



HALLAM LAND MANAGEMENT LTD

FYLDE COUNCIL LOCAL PLAN

EXAMINATION HEARING STATEMENT

SESSION 2: HOUSING REQUIREMENT

Date: November 2017

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1. INTRODUCTION

- 1.1 Pegasus Group are instructed by Hallam Land Management (HLM) to make representations to the Fylde Local Plan Stage 3 Examination Hearings. HLM have land interests within the Fylde District.
- 1.2 This statement provides a response to the questions set forward for Session 2: Housing Requirement.

2. HOUSING REQUIREMENT

Question 1: Based on the submitted new evidence the Council is proposing that the housing requirement for the plan period would be 415 dpa (8,715 dwellings) rather than the 370 dpa currently set out within the plan. On what basis has 415 dpa been determined as the housing requirement figure? Does the evidence support a lower or higher figure?

Question 2: Will this figure ensure that the plan meets the full objectively assessed housing needs identified in the SHMA Addendum 3?

- 2.1 HLM welcome the Council's increase in the OAN from 370 dpa to 415 dpa however, it is still considered to be too low and does not reflect the needs of the borough. The most up-to-date evidence, prepared by Turley and AMION on the back of the 2014 Sub-National Household Projections and updated economic analysis, concludes that the Housing OAN figure now sits between 408-432 (rounded to 410-430) dwellings per annum; with AMION recommending that the OAN range is updated to reflect a higher upper end range figure in the region of between 440 and 450 dwellings per annum.
- 2.2 By providing between 440 and 450 dwellings per annum, the Council will comfortably be able to meet the economic aspirations set out in the Council's employment evidence for the Local plan, and it is in our view that this represents an accurate FOAN figure for Fylde.
- 2.3 As well as accommodating the projected economic growth for the borough, this increased OAHN will respond to the increase in population in Fylde. The 2014 SNPP published on 25th May 2016 and the 2014 SNHP on the 12th July 2016 show an increase in the rate of population and household growth. The 2014 SNPP shows an increase of 7.1% increase in growth compared to 2012 (across the comparable period 2014-2037); and the 2014 SHNP showed an increase in 9.9% compared to 2012 across the same period.
- 2.4 As such, we firmly recommend that the Council increase the OAN to 440 -550 per annum to reflect both the economic aspirations and projected changes in demographics.