleetwood Road, Wesham	HS29	3A360	05/1060 FULL			13	13	13	0	0	9	0	0	0	0	4	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	12	0	0	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	1	7	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	
West End Residential Park, Kirkham	HS32		12/0376 COU	27		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	0	27	0	
Arundel Lodge Nursing Home, 1 Station Road, Wesham	HS33	3A819	12/0700 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	11	0	
Crossroads, Kirkham	HS34	3A231	08/0891 FULL			12	12	12	0	0	12	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	26	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	11	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 (Newton)			15/0547 OL			170	170	0	170	170	0	0	0	0	0	0	15	30	30	30	30	30	30	5	0	0	0	0	0	0	0	170	0	
Campbells Caravans, Blackpool Road, Kirkham			16/0112 OL	30		30	0	30	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	30	0	
Kirkham and Wesham Sub Total				0	334	57	941	1332	312	1020	629	312						654					300					66					1332	0

Site	Site Reference	HLAS Site Reference	Planning Application Number	A. Allowances	B. Allocations	C. Minded to Approve (net)	D. Planning Application Commitment (net)	E. Total Dwellings (B+C+D = E)	F. Completions (Sum of Years 1 to 6)	G. Balance (E-F=G)	H. UC/NS (net) (D-F=H)	Years 1 to 6						Years 7 to 11					Years 12 to 16					Years 17 to 21					Plan Period Total	Out of Plan Period Total		
												1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
Non Strategic Locations Sub Total												11	14	30	23	63	58	86	105	125	36	103	87	35	11	0	0	0	0	0	0	0	0	787	0	
				0	236	96	455	787	199	588	256	199						455					133					0								
Strategic Locations Sub Total												120	91	179	172	220	310	448	516	694	737	641	614	514	358	285	240	240	212	126	120	120	6957	840		
				0	810	2276	4711	7797	1092	6705	3619	1092						3036					2011					818								
Strategic and Non Strategic Locations Sub Total												131	105	209	195	283	368	534	621	819	773	744	701	549	369	285	240	240	212	126	120	120	7744	840		
				0	1046	2372	5166	8584	1291	7293	3875	1291						3491					2144					818								
Allowances and Small Sites																																				
Small Site Completions							181	181	181	0	0	10	57	26	18	21	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	181			
Small Site Commitment and Minded to Approve (unallocated sites)						4	323	327	0	327	323	0	0	0	0	0	0	65	65	65	65	65	2	0	0	0	0	0	0	0	0	0	0	327		
Small Sites and Windfall Allowance (unallocated sites)				400			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	400		
Long Term Empty Home Re-entering Market				50			0	0	0	0	0	0	0	0	0	10	10	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	50		
Allowances Sub Total												10	57	26	18	21	49	75	75	75	75	75	42	40	40	40	40	40	40	40	40	40	40	40	958	
				450	0	4	504	508	181	327	323	181						375					202					200								
Total Housing Provision (Non Strategic, Strategic and Allowances)																																				
				450	1046	2376	5670	9092	1472	7620	4198	1472						3866					2346					1018								