



# Strategic Housing Land Availability Assessment

Base date 31<sup>st</sup> March 2012

Published October 2012

## **Fylde Borough Council**

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#### **1.0 Introduction**

##### **Purpose of the Assessment**

- 1.1 The Council's Strategic Housing Land Availability Assessment (SHLAA) is a study which examines the amount and location of land which is potentially suitable for housing development over the next fifteen years. The study is part of the evidence base which will underpin the preparation of the Council's Local Development Framework.
- 1.2 There are four main objectives of the Study:
- To demonstrate whether at the base date of 31<sup>st</sup> March 2012 there are sufficient specific deliverable sites to represent a five year supply of housing land (at the rate set by the Regional Spatial Strategy);
  - To support the preparation of the Core Strategy<sup>1</sup> and other Local Development Documents by demonstrating the number of dwellings which could come forward on specific and developable sites within existing settlements over the next 15 years;
  - Taking into account the above, to make general conclusions as to whether housing allocations of land will need to be made on countryside sites outside existing settlement boundaries, and if so how much; and
  - If in the future housing allocations are found to be necessary outside settlement boundaries, to identify the main options for residential settlement extensions.
- 1.3 The study provides outputs on both of the above matters.
- 1.4 In respect of the last objective above, the Council has sought to identify as many settlement extension sites as possible so as to provide the widest choice of sites for consideration by the Council in the Local Development Framework (LDF) process and to try to avoid landowners and developers coming forward at late stages in the LDF process with alternative sites which have not been previously considered.
- 1.5 It is very important to recognise that the SHLAA is not in itself a plan or policy document and will have limited weight within the planning application process. In particular, the inclusion of a site as 'developable' in the SHLAA does not

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<sup>1</sup> Please refer to paragraph 1.13

necessarily mean that it will obtain planning permission for housing. Conversely, the fact that sites may be considered as 'unsuitable' or 'not developable' within the SHLAA would not necessarily mean that planning permission for housing would be refused, particularly if new information is brought forward as part of the planning application process. This is because the degree of consideration and detail undertaken in respect of a planning application would be much greater than the assessment of sites undertaken within the SHLAA process. Furthermore, it is accepted that the progress within the LDF is not the only mechanism by which housing sites come forward.

1.6 It is also important to recognise that the SHLAA is not a one-off study. It is a 'living document' such that when a new site with housing potential is identified, or additional information about a site comes to light, the document will be updated to reflect the changes. The SHLAA will be formally updated in the spring of each year with a base date of the 31<sup>st</sup> March. The outcomes of the SHLAA will be reported each year in the Council's Monitoring Report .

1.7 The SHLAA was produced in house and followed the advice in the Communities and Local Government SHLAA Practice Guidance (July 2007).

## **Policy Context**

### **National Policy**

1.8 Planning Policy Statement 3: 'Housing' outlines the government's approach to planning for housing. It outlines a number of objectives including the need to ensure that the planning system delivers a flexible, responsive supply of housing land. At the local level it advises local planning authorities to set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking into account the level of housing provision set out in the Regional Spatial Strategy. Where Regional Spatial Strategies are subject to review, regard should also be taken of the level of housing provision proposed in the emerging document. It should be noted, that the Secretary of State (SoS) for Communities and Local Government has confirmed the government's intention to revoke Regional Strategies as part of the Localism Bill. Further information regarding the proposed revocation is available in paragraph 1.13.

1.9 Local Planning Authorities are advised to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and keep this topped up over time in response to market information.
- identify specific developable sites for years 6 -10, and ideally years 11 – 15 in plans to enable this supply to be topped up.
- where it is not possible to identify specific sites for years 11 – 15, indicate broad locations for future growth;
- not include future allowances for windfall sites unless there are justifiable local circumstances that prevent sites being identified.

- 1.10 To assist local planning authorities in undertaking their SHLAA, the government has produced Practice Guidance (Strategic Housing Land Availability Assessments) July 2007 which sets out a 10 stage process as a guide. The SHLAA has been undertaken having close regard to the government guidance.
- 1.11 The guidance lays emphasis on the merits of undertaking the SHLAA through a partnership approach involving house builders and others with an interest in the area. The Fylde SHLAA has been undertaken under the scrutiny of a steering group and with the overview of a wider stakeholder group. The composition of these groups are shown in Appendix 5.
- 1.12 A further objective of Planning Policy Statement 3: "Housing" is to ensure that the planning system continues to make effective use of land by re-using land that has been previously developed. Planning Policy Statement 3 sets a national target that at least 60% of new housing should be provided on previously developed land. There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.
- 1.13 It is important to note that the National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012 three days before the end of the monitoring period. Paragraphs 47-55 Delivering a Wide Choice of Quality Homes replace the policies previously provided by PPS3 Housing, which is referred to in this document. Following amendments in national policy, the Council has subsequently renamed the Core Strategy to a Local Plan. The 31<sup>st</sup> March 2012 SHLAA update still refers to the document as a Core Strategy. The 31<sup>st</sup> March 2013 update will reflect amendments made through National Policy and the SHLAA methodology will be reviewed accordingly.

### **Regional Policy**

- 1.14 The regional context for housing delivery is provided by the North West of England Plan (Regional Spatial Strategy to 2021). Policy L4 of the Regional Spatial Strategy sets a minimum requirement of 5,500 in the period 2003 – 2021. This equates to an average requirement figure of 306 dwellings per year. The policy makes it clear that for the preparation of a Local Development Framework where the plan period goes beyond 2021 local planning authorities should assume the average annual requirement will continue for a limited period.
- 1.15 Policy L4 also includes an indicative target proportion of housing provision on previously developed land of 'at least 65%' across the Fylde sub-region (Fylde, Wyre and Blackpool). While Fylde aims to maximise the use of appropriate Previously Developed Land, it is unlikely to achieve the 65% target on its own, but this target could be achieved at the sub regional level by Fylde, Wyre and Blackpool.
- 1.16 The Secretary of State (SoS) for Communities and Local Government has confirmed the government's intention to revoke Regional Strategies as part of the Localism Bill. This will return decision making to local councils and local planning authorities will be responsible for establishing the right level of local housing provision in their area. Councils should still continue to collect and use reliable information to justify their housing supply policies and defend them

during the LDF examination process. At the time of publishing the SHLAA, the Council is working towards formulating its own housing target and has established an initial gross annual housing requirement of 278. The gross figure may change when infrastructure and policy constraints have been considered. Local Planning Authorities will continue to have to provide a five year land supply of deliverable sites.

### **Local Policy**

- 1.17 In relation to the housing requirement and previously developed land target, the SHLAA has identified the potential housing development opportunities within the settlement boundaries identified in the Fylde Borough Local Plan (As Altered) Oct 2005 (FBLP).
- 1.18 Certain land designations identified in the FBLP have not been included in the assessment. The reasons for this are set out in the Statement of Methodology which is attached as Appendix 4.
- 1.19 The FBLP was adopted at a time when there was an oversupply of housing land in the borough and it did not contain any residential land allocations which have to be taken into account in this SHLAA.
- 1.20 The Council's current intention is to produce a Core Strategy with an end date of 2030.

### **Structure of the Report**

The report is structured as follows:

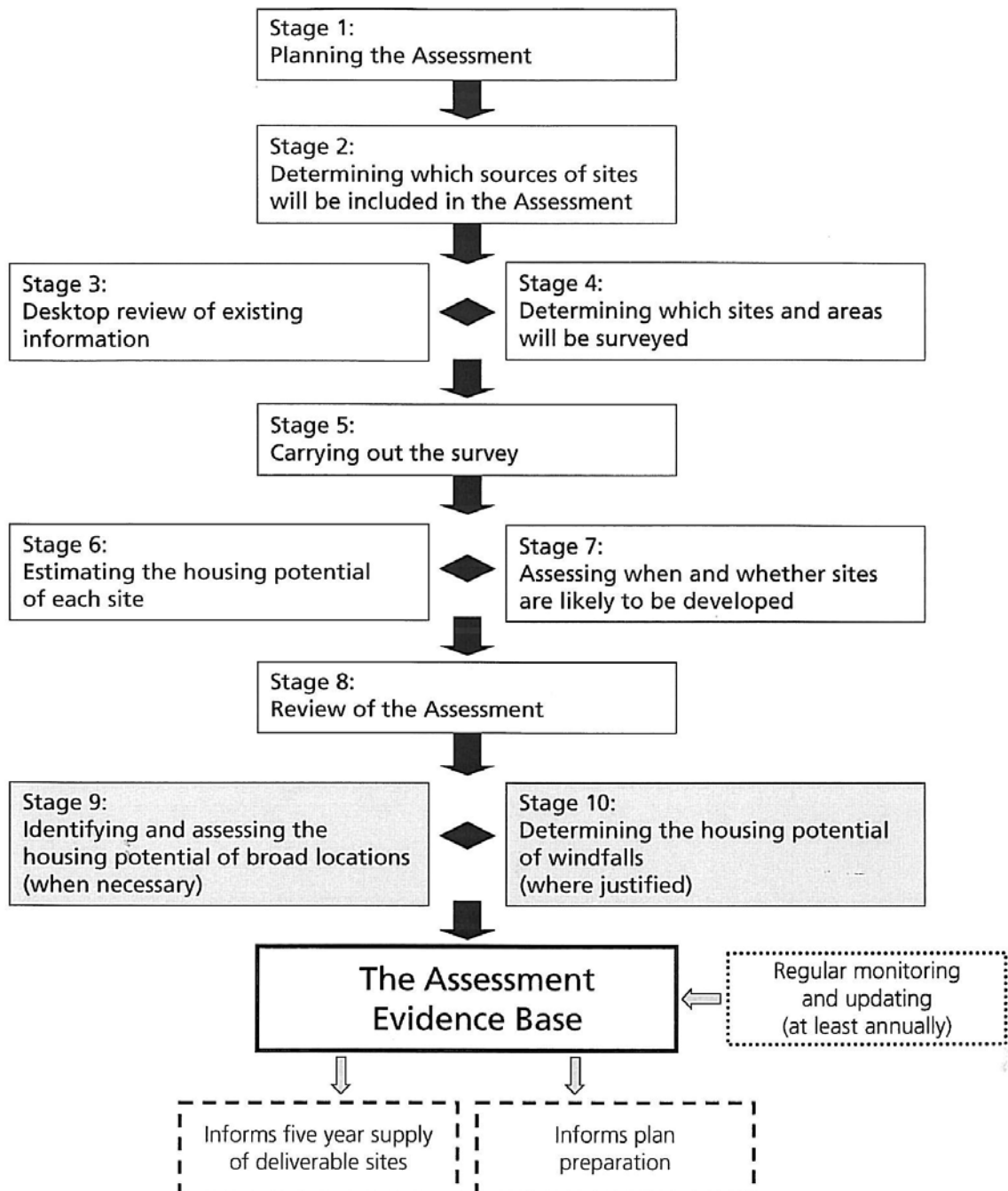
- Section 2: indicates the methodology used in the SHLAA;
- Section 3: describes the key outputs of the SHLAA;
- Section 4: outlines the results of the SHLAA;
- Section 5: sets out the implications of the SHLAA for the LDF process;
- Section 6: identifies the proposals for public consultation;
- Section 7: considers the monitoring and review of the SHLAA.

## 2.0 SHLAA Methodology

2.1 The methodology used in the SHLAA has followed the approach advocated in the government's 'Strategic Housing Land Availability Assessments: Practice Guidance' published by Department for Communities and Local Government (CLG) in July 2007.

2.2 The CLG Guidance outlines ten stages of preparation which are shown below:

Figure 1: SHLAA Stages of Preparation



- 2.3 A detailed description of the methodology undertaken is provided in the 'Statement of Methodology' (SOM) which is attached as Appendix 4. Where there have been minor variations from the CLG Guidance, these are identified and explained in the SOM.
- 2.4 The SHLAA is a 'living' document, not a one-off publication. As such, as the assessment is reviewed, it is the intention to refine the methodology, particularly in the light of the results of monitoring. (See section 7)

### **3.0 Core Outputs (CLG Practice Guidance Page 7, Figure 1)**

3.1 The CLG guidance provides a list of 5 'core outputs' which should be provided by the SHLAA as a minimum requirement. These are reported on as follows:-

3.2 Core Output 1a: A list of all the sites within settlements as defined by adopted Fylde Borough Local Plan (As altered: October 2005)) considered within the SHLAA process is shown in Appendix 1. The sites have been evaluated and are recorded as:

- 'small'
- 'unsuitable',
- 'deliverable',
- 'developable' and
- 'not currently developable'.

The sites are cross-referenced to a set of SHLAA Maps see attached.

3.3 Core Output 1b: A list of the potential settlement extensions is shown in Appendix 2. These sites have been evaluated and are recorded as:

- Small sites
- Sites potentially suitable for housing
- Sites unsuitable for housing

The sites are cross referenced to a set of SHLAA Maps see attached.

3.4 Core Output 2: Assessments of the deliverability/developability of each of the sites listed in Appendix 1 and 2 are shown in Appendix 6.

3.5 Core Output 3: The potential quantity of housing that could be delivered on each of the sites listed in Appendix 1 and 2 are also shown in Appendix 6.

3.6 Core Output 4: Where the delivery of dwellings on suitable sites is constrained by factors which are considered possible to overcome, these are listed in Appendix 3.

3.7 Core Output 5: In relation to 4 above Appendix 3 also includes recommendations as to how the constraints can be overcome.

## **4.0 Assessment Results**

### **Sites Deliverable in 0-5 years**

- 4.1 In order to determine the number of 1st April 2012 to 31st March 2017, the SHLAA 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.
- 4.2 For the purposes of assessing the number of dwellings able to be delivered in five year period following the base date, the following matters were agreed by the steering group:
- To be 'available' for development, 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. For clarification, sites located outside settlement boundaries as defined by Fylde Borough Local Plan (As altered: October 2005) which are deemed to have planning permission are included in the five year supply;
  - 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 are 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.



4.3 These factors will be kept under review and the outcome of monitoring exercises will inform subsequent reviews of the SHLAA.

4.4 The following tables identify the housing supply positions at 31<sup>st</sup> March 2012.

<b>Table 1: Five Year Housing Requirement</b>	
	Dwellings
RSS Housing Requirement 2003-2021	5,500
Housing Completions 2003/04-2011/2012	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 (2012-2017 (408 x 5)	2,040

#### **Five Year Supply**

4.5 Sites in this category have been considered to deliver about 626 dwellings in the years between 2012 - 2017. These sites are identified in Appendix 6 – tables 6(a)(i) and 6(b)(i).

<b>Table 2a: Sites deliverable in 0-5 years</b>	
	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	70
Total Housing Supply	626
* average completions since 2003	

#### **Six to Ten Year Supply**

4.6 Many of the sites identified as likely to come forward in the 6 -10 year period are already involved in the planning process. These sites have the potential to deliver around 966 dwellings in the years between 2017 – 2022. These sites are identified in Appendix 6 – table 6(a)(ii) and 6(b)(ii). Combined with the allowances for conversions and small sites, there is a potential for 1,141 dwellings between 2017 – 2022.

<b>Table 2b: Sites deliverable in 6-10 years</b>	
	<b>Dwellings</b>
Deliverable Sites (SHLAA sites 6 units and above)	966
Conversions Annual Allowance 21* pa x 5	105
Small Sites Allowance 14* pa x 5	70
<b>Total Housing Supply</b>	<b>1,141</b>
* average completions since 2003	

### **Eleven to Fifteen Year Supply**

- 4.7 Eighteen sites have been identified in this category which are considered as possibilities to deliver about 329 dwellings in the period 2022 – 2027. These sites are identified in Appendix 6 – table 6(a)(iii). Combined with the allowances for conversions and small sites, there is a potential for 504 dwellings between 2022 – 2027.

<b>Table 2c: Sites deliverable in 11-15 years</b>	
	<b>Dwellings</b>
Deliverable Sites (SHLAA sites 6 units and above)	329
Conversions Annual Allowance 21* pa x 5	105
Small Sites Allowance 14* pa x 5	70
<b>Total Housing Supply</b>	<b>504</b>
* average completions since 2003	

### **Other Sites**

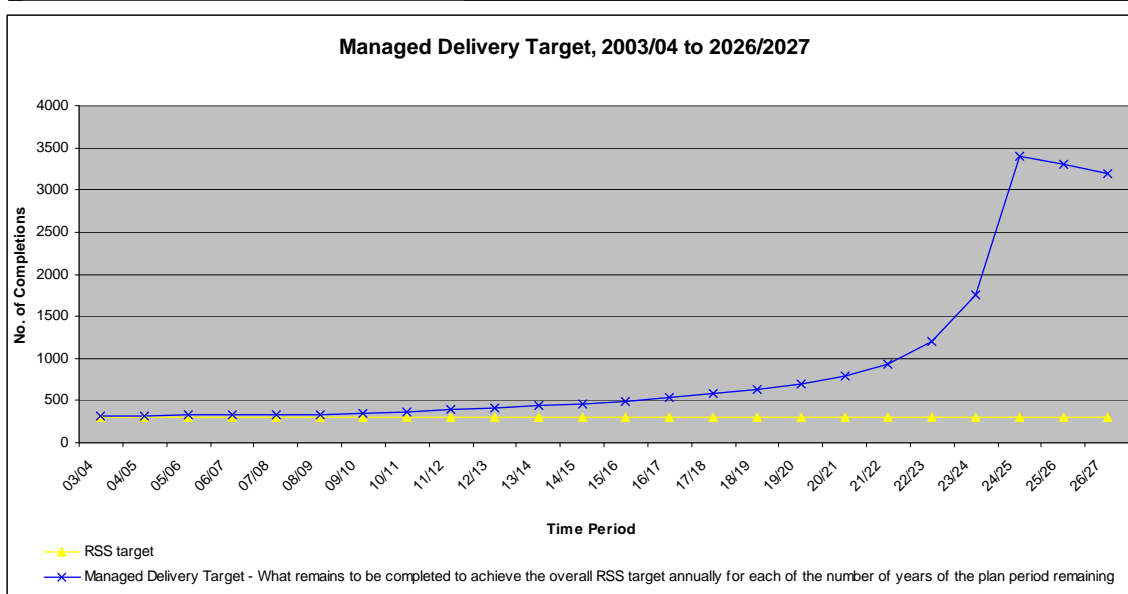
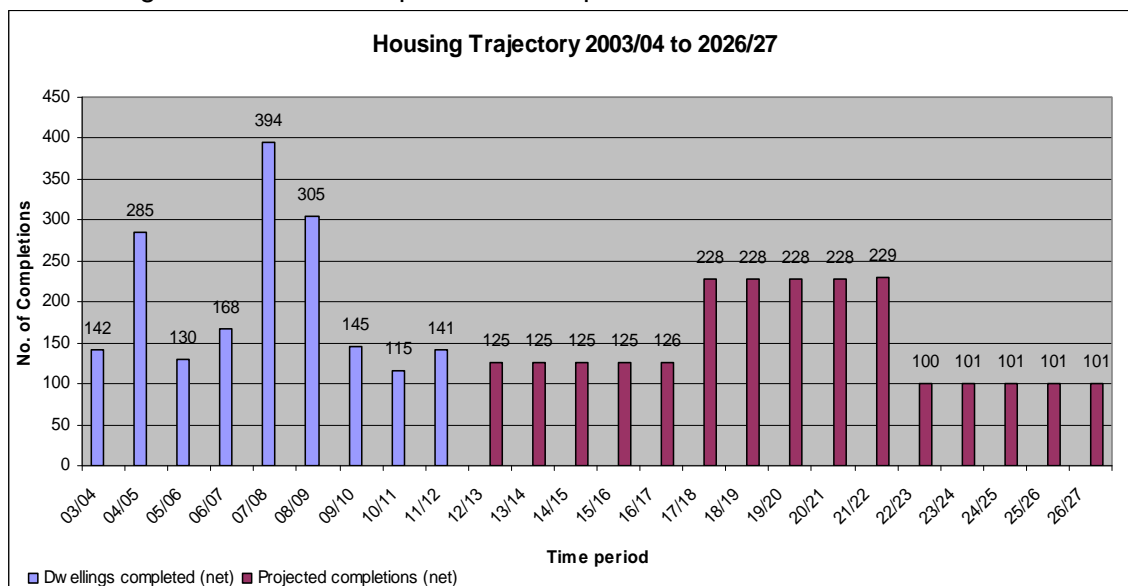
- 4.8 The SHLAA Steering Group were unable to come to a view on whether a small number of sites would be likely to come forward for housing development. The owners of these sites have been written to in order to ascertain their intentions. The responses obtained have been incorporated into the SHLAA. These sites are identified in Appendix 6 – table 6(a)(iv).

### **Housing Trajectory**

- 4.9 Table 3 provides a summary of the housing potential by source of supply and anticipated timescales. Small site and conversion allowances have been added to the table. The outcomes of these allowances will be monitored over time, and when the SHLAA is updated, the allowances will be reviewed accordingly.
- 4.10 As the Core Strategy is progressed, land will be allocated and the supply will increase.

<b>Table 3: Housing Potential</b>				
<b>Source of Supply</b>	<b>Timescales</b>			<b>Total</b>
	<b>0-5 years</b>	<b>6-10 years</b>	<b>11-15 years</b>	
Sites with planning permission (under construction)	203	-	-	203
Sites with planning permission (not started)	248	288	-	536
Sites with a resolution to permit awaiting signing of Sec 106 agreement	-	135	55	190
Sites with planning application submitted	-	415	92	507
Sites within settlement boundary not in the planning process	-	128	182	310
Conversions allowance	105	105	105	315
Small sites allowance	70	70	70	210
<b>Total</b>	<b>626</b>	<b>1,141</b>	<b>504</b>	<b>2,271</b>

4.11 On the basis of the above information, the following housing trajectory and diagram has been compiled over the period to 2026/2027.



## 5.0 Implications for the LDF Process

### Housing Supply

- 5.1 The estimated end date of the Council's Core Strategy is 2030, based on a minimum plan period of 15 years from the estimated adoption date of 2014. Table 4a indicates the housing completions between 2003 and 2012. Table 4b indicates the potential supply figures for the period to 2030 based on the supply figures produced above.

<b>Table 4a: Core Strategy Housing Completions</b>	
	<b>Dwellings</b>
Housing Completions 2003 to 2012	1,825

<b>Table 4b: Core Strategy Housing Supply</b>	
	<b>Dwellings</b>
SHLAA Sites 0-5 years	451
SHLAA Sites 6-10 years	966
SHLAA Sites 11-15 years	329
Conversions Annual Allowance 2012 to 2030 21 pa x 18 yrs	378
Small Sites Windfall Allowance 2012 to 2030 14 pa x 18 yrs	252
Total Expected Supply 2012 to 2030 (Within settlement boundaries)	2,376

### Potential Development on Redundant Employment Sites

- 5.2 Some initial capacity estimates of the number of dwellings which could be accommodated on a number of unused employment sites (or employment sites which are understood likely to be vacated by existing occupiers within the near future) have been undertaken (This does not include sites with approved planning applications or where the council is minded to approve a application subject to the signing of a S.106 agreement). The following sites have been assessed at 30 dwellings per hectare unless otherwise stated.
- 5.3 If the Council allocate land on redundant and vacant employment sites, this would provide 774 dwellings.

<b>Table 5: Capacity of Redundant/Vacant Employment Sites (Allocated in Fylde Borough Local Plan)</b>		
<b>Employment Site</b>	<b>Dwellings</b>	<b>SHLAA Site Ref</b>
Former Bonds and Stocks Site, Heyhouses, St Annes (EMP2)	250*	SA50
Land east of Queensway Industrial Estate, Queensway, St Annes (EMP1)	82	SA75
Queensway Industrial Estate, Queensway, St Annes (EMP2)	23	Part SA83
Land north of Liggard Brook, Graving Dock Road, Lytham (EMP2)	82	LY28

Land Registry, Lytham (EMP2)	33	-
Former Marconi Site, Warton (EMP2)	180	Part WA15
Brook Mill Industrial Estate, Station Road, Wrea Green (EMP2)	52	WG10
Progress Business Park, Orders Lane, Kirkham (EMP2)	72	KI21
<b>Total</b>	<b>774</b>	

\*Planning application (11/173) for 250 dwellings refused permission and appeal pending as of 31<sup>st</sup> March 2012

*Please note at this stage that EMP1 and EMP2 employment sites have only been considered where they have been put forward for assessment. See Methodology (Appendix 4), paragraph 2.3 for further information.*

### Settlement Extensions

- 5.4 In accordance with paragraph 7 of the Practice Guidance, the SHLAA should aim to identify as many sites with housing potential in and around as many settlements as possible in the study area.
- 5.5 The Core Strategy may review this list of settlements, but in the meantime, a large number of potential settlement extension sites have been identified around the above settlements, through two 'call for sites' exercises, the M55 Conceptual Master Plan study, sites submitted through the Issues, Vision and Objectives consultation 2011 and the Issues and Options Consultation 2012 and work undertaken by the Council's Planning Policy Section. The potential for dwellings on settlement extension sites identified through the assessment is shown in Table 6.
- 5.6 Sites within Fylde Borough adjacent to Blackpool's south easterly boundary in the area known as land at junction 4 of the M55 are recognised as settlement extensions of Blackpool.

<b>Table 6: Potential Dwelling Capacity of settlement extensions; by settlement.</b>			
	Dwellings		Dwellings
Lytham	96	Clifton	135
St Annes	1793	Staining	230
Blackpool Boundary	5329	Little Eccleston	50
Kirkham	1194	Treales	-
Wesham	755	Weeton	24
Warton	1324	Wharles	86
Freckleton	-	Singleton	-
Wrea Green	1005	Newton	362
Elswick	719	Salwick	8778
Greenhalgh	14	Westby	-
<b>Column Total</b>	<b>12,229</b>	<b>Column Total</b>	<b>9,665</b>
<b>Grand Total</b>	<b>21,894</b>		

- 5.7 The list of individual potential settlement extension sites and potential dwelling capacity is shown in Appendix 2.

### **Settlement Profiles**

- 5.8 The following short comments are made in relation to the potential for housing development offered by the towns and villages identified above. These will be taken into account within the plan making process.
- 5.9 **Blackpool Boundary:** Blackpool and Fylde Councils jointly commissioned a study of the area around junction 4 of the M55 (The M55 Hub) to determine what level of housing and employment development could be achieved. The study has indicated that potential exists for about 5,000-6,000 dwellings and 50ha of additional employment land in the area providing that other supporting facilities including primary schools, secondary schools and neighbourhood centres are also provided.
- 5.10 **St Annes:** is the largest town within the borough and provides a good range of shopping, professional, educational and health facilities. It also provides employment for many people. However various constraints to development including the estuary, green belt and areas susceptible to flooding all combine to restrict the potential for large scale settlement extensions to the general area north east of the town from Hey Houses to Queensway.
- 5.11 **Lytham:** again provides a good range of shopping, professional, educational and health facilities. However, the estuary, greenbelt, golf courses, and the grounds of Lytham Hall combine to severely limit the potential for large scale settlement extensions.
- 5.12 **Kirkham:** is a market town which serves the surrounding rural area. It also provides a range of employment opportunities, shopping, professional, educational and health facilities. Kirkham is served by a railway station which services trains on both the North and South Fylde railway lines. The constraints represented by the green belt, and Ribby Leisure Village south of the A583 limits potential settlement extension opportunities to two broad areas: land to the west of the town adjacent to the A583 and land north of Dowbridge.
- 5.13 **Wesham:** is a separate town in name but effectively forms part of Kirkham. The town offers two primary schools, a convenience shop, newsagents and post office. It shares the railway station with Kirkham. The main employment opportunities are at Foxes Biscuits and also the NHS North Lancashire. Settlement extension opportunities are generally restricted to the lands to the north of Mowbreck Lane and lands on the western side of the Kirkham Wesham By-pass. Lands to the east of Wesham would be difficult to access.
- 5.14 **Freckleton:** is a large village with a recognisable and traditional village centre providing a range of shopping, health facilities and primary schools. However, the constraints represented by Freckleton Marsh to the east, the BAE Systems complex to the south and the green belt to the north means that there is no potential for large scale extensions of the settlement.

- 5.15 Warton: has no discernable centre and little in the way of shopping and other facilities. However, the village is host to the largest employment site in Lancashire and thus has access to employment opportunities and benefits from two primary schools. The village does have potential for development both on previously developed land currently within or adjacent to the BAE Systems site and on potential greenfield settlement extensions to the east, north and west of the village. The amount of previously developed land likely to be made available to the market within the BAE Systems site over the next few years is yet to be determined.
- 5.16 Wrea Green: is a village which saw significant growth in the 1960's and 1970's. It is a popular village set around a traditional village green. It offers a convenience store, public house and primary school. The village is close to the more comprehensive services and facilities offered by Kirkham. There are a number of potential greenfield settlement extensions around the village.
- 5.17 Staining: is a village which saw significant growth in the 1960's and 1970's. It has a convenience store, primary school, public house and doctor's surgery. Green belt to the north limits settlement extensions mainly to the east of the village with some more modest potential to the south.
- 5.18 Elswick: is a village in the north of the borough which has a small convenience store, and a public house. There is no primary school in the village. The nearest is located about 1km to the north at Copp. There are a large number of development opportunities around the village.
- 5.19 Newton: is another village which witnessed significant growth in the 1960's and 1970's. It has a convenience store, primary school and public house. Unless the settlement was to expand on the north side of the A583, opportunities for settlement extensions are limited to its south and west.
- 5.20 Other Villages: in general have lower levels of facilities and development opportunities.
- 5.21 The LDF process will identify a set of alternative development options for consultation in the early stages of preparation having regard to the above matters.

## **6.0 Consultation**

- 6.1 The Steering Group have been closely involved in the production of the SHLAA.
- 6.2 Consultation has been undertaken with all parish and town councils in the borough during the preparation of the document. However, this consultation was of a limited nature and did not invite the councils to comment on the merits or otherwise of the identified sites.
- 6.3 A one month SHLAA public consultation exercise commenced on the 4<sup>th</sup> March 2010. This consultation was the main public consultation and requested comments on the following:

- The methodology used;
  - The SHLAA outputs;
  - Whether there are other sites within settlements or potential settlement extensions which should be evaluated;
- 6.4 The SHLAA consultation did **not involve** asking people their views on whether individual sites should be developed; this will be a matter for the plan-making process which will have its own consultation stages.
- 6.5 Over 170 consultation comments were received. A summary of all comments and the Council's response is available in the Statement of Consultation. The statement is available via the Council's website [www.fylde.gov.uk](http://www.fylde.gov.uk).

## 7.0 Monitoring and Review

- 7.1 As indicated earlier in the document, the SHLAA process is an on-going piece of work. The SHLAA will be formally updated in the spring of each year with a base date of the 31<sup>st</sup> March. The updating will be undertaken in tandem with the updating work on the Council's Housing Land Availability Schedule. This means that each year, the SHLAA document will be updated by including any new sites that are identified, updating the planning permissions granted and the number of dwelling completions per year. The outcomes of the SHLAA will be reported each year in the Council's Monitoring Report.
- 7.2 It is the intention to monitor various indicators with a view to improving the accuracy and value of the SHLAA as time progresses. The indicators to be monitored include:
- Potential changes in the borough's housing requirement;
  - Changes in the national previously developed land target arising from the preparation of new Planning Policy Statements;
  - Numbers of dwellings granted planning permission on the sites determined as 'deliverable', 'developable' and 'unsuitable';
  - Numbers of dwellings completed on the sites determined as 'deliverable', 'developable' and 'unsuitable';
  - Numbers of dwellings granted planning permission / completed on greenfield settlement extension sites;
  - Actual housing densities on both urban and settlement extension sites, compared to estimated densities;
  - Numbers of dwellings arising from conversions;
  - Numbers of dwellings arising from small windfall sites;
  - Numbers of dwellings arising from large windfall sites;



- Build-out rates on developing sites;
- The five year requirement in relation to the local housing target and the associated supply position.

7.3 These indicators will be used to inform successive reviews of the SHLAA thus increasing its usefulness over time.

## **Appendices**

- 1 List of all SHLAA sites within settlements (Core Output 1a).
- 2 List of all settlement extension sites (Core Output 1b)
- 3 List of 'suitable' sites which are subject to constraints and recommendations to overcome identified constraints (Core Output 4 / Core Output 5)
- 4 Statement of Methodology
- 5 Composition of Steering and Stakeholder Group
- 6 Assessment of deliverability/developability of sites and assessment of housing capacity (Core Outputs 2 & 3)
- 7 Statement of Five Year Housing Requirement & Supply