

Fylde Local Plan to 2032 – Update for Stage 2 Hearing Session

Following the conclusion of the first session of this Examination in Public on 29 March 2017, there have been a number of developments upon which the Council would like to provide an update.

Revised Housing Figure

In line with the Inspector's letter of 11 April 2017, the Council commissioned work to examine further the Objectively Assessed Housing Need. This work was considered by the Council's Planning Committee on 8 May 2017 when it was resolved to accept a revised housing figure of 415 dwellings per annum. This would result in a revision of the housing requirement over the plan period to 8,715 new homes.

Five Year Housing Land Supply Update

The revised annual housing requirement figure has been used to inform the latest version of the Five Year Housing Land Supply Statement which has a base date of 31 March 2017. That Statement concludes that the Council is currently able to demonstrate a 4.8 year supply of housing land if the shortfall is addressed over the first 5 years of the plan or a 6.07 year supply if the shortfall is addressed over the whole plan period. Library document EL5.007 refers.

Modifications to the Plan

This latest Housing Land Supply Statement includes a number of sites that were not identified for development in the Submission Version of the plan, but have subsequently received planning permission. The Council proposes to allocate these sites as modifications to the plan. Accordingly, the plan is able to deliver 8793 new homes. It has also become apparent through the examination process that there are a number of other matters that would be most appropriately be addressed by way of modifications to the Plan. This includes matters addressed at the stage 1 hearing as well as those raised by interested parties in response to the Inspector's questions. A comprehensive list of modifications has been prepared by the Council and it is intended that the main modifications, along with any further considered necessary and accepted by the Inspector, will be subject of further consultation.

Viability Assessment

Over the next few days, the merits of the sites that have been included within the plan will be discussed. An important element of this will be addressing the viability of these sites and the delivery of the Plan as a whole. The Council has engaged consultants to advise it upon the viability of the Plan but, unfortunately, they will only be available to attend the hearing on Wednesday of this week. The Council acknowledges that the majority of the matters relating to site delivery may well be concluded today, however, we would ask that matters relating to viability are addressed tomorrow.

Neighbourhood Development Plans (EL5.010b & EL5.010c)

Finally, on 4 May 2017 referendums were held into the St Anne's on The Sea and Bryning with Warton Neighbourhood Development Plans. Both plans received 90% support and were "made" on 24 May 2017 at Fylde Council's Planning Committee. Both Neighbourhood Development Plans were prepared in close consultation with Fylde Council and there is, therefore, no conflict between either of the Neighbourhood Development Plans and the Fylde Local Plan. A note to this effect has been produced and entered into the examination library as document EL5.010a.

Mark Evans

Head of Planning & Housing, Fylde Borough Council

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