



Mark Menzies MP

Our Ref: AO/RLSA01

Your Ref: RLSA01

Please Ask For: David Eaves

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Date: 13 August 2013

Dear Mark,

RE: FYLDE COUNCIL FIVE YEAR HOUSING SUPPLY FIGURE

I am writing on behalf of the elected members at Fylde Council to outline a proposal for the five year housing supply figure at Fylde Council based on the feedback you received from the Under Secretary of State for Planning, Nick Boles. Mr Boles was very helpful by making it clear that *'local councils – working with their communities – should decide what development is right for their area'*.

The proposed five year housing supply figure for Fylde included with this letter is an assessment of our own housing need based on robust evidence in accordance with the advice from Mr Boles. The Council has also taken on board the *'need to understand and take account of previous housing delivery, to establish what is required over the forthcoming plan period'*. In fact this clarification from the minister is fundamental to the approach we have taken.

The five year housing supply figure for Fylde, based on the minister's guidance, is attached with this letter. I would request that this is *'considered on its own merits'* as stated by the minister and presented to the department for approval with your support.

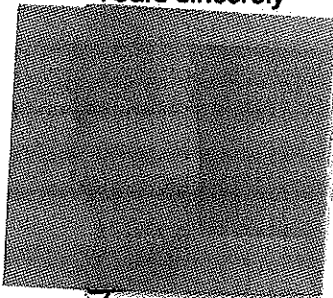
The figure has the full support of the elected members at Fylde and is supported by robust evidence consistent with the feedback from the minister. It is a figure that is appropriate to the local housing needs and in line with the views of the local community as *'right for their area'*.

I hope that you will support, and indeed champion, this figure that is right for Fylde, which is supported by previous housing delivery evidence and takes into account future need based on robust data.

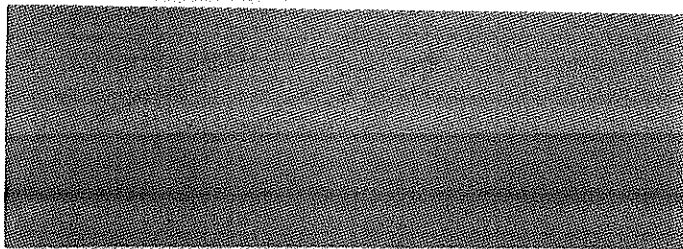
The proposed figure supports the growth agenda because it is sufficient to accommodate a significant increase in current demand and would encourage developers to build the backlog of existing approvals.

Thank you for your support on this issue and if you require any further information about the five year housing supply for Fylde or the supporting evidence please let me know.

Yours sincerely



DAVID EAVES
LEADER OF THE COUNCIL



TREVOR FIDDLER
PORTFOLIO HOLDER

The Five Year Housing Supply Figure – Fylde Council

The five year housing supply figure for Fylde Council has been guided and informed by the feedback provided from the Under Secretary of State Mr Nick Boles which stated:

“The National Planning Policy Framework makes clear that local councils – working with their communities – should decide what development is right for their area, and that councils should assess their own housing need, using robust evidence, and then plan to meet that need. In doing so however, councils will need to understand and take account of previous housing delivery, to establish what is required over the forthcoming period.

The Framework sets out that councils’ should identify, and update annually, a supply of specific deliverable sites that are sufficient for five years’ worth of housing, and provide an additional buffer from later in the plan period of 5% - 20%, depending on previous housing delivery. Each case should be considered on its merits and assessed by the decision- taker based on all the evidence”.

The Five Year Housing Supply

1. Previous housing delivery in Fylde over the last 10 years

Over the last 10 years the average provision of new houses to the market in Fylde has been 195 dwellings per annum. This is based on the actual completions over the last 10 years of all dwellings, with the last five years having an average of 165 dwellings per annum. The last five years is a reflection of the current down turn in the market with the previous five years representative of more prosperous economic circumstances. The 10 year average is therefore considered to be robust and sound evidence of an annual figure based on previous delivery that can meet housing need.

2. The current housing market in Fylde

There are currently 577 registered long term empty dwellings (August 6th 2013) and approximately 1300 properties for sale or rent in Fylde, in total these figures represent 5% of the housing stock. Several new developments have properties for sale with discounts and incentives being offered in order to sell properties in some areas including Staining and Wesham. The current supply is more than adequate to meet housing need with the data providing evidence that supply is actually out stripping demand in the current market.

3. Planning to meet future housing need

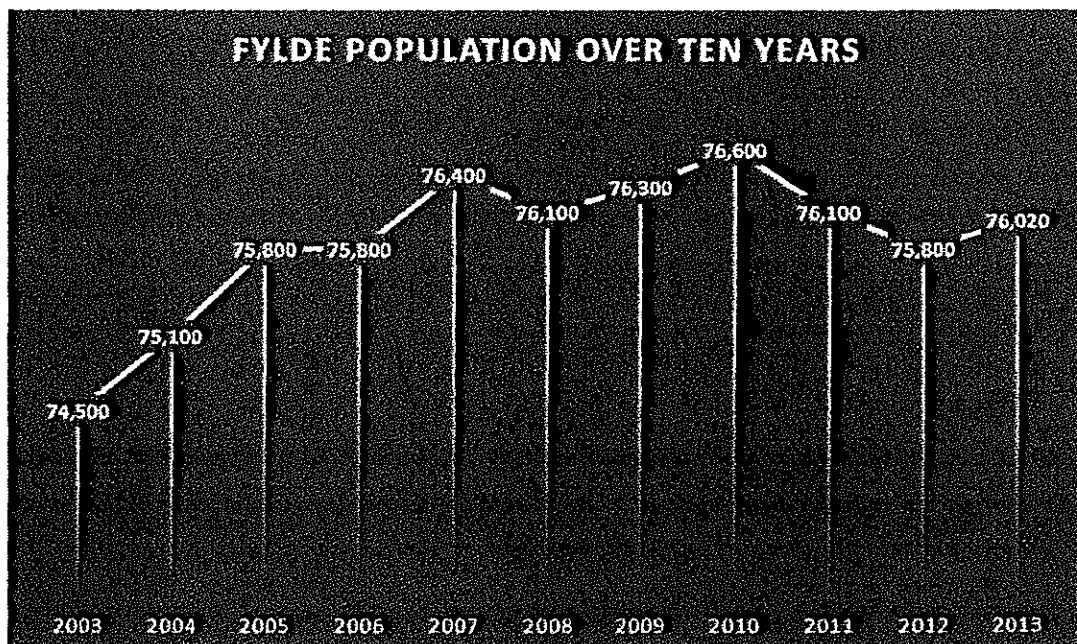
Between April 2012 and March 2013 approvals were granted for 1630 dwellings with a further xx granted for approval since April 2013. The majority of the sites for these approvals will start to progress in the next 12 months with significant numbers of new properties being delivered over the next few years to meet future housing need. A further major development for approximately 1500 dwellings is due to be determined later in the current financial year. This is robust evidence that Fylde Council is clearly supporting the national growth agenda.

4. Population

The ONS data below shows that the population of Fylde has remained relatively static over a seven year period since 2007, in fact the total population has decreased by 380. During the same period 1287 new dwellings have been completed an average

of 184 per annum for the same seven year period, clearly representing an oversupply of housing provision in the market, Fylde does not have the incoming population to create a need for significant housing numbers. The Fylde borough has experienced several years of fewer people and more properties easily meeting the housing need and there are no indication that the local population is likely to increase in the foreseeable future. The natural population has decreased year on year for many years with inward migration sustaining or slightly increasing the population.

Even with changes in the housing requirement from a reduced or static population i.e. more single people living alone creating more housing demand from the same or less people, the fact that over 1300 properties are for sale or rent and a further 577 are empty is evidence that supply exceeds demand.



Source ONS

5. The community view

It is evident from working with all local communities across the Fylde while putting together the Local Plan over the last two years that growth is supported. However, the feedback through formal consultation, public meetings and other representations has been unanimously against unnecessarily high housing supply figures that the RSS and other calculation methods have proposed. The council and the MP have a large volume of correspondence to support a housing supply figure that is consistent with actual previous delivery and the actual need (demand) in Fylde.

6. The five year figure

The evidence from previous housing delivery, the current housing market provision, existing approvals and a static population would support a five year housing supply figure for Fylde of **1170**. This is based on the average actually delivered for the last 10 years (covering both boom and bust) of 195 new dwellings that has more than met the need in the market evidenced by the current availability of new and existing dwellings. The figure includes the maximum 20% additional buffer and will be reviewed and republished with supporting evidence in September of each year.