



Five Year Housing Land Supply Statement 2025

July 2026

Contents

1.	Introduction	4
2.	Policy and Guidance	5
3.	Background to the Supply Statement 2025	11
4.	The Council's methodology	14
5.	Five-year supply calculation	20

Appendices

1.	Five-year housing trajectory	21
2.	Plan period housing trajectory	41

1. Introduction

- 1.1 This document provides a Statement in relation to Fylde Council's current five-year housing land supply position. This version of the statement provides the supply position at the base date 1st April 2025.

- 1.2 This Statement has been produced for the base date 1st April 2025. It follows the statements produced for 2023 and 2024 which reflected the position following Adoption on 6th December 2021 of the Fylde Local Plan to 2032 (incorporating Partial Review), which provided the updated adopted housing requirement figure of 305 dwellings per annum for the remaining years of the plan period to 2032.

2 Policy and Guidance

Fylde Local Plan to 2032 (incorporating Partial Review)

- 2.1 The Fylde Local Plan to 2032 (incorporating Partial Review)¹ is the principal statutory development plan document for the Borough.
- 2.2 The Fylde Local Plan to 2032 (incorporating Partial Review) (FLP32PR) was adopted in December 2021. It is a revised version of the original Fylde Local Plan to 2032 which was adopted in 2018. The Partial Review was produced to address the issue of unmet need in Wyre, and to update the plan to accord with the revised Framework of 2019 (and latterly the Framework of 2021). The Partial Review was submitted for Examination in October 2020; hearings took place in March 2021; the Inspector issued her report in October 2021, and the changes made by the Partial Review were incorporated into Fylde Local Plan to 2032 (incorporating Partial Review) which was adopted on 6th December 2021.
- 2.3 The Fylde Local Plan to 2032 (incorporating Partial Review) sets the adopted housing requirement figure for the Borough. Policy H1 of the Fylde Local Plan to 2032 (incorporating Partial Review) states:
- The Council will provide for and manage the delivery of new housing by:*
- a) Setting and applying a minimum housing requirement of 415 net homes per annum for the period 2011-2019 and a minimum housing requirement of 305 net homes per annum for the period 2019-2032.*
- b) Keeping under review housing delivery performance on the basis of rolling 3 year completion levels as set out in accordance with the Monitoring Framework at Appendix 8.*
- c) Ensuring there is enough deliverable land suitable for house building capable of providing a continuous 5 year supply calculated using the “Liverpool” method from the start of each annual monitoring period and in locations that are in line with the Policy DLF1 (Development Locations for Fylde) and suitable for developments that will provide the range and mix of house types necessary to meet the requirements of the Local Plan.*
- d) The delivery of the developable sites, which are allocated for housing and mixed use from 1 April 2011 to 31 March 2032 and provided for through allowances, to provide for a minimum of 7,275 homes.*
- 2.4 In the supporting text, paragraph 9.17 considers the delivery in the early part of the plan period and calculates a residual requirement for the remainder of the plan period from 2019 to 2032 of 368 net dwellings per annum, formalising the use of the “Liverpool” method within the calculation. Paragraph 9.19 refers to the trajectory graph provided as an appendix to the plan and commits the Council to producing a detailed trajectory at least annually. The relevant paragraphs of the Fylde Local Plan to 2032 (incorporating Partial Review) are set out below:

¹ <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-fylde-local-plan-to-2032-incorporating-partial-review/>

The Five Year Housing Supply

- 9.15** *Councils are required to have a five year supply of housing land available. Where an authority is unable to demonstrate a five year supply, applications for housing development will be decided with regard to the 'presumption in favour of sustainable development' contained within the Framework. Unless there is an overriding reason why an application should be refused, the Council may find it difficult to resist development which it may consider unsuitable for other reasons. The housing supply will be reviewed at least annually as part of the Council's Authority Monitoring Report and Housing Land Supply Statement.*

Housing Delivery

- 9.16** *The historic rate of delivery of new homes in Fylde, before the recession, averaged around 250 homes each year. The annual housing requirement for Fylde is 305 net dwellings per annum for the remainder of the plan period. The overall minimum housing requirement figure established through the Partial Review is **7,275** net dwellings for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of **8,819** homes over the Plan period.*
- 9.17** *1,538 dwellings were completed in Fylde from 2011-2017, an average of 256 dwellings per annum. In the adopted Fylde Local Plan to 2032, this figure was subtracted from the original plan period requirement of 8,715, to give a residual requirement of 479 dwellings per annum from 2017 onwards. 953 homes were completed in the years 2017-2019. The Fylde Local Plan to 2032 (incorporating Partial Review) has a minimum housing requirement for the plan period of 7,275 net dwellings, giving a residual requirement from 2019-2032 of 4,784 net dwellings. This figure (4,784) includes the shortfall which has accrued during the early years of the plan when large sites were in the planning process. This equates to 368 net dwellings per annum for the remaining years of the plan period 2019-2032. This is the 'Liverpool' method, for the purpose of calculating the 5 year housing land supply and is necessary in order to provide the most effective strategy to facilitate the delivery of housing during the plan period.*
- 9.18** *The housing requirement figure relates to all types of housing including apartments, family housing and housing for specific needs such as the elderly and includes both market and affordable housing. The allocation of new homes over the Plan period to 2032 is set out in policy **H1** below.*
- 9.19** *The trajectory at **Appendix 2** shows the anticipated delivery of homes in relation to the requirement, throughout the plan period to 2032. A detailed trajectory will be published at least annually as part of the Council's Housing Land Supply Statement. The Council's monitoring of housing completions has revealed that since the start of the Local Plan period a shortfall of 952 homes had accrued as at 31st March 2017. Planning application commitments amount to 6,405 homes as at 1st April 2019. This means that 88% of the requirement for the plan period already has planning permission. Completions are anticipated to increase as larger sites commence delivery. The shortfall will be delivered over the remainder of the plan period to 2032.*

- 2.5 Policy DLF1 Development Locations for Fylde provides a development strategy for the provision of a minimum of 7,275 homes over the plan period.
- 2.6 Appendix 8 of the Local Plan sets out the performance monitoring framework, with indicators relating to housing delivery against the residual requirement, housing land supply calculated using the Liverpool approach, and net homes delivered against the housing trajectory, as well as others relating to other aspects of planning. Monitoring of the Local Plan has been undertaken since adoption and is set out in the Council's Authority Monitoring Report².

National Planning Policy Framework

- 2.7 The current National Planning Policy Framework (the Framework, or where clarification is needed, the Framework (December 2024)³ was published on 12th December 2024. The references to sections of the Framework below relate to the Framework (December 2024) as that is the version which represents current policy. Earlier versions (i.e. 2012, 2018, 2019, 2021 or 2023) are referred to within this document where relevant.
- 2.8 Paragraph 11 sets out the meaning of the presumption in favour of sustainable development, and the circumstances when Local Plan policies are deemed out of date allowing the presumption to apply. It refers to Footnote 8 which clarifies these circumstances to be in particular where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites with the appropriate buffer, or where the Housing Delivery Test shows housing delivery below 75% of the requirement over three years.
- 2.9 Paragraph 12 notes the statutory status of an up-to-date adopted development plan as the starting point for decision-making, notwithstanding paragraph 11.
- 2.10 Paragraph 17 requires the development plan to include strategic policies to address the Council's priorities for land use. Paragraph 20 requires these strategic policies to provide for housing. Paragraph 23 requires strategic policies to provide a clear strategy for bringing sufficient land forward over the plan period.
- 2.11 Paragraph 69 requires a housing requirement figure to be established in strategic policies.
- 2.12 Paragraph 78 requires planning policies to identify specific deliverable sites for five years following the intended date of adoption, together with specific developable sites or broad locations for growth for years 6-10 and where possible years 11-15 of the remaining plan period.
- 2.13 Paragraph 75 allows for windfall sites to be included as an allowance to form part of anticipated supply.

² <https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/authority-monitoring-reports-amr/>

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.14 Paragraph 81 Paragraph 78 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The supply should be measured against the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. The required supply of deliverable sites should include an appropriate buffer:

- a.) 5% to ensure choice and competition in the market for land; or
- b.) 20% where there has been significant under delivery of housing over the previous three years (as measured by the Housing Delivery Test).

Additionally, from 1st July 2026, a 20% buffer will apply where a local plan housing requirement (adopted in the last five years) is 80% or less of the most up to date local housing need figure.

2.15 Paragraph 79 requires local planning authorities to monitor build-out of sites, and to prepare an action plan where the Housing Delivery Test shows delivery below 95% of the requirement.

2.16 Paragraph 224 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. However as noted above, this links to footnote 79 which states that as an exception to this, the policy contained in paragraph 76 (where a five years' supply is not required) and the related reference in footnote 8 of this Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework. Paragraph 226 states that only a four years' supply is required where an authority has an emerging local plan that has reached Regulation 18 or Regulation 19 stage with a policies map and proposed allocations to meeting housing need.

Planning Practice Guidance (PPG)

Housing supply and delivery PPG Paragraphs 001-035 (Reference ID 68-001-20190722 to 68-035-20190722)

- 2.17 This section of PPG provides guidance on the provision of a five years' supply of housing both for the purpose of plan-making and decision-taking, including a section relating to Annual Position Statements. There is cross-referral throughout to the Framework.
- 2.18 Demonstrating supply: in plan making, strategic policies should identify a 5 year housing land supply from the intended date of adoption of the plan. In decision-taking, authorities can either use the latest available evidence e.g. SHLAA, HELAA or AMR; or confirm the five year supply through an annual position statement.
- 2.19 Deliverable sites: For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, where further evidence is required to be considered deliverable, this evidence may include:
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 2.20 Buffers: To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should add a 20% buffer where delivery of housing taken as a whole over the previous 3 years has fallen below 85% of the housing requirement figure, as set out in the last published Housing Delivery Test results. This buffer should be applied to the supply requirement figure in the following 5 years and should include any shortfall, bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure. Authorities who are not required to demonstrate a 5 year housing land supply should disregard this requirement.
- 2.21 Counting Completions: For the purposes of calculating 5 year land supply, housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. Completions should be net figures, so should offset any demolitions. Empty homes can be included providing the authority can demonstrate they had not already been counted as part of the existing stock of dwellings and would not be double counting. Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of

accommodation released in the housing market (cross refers to Housing for Older and Disabled People PPG).

- 2.22 Where shortfalls have occurred, authorities should consider the reasons for this. Where the standard method for assessing local housing need is used as the starting point in forming the planned requirement for housing, Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure. Under-delivery may need to be considered where the plan being prepared is part way through its proposed plan period, and delivery falls below the housing requirement level set out in the emerging relevant strategic policies for housing. Shortfalls should be added to the 5-year supply (Sedgefield approach) unless a longer period is determined through the plan-making process. Over-delivery may be offset against previous shortfalls.

Housing Delivery Test paragraphs 036-054 Reference ID: 68-036-20190722 to 68-054-20190722

- 2.23 The Housing Delivery Test, published in the November of any given year, provides a measure based on the preceding 3 financial years. It applies to authorities with plan-making and decision-taking responsibilities. If delivery of housing falls below the housing requirement, then certain policies will apply with immediate effect from publication of the Housing Delivery Test results, depending on the level of delivery: the publication of an action plan if housing delivery falls below 95%; a 20% buffer on a local planning authority's 5-year land supply if housing delivery falls below 85%; and the presumption in favour of sustainable development if housing delivery falls below 75%.

3 Background to the Supply Statement 2024

- 3.1 The Fylde Local Plan to 2032 (incorporating Partial Review) was adopted on 6th December 2021. The Inspector's Report is available on the Council's website. As noted in Section 2, the Partial Review was undertaken to ensure that Local Plan policies remain in accordance with national policy going forward, also to address an issue of housing shortfall in the Wyre Local Plan (2011-2031). The Fylde Local Plan to 2032 (incorporating Partial Review) replaced the earlier 2018 Local Plan as the principal Development Plan document for Fylde.
- 3.2 Under the 2024 National Planning Policy Framework, all local planning authorities are required to identify and update annually a supply of specific, deliverable sites sufficient to provide a minimum of five years' worth of housing land, including the appropriate buffer.
- 3.3 Through Local Plan Policy H1, the Council ensures that sufficient deliverable land is available to maintain a continuous five-year supply of housing land, calculated using the Liverpool method. In addition, supporting text at paragraph 9.19 commits the Council to publishing a detailed housing trajectory at least annually. This Five-Year Housing Land Supply statement is therefore published to meet these Local Plan undertakings and to provide an up-to-date position in accordance with the 2024 National Planning Policy Framework, which requires all local planning authorities to identify and update annually a supply of specific, deliverable housing sites."
- 3.4 The annual housing requirement in the Fylde Local Plan to 2032 (incorporating Partial Review) is 305 net dwellings per annum. This figure is based on the standard method, which meets local housing needs, to which is added 30 net dwellings per annum to meet a shortfall that existed in the neighbouring area of Wyre at the time of the Partial Review (but which no longer exists), in line with national policy. The Council's revised housing requirement figure of 305 dpa was found sound by the Inspector who examined the Partial Review.
- 3.5 This Statement considers the 5-year supply position against the adopted housing requirement figure in the Fylde Local Plan to 2032 (incorporating Partial Review). It therefore takes the adopted figure of 305 as the annual requirement, in line with PPG.

Table 1: Local Housing Need Figure Calculation 2019, as used in the Fylde Local Plan to 2032 (incorporating Partial Review)		
Household growth projections	2019	37,181
	2029	39,714
Annual projection	$(39,714 - 37,181) / 10$	253.3 rounded to 253
Median workplace-based affordability ratio	2018	5.36
Adjustment factor	$((5.36 - 4) / 4) \times 0.25$	0.085
Calculation	$(1 + 0.085) \times 253$	275
The cap	1.4×253	354 (doesn't apply: the cap is higher than 275, therefore 275 stands)

Previous 5 Year Supply Positions

- 3.6 For the base date 1st April 2025, this statement builds on the approach established in previous years following the adoption of the Fylde Local Plan to 2032 (incorporating Partial Review) in December 2021. In accordance with the commitment in paragraph 9.19 of the Local Plan, a detailed housing trajectory continues to be maintained, setting out anticipated housing delivery over the remainder of the plan period and, by implication, over the next five years. This enables effective monitoring of housing delivery performance against the five-year housing land supply requirement.
- 3.7 The 2025 statement follows on from the 2024 statement and applies a consistent methodology, updated where necessary to reflect the latest national planning policy and guidance. Any changes to methodology or assumptions are explained in section 4.

Housing Delivery Test

- 3.8 Paragraph 79 of the Framework requires Councils to monitor the delivery of sites which have planning permission. The Housing Delivery Test, published annually by the Government, assesses the performance of the development industry in delivering sites across each local authority area, against the dwellings required by the adopted strategic policies for each area. Where delivery falls short, the Framework specifies that Councils must either produce an action plan (below 95% of the requirement, paragraph 79a of the Framework); add a 20% buffer to the 5-year housing land supply (below 85% of the requirement, paragraphs 79b) and 77 of the Framework); or the presumption in favour of sustainable development will apply under

paragraph 11d) of the Framework (below 75% of the requirement, paragraph 79c) and footnote 8 of the Framework).

3.9 The results are set out in Table 2 below:

Table 2: Housing Delivery Test Results for 2023⁴		
Numerator: housing delivery	307+385+645	1,337
Denominator: household projections:		
2020/21	Local housing need	181 ⁵
2021/22	Local housing need	275 ⁶
2022/23	Local housing need	283 ⁷
Total		761
Result	1,337/761 %	176%

3.11 The implications of the housing delivery test result are that there is no requirement to apply the 20% buffer to the 5-year housing land supply under Paragraph 77 of the Framework.

⁴ As published by DLUHC: [Housing Delivery Test: 2023 measurement - GOV.UK](#)

⁵ Covid-19 Adjustment for the 2021 Housing Delivery Test Measurement: In order to reflect the national disruption caused to housing delivery by the pandemic to starts and completions, construction, and monitoring of completions, the period for measuring the homes required in 2020/21 has been reduced by 4 months. A 1-month reduction in the period for measuring the 'homes required' in 2019/20 also still applies. As 'homes required' data (detailed above) can be calculated by the day, the 2020/21 'homes required' measurement period has been reduced by a total of 122 days, and the 2019/20 measurement was reduced by 31 days. For the 2020/21 figure, the calculation is 272 (the Local Housing Need figure for base date 1st April 2020) x (366-122)/366 = 272 x 244/366 = 181.

⁶ This figure is taken from the published measurement by the Government and does not add correctly from the figures for the three years.

⁷ As published in the Housing Delivery Test: 2023 measurement. Available at: [Housing Delivery Test: 2023 measurement - GOV.UK](#)

4 The Council's methodology

Components of the calculation

- 4.1 The calculation has two sides: the requirement and the supply. The requirement comprises the annual housing requirement, any shortfall and buffer if required. The supply comprises the list of specific deliverable sites with information as to the number of dwellings which will be delivered within 5 years and when, with any allowances taken account of. How each of these has been determined is detailed below.

The annual housing requirement

- 4.2 Paragraph 78 of the Framework states that the supply should be sufficient to provide five years' worth of housing against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than 5 years old. The adopted Fylde Local Plan to 2032 (incorporating Partial Review) Policy H1 sets a minimum housing requirement of 305 net dwellings per annum. This figure is therefore the annual housing requirement for the purposes of the calculation in accordance with the Framework paragraph 78.

The shortfall

- 4.3 Shortfall is calculated from the base date of the Local Plan in accordance with PPG. The Fylde Local Plan to 2032 (incorporating Partial Review) has a plan period from 2011 to 2032. The annual housing requirement from 2011 to 2019 is 415 net dwellings per annum; the annual housing requirement from 2019 to 2032 is 305 net dwellings per annum.
- 4.4 1,538 dwellings were completed in Fylde from 2011-2017. In the Fylde Local Plan to 2032 (adopted October 2018), this figure was subtracted from the original plan period requirement of 8,715, to give a residual requirement of 479 dwellings per annum from 2017 onwards. This embedded the use of the Liverpool method for the delivery of the shortfall from the early part of the plan period, through this residual requirement.
- 4.5 Delivery in the two years from 1st April 2017 to 31st March 2019 was 463 and 490 net homes respectively. The Fylde Local Plan to 2032 (incorporating Partial Review) has a minimum housing requirement for the plan period of 7,275 net dwellings, giving a residual requirement from 2019-2032 of 4,784 net dwellings, which incorporates the remaining shortfall from the early part of the plan period. The Fylde Local Plan to 2032 (incorporating Partial Review) takes the figure of 4,784 and uses it to derive a 368 net dwellings annual residual requirement for the remaining years of the plan period 2019-2032, in place of the previous 479 figure. Therefore, the Partial Review retains the use of the Liverpool method for addressing previous shortfall.
- 4.6 Delivery in 2019-2025 was 2,755 which provides a surplus of 547 against the residual requirement of 368 net dwellings per annum. There is therefore no further shortfall to be added to the residual requirement. In accordance with the findings of the APS Inspector who made

recommendations on the 2020 APS, the surplus should not be set against the residual requirement as this is set out in the Local Plan.

- 4.7 The five-year requirement incorporating shortfall is therefore 5×368 , which gives 1,840 net dwellings.

The buffer

- 4.8 The Framework sets out the requirement for the supply of deliverable sites to be augmented by a buffer, to ensure choice and competition in the market for land, with sites brought forward from later in the plan period. The standard requirement is for a 5% buffer to be applied to the five year housing land supply. A larger buffer of 20% is required where there has been significant under delivery of housing over the previous three years, as measured by the Housing Delivery Test, to improve the prospect of achieving the planned supply.
- 4.9 The Council, in this statement, applies a 5% buffer in accordance with the Framework. The percentage is applied to the housing requirement including any shortfall in order to calculate the buffer. This results in an addition to the requirement of 92 dwellings.
- 4.10 As stated in the NPPF, from 1st July 2026, for the purposes of decision-making only, the 20% buffer is required where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance. The current average requirement represents 83% of the current housing need figure of 416. Therefore, the 20% buffer does not apply.

Deliverable sites

- 4.11 The five years' supply must consist of specific deliverable sites under paragraph 78 of the Framework. The Council has determined the sites to be included within the 5 years' supply having regard to the Local Plan and its Examination, the current planning status of sites and their prospects of implementation, and the definition of a deliverable site in the Framework. The Council has also had regard to the APS process carried out for the Council's APS base dated 1st April 2020, in particular the outcomes of the engagement and the Inspector's conclusions on disputed sites.
- 4.12 The sites included have been updated to reflect their current planning status as at the base date of 1st April 2025, and based on this, their deliverability has been reassessed. The sites included in the 5-year supply consist of those sites with full planning permission, and those where both outline and reserved matters permission has been granted. Any further information is taken into account when determining whether a site is to be included. Other sites are omitted unless there is clear evidence that delivery will commence within 5 years.

- 4.13 The Council therefore concludes that the list of sites assessed to be deliverable, which is shown by the yellow and green highlighting in Appendix 1, is highly robust, having taken a precise and considered approach in line with the requirements of the Framework and the PPG. The list of sites included is also shown in Appendix 2 which also includes all Local Plan sites.

Lead-in times and delivery rates

- 4.14 The starting point for the lead-in times and build-out rates are the assumptions developed through the Local Plan evidence base, specifically through the SHLAA Steering Group. This involved input from stakeholders including developers. The base assumptions developed for lead-in times are:

Site Status		Assumed Year of Commencement
Full planning permission, or both outline and reserved matters permission, with signed Section 106		Year 1
Full planning permission, awaiting signing of Section 106	Where there is clear evidence that homes will be delivered within 5 years	Year 2
Change of use, awaiting signing of Section 106		Year 2
Outline planning permission, with signed Section 106		Year 2
Outline planning permission, awaiting signing of Section 106		Year 3
Full planning application received and allocation in Local Plan		Year 3
Outline planning application received and allocation in Local Plan		Year 4
Allocated Site without a full or outline planning application		Year 5

- 4.15 In respect of build-out rates, the base assumptions developed through the SHLAA Steering Group are that 15 dwellings will be built in the first year and 30 dwellings in subsequent years. If the site has a capacity of more than 300 dwellings then it is assumed that there will be two developers and the output will be doubled.
- 4.16 During the Fylde Local Plan to 2032 (adopted October 2018) Examination in Public Hearing Sessions the Council agreed to amend its approach to build out rates and phasing. Where detailed further information about a specific site was provided by the site owners, developers or agents, the Council took this into account and prescribed build out rates and phasing accordingly. Where there was sufficient evidence that an established development site is delivering at a rate that is at variance to the general delivery assumptions, these site-specific build-out rates were assumed for the remaining units of the development site. In all other circumstances the Council continued to rely upon the approach agreed through the SHLAA Steering Group.

- 4.17 The approach set out above was used to construct the Local Plan trajectory and to demonstrate a 5-year housing land supply for the purposes of the Examination of the Local Plan. The Local Plan was found sound on this basis⁸.
- 4.18 The publication of the initial revised Framework of 2018 led to the revision of the definition of “deliverable” away from that used to assess sites in the Fylde Local Plan to 2032 (adopted October 2018) during its Examination (under the 2012 Framework). The Council has consequently lengthened the projected lead-in times for sites that no longer fall under the definition of deliverable within the plan period trajectory, so that they are not shown as delivering within 5 years, unless there is evidence in support of earlier delivery.
- 4.19 The Council’s data on completions and homes under construction for the year up to the current base date of 1st April 2024 has been added to the previous trajectories. In conjunction with this, consequential revisions to the projected delivery over the forthcoming years have been made. In addition, updates to the planning status of sites have been made, including where planning permission has lapsed, and this information has been used to amend projected lead-in times where applicable.

Development not implemented

- 4.20 At the Examination of the Local Plan the evidence presented into the deliverability of small sites involved the inclusion within the trajectories of the total number of committed dwellings on small sites (i.e. those granted any kind of planning permission), this number was discounted by 10%, to account for small sites not coming forward.
- 4.21 The trajectory in Appendix 1 includes all small sites listed individually (as required by PPG for APSs and retained for continuity), and reflects the updated definition of deliverable sites within the Framework (2018 onwards). In particular, under part a) of the new definition of deliverable, small sites with planning permission (including outline planning permission) should be considered deliverable until permission expires unless there is clear evidence that the dwellings will not be delivered within 5 years. No cases have been identified where such information exists; all small sites with planning permission are therefore treated as deliverable in accordance with Annex 2 of the Framework. It follows that no discount would be justified for non-implementation of these sites. This conclusion was supported in the Inspector’s report to the 2020 Draft APS.

Small sites windfall allowance

- 4.22 Small sites are not allocated in the Local Plan but an allowance is made for them to come forward as windfalls. For the purposes of assessing 5-year supply, small sites with planning permission have been listed in the trajectories, in accordance with PPG: under the standard assumptions these are expected to come forward within the first three years (as the sites are shown in accordance with standard assumptions the majority are shown in year 1). The sites listed include those where net losses are anticipated. An analysis of previous planning

<https://new.fylde.gov.uk/adopted-local-plan-to-2032/>

permissions coming forward in regard to small 'windfall' sites has revealed that it is likely that at least 40 net dwellings per annum will be delivered. An allowance is therefore made of 40 net homes per annum for small sites to come forward in years 4 and 5 to reflect the Local Plan and past windfall delivery rates. This has not been discounted as it is based upon historic delivery rates rather than planning permissions granted. The inclusion of this allowance was supported by the Local Plan Inspector and by the Inspector of the 2020 Draft APS.

- 4.23 Policy DLF1 of the adopted Fylde Local Plan to 2032 (incorporating Partial Review) states:

Windfalls (including small committed sites)

Small housing sites (amounting to between 1 and 9 homes) are not allocated; they can occur throughout the borough where compliant with the other policies of the plan. Small sites are provided for through a windfall allowance of 40 homes per annum in years 10 to 21 of the plan. The delivery of small sites that are already committed is included within the Housing Trajectory (Appendix 2): this provides for the delivery of small sites up to year 10 of the plan. Small committed sites and windfalls yet to come will provide around 11% of the housing requirement. There may also be some larger windfall sites that will also contribute to this figure.

- 4.24 The Inspector for the Fylde Local Plan to 2032 (adopted 2018) noted in paragraph 84 of her report that:

... the inclusion of a small 40 dpa windfall allowance for the latter 2 years of the 5 year period is also justified by the evidence

- 4.25 Planning permissions granted for windfall development in recent years is shown below. It should be noted that the data here is drawn from the sites which are new commitments as at 31st March each year, and so excludes any sites permitted and completed within the same year to March 31st.

Table 4: Windfalls Permitted	
Year to 31 March	
2025	63
2024	37
2023	94
2022	97
2021	46
2020	72
2019	62
2018	91
2017	110
2016	109
2015	104
2014	54

- 4.26 An allowance for demolitions/losses not relating to sites for new housing is included for the five years, of one unit per annum. The one unit per annum is based on evidence of the five units lost over the first seven years of the plan period. This approach follows the 2019 and 2020 APSS and the Local Plan.

5. Five-Year Housing Land Supply Calculation

5 Year Requirement		
Residual Housing Requirement from Fylde Local Plan to 2032 (incorporating Partial Review) incorporating earlier shortfall	5 x 368	1,840
Delivery since commencement of Partial Review residual requirement April 2019	634 + 307 + 384 + 636 + 501 + 293	2,755
Residual requirement under Partial Review April 2019 onwards	368 x 6	2,208
Surplus or shortfall since commencement of the Partial Review residual requirement April 2019 – March 2021	2,755 – 1,840	915
Five-year housing requirement including any additional shortfall since the start of Partial Review residual requirement	1,840 + 0	1,840
Buffer	1,840 x 5%	92
Five year housing land supply requirement including shortfall and buffer	1,840 + 92	1,932
Annualised housing land supply required	1,932 / 5	386.4
5-Year Supply		
Five Year Supply of Deliverable sites		1,606
Allowance for windfall sites	40 x 2	80
Demolitions allowance	-1 x 5	-5
Total supply		1,681
Over/under supply	1,681 – 1932	-251
Equivalent years' supply	1,681/ 386.4	4.35 years

Appendix 1

Five-year housing trajectory

