

Fylde Borough Council

Statement of Five Year Housing Requirement and Supply

Definition of the Five Year Period

1. The Council has monitored housing land provision and housing completions since 1991. Since 2002/03 the base date for the monitoring has been the 31st March each year. The base date was selected to conform with the housing base date used in the former Joint Lancashire Structure Plan, the current Regional Spatial Strategy and to coincide with the base date required for other housing monitoring systems.
2. The current intention is to up-date the five year housing land supply statement annually using the above base date.
3. The five year period to which this statement relates is 1st April 2012 to 31st March 2017.

Current Development Plan

4. The five year supply calculation is based on Policy L4 (Regional Housing Provision) contained in the North West of England Plan: Regional Spatial Strategy to 2021.
5. Policy L4 refers to Table 7.1 (Distribution of Regional Housing Provision 2003 - 2021) in the above document which identifies a total housing provision for Fylde Borough of 5,500 dwellings in the period 2003 – 2021. This equates to an annual average provision rate of 306 dwellings.
6. Completions of dwelling units in the borough between 2003 and 2012 have been lower than the annual average figure contained in the RSS. For this reason, the average annual requirement figure has been re-calculated as at 31st March 2012. The re-calculation shows that completion of 408 dwellings per year over the period 1st April 2012 to 31st March 2021 are needed to meet the RSS housing requirement figure.
7. Details of the re-calculation are shown below under the heading 'Five Year Housing Supply' calculation.

Method of Assessing the Supply of Housing Land

8. The five year housing land supply position has been determined through the Council's Strategic Housing Land Availability Assessment (SHLAA) (31st March 2012). The SHLAA was undertaken in accordance with the CLG: Strategic Housing Land Availability Assessments Practice Guidance.
9. The SHLAA was prepared by the Council and involved the use of a steering group of nine external partners, including three regional / national house builders

and a longstanding local private sector planning consultant, also the CPRE, Civic Trust, Lancashire Wildlife Trust and the Local Strategic Partnership¹.

10. The steering group considered the housing potential of some 379 sites in terms of their capacity to deliver dwellings, having regard to their 'suitability' for housing, their 'availability' to the market and their 'achievability' having regard to the local market and prevailing market conditions.
11. For the purposes of assessing the five year housing supply position, the following matters were agreed by the steering group:
 - To be 'available' to the market, sites should have, at least, the benefit of an outline planning permission. Where the Council has resolved to grant planning permission subject to a Section 106 Planning Obligation, and where that obligation had not been signed, the site will be deemed not to have planning permission;
 - The housing capacity of sites was assessed on the basis of 30 dwellings per hectare. A higher figure was rejected on the basis of the prevailing market conditions and the high likelihood that the housing industry would be adverse to building large numbers of flats over the next few years;
 - In view of the current poor state of the housing market and the belief that market conditions will be slow to improve in a significant way, build-out rates were agreed as follows: Year 1: 20 dwelling pa; Year 2: 20 dwellings pa; Years 3 - 5: 30 dwellings pa. In respect of sites over 200 dwellings, it would be assumed that two developers would be involved and double the above rates would apply;
 - Only sites capable of delivering 6 dwellings or over were actively considered. It was agreed that an allowance for small sites (5 dwellings or less) would be used;
 - On the basis that the SHLAA was not assessing the capacity of existing buildings to be converted into dwellings (it was assessing new build only), it was agreed that an allowance for conversions would be used;
 - Allowances for small sites and conversions would be based on the annual average number of actual dwelling completions in these categories over the period 2003 – 2012;
 - No allowance for large windfall sites (six dwellings and above) should be made within housing supply calculations in view of the advice in paragraph 59 of PPS 3: Housing.
12. The SHLAA was put out for consultation from 4th March to 6th April 2010. The methodology was one of the issues covered by the consultation. None of the above matters were changed as a result of the consultation. The published SHLAA and results of the consultation can be found at www.fylde.gov.uk/shlaa

¹ The Local Strategic Partnership is currently under review and is unable to contribute to the SHLAA process at present.

Five Year Housing Supply Calculation

13. The following tables identify the housing requirement and supply positions at 31st March 2012.

Table 1: Five Year Housing Requirement	
	Dwellings
RSS Housing Requirement 2003-2021	5,500
Housing Completions 2003/04-2011/12	1,825
Housing Requirement Balance 5,500 – 1,825	3,675
Average Annual Requirement (2012/13-2020/21 (3,675 ÷ 9 years) (dwellings figure rounded up)	408
Five Year Housing Requirement (2012-2016 (408 x 5)	2,040

Table 2: Five Year Housing Supply	
	Dwellings
Deliverable Sites (SHLAA sites 6 units and above)	451
Conversions Annual Allowance 21* pa x 5	105
Small Sites Allowance 14* pa x 5 (New build sites 5 units and below)	70
Total Housing Supply	626
Five year supply 626 ÷ 408	1.5 year
* average completions since 2003	

14. The assessed supply of 626 deliverable dwellings (2012-2017) compared to the calculated requirement for the same period is equivalent to 1.5 years supply at the rate contained in Policy L4 of the Regional Spatial Strategy.

List of Five Year Deliverable Sites

15. The SHLAA deliverable sites which will deliver the 451 dwellings indicated above are shown in Appendix 6 – table6(a)(i) and table6(b)(i).

List of Suitable Sites

16. A list of sites (6 dwellings or more) which are assessed as being capable of delivering dwellings outside the immediate five year period but within 6-10 years are shown in Appendix 6 – table6(a)(ii) and table6(b)(ii). Whilst it is quite possible

Views of the Planning Inspectorate

17. This statement has not been produced in evidence at any appeal. As such, the statement has neither been supported nor rejected by the Planning Inspectorate.