

Planning Committee

Wednesday 24 May 2017

Late Observations Schedule

Five Year Housing Land Supply

On 8 May 2017, this Committee adopted a revised housing figure for inclusion in the emerging local plan which is based on the most up to date population and economic forecasts currently available. As a result the annual housing figure to be included in the Fylde Local Plan to 2032 will be **415** dwellings per annum. This figure is still to be considered at Examination, however, as it represents the latest position of the Council it has been used in the 31 March 2017 update of the 5 year housing land supply. This indicates that the Council is able to demonstrate a **4.8 year** supply of housing land.

A copy of the Housing Land Supply Statement is appended to this Late Observations Report. Further details of the individual components that make up the 5 year housing supply are available at: <http://www.fylde.gov.uk/assets/files/8305/5-Year-Supply-31-March-2017-Final.pdf>

Schedule Items

<u>Item</u>	<u>App No</u>	<u>Observations</u>
1	16/0846	<p><u>Revised Recommendation</u></p> <p>Having considered the position with regards to pooling of education contributions further officers suggest that the second bullet point to the recommendation on the agenda papers is revised to read as follows, with the additional text in bold:</p> <ul style="list-style-type: none">a contribution and phasing of its payment towards addressing the shortfall of secondary education capacity to serve the occupants of the development. This is expected to be £85,693.08, to provide 4 secondary places at Kirkham Carr Hill High School and 6th Form (or such other education institution the Head of Planning and Regeneration in consultation with the Local Education Authority considers appropriate), with the agreement also clarifying the phasing of its payment.
6	17/0050	<p><u>Consultee Matter</u></p> <p>Since the completion of the agenda report a group of 5 Himalayan Birch trees that are within the site have been protected by TPO/17/0007. These are in a row on the side of the site alongside Lilac Avenue, and under the revised proposal one of the protected trees is to be removed to facilitate the provision of the refuse storage area along with two non-protected trees that are removed in this area to facilitate the parking spaces. The TPO is subject to an objection from the applicant's agent that will be considered separately to this application.</p>

The tree officer has suggested that he would be prepared to modify the Order to exclude the tree that is scheduled for removal from it as the value of the trees is as a Group, and the replacement landscaping provided within the development as a whole compensates for its loss.

As such there is no change proposed to the recommendation or suggested conditions as a consequence of this.

Fylde Council
Five Year Housing Supply Statement, base dated 31st March 2017

Introduction

1. Local planning authorities must identify enough deliverable sites to provide five years worth of housing against their housing requirement. In other words, a five year supply of deliverable housing land must be identified. This is required under paragraph 47 of the National Planning Policy Framework (the Framework).
2. The five year housing supply statement, base dated 31st March 2017, is set out in Table 1. The methodology below explains how the Borough's five year supply position has been calculated. The calculation takes latest thinking into consideration, in addition to the Framework and the National Planning Practice Guidance (NPPG).
3. The latest version of the Housing Trajectory for the Fylde Local Plan to 2032 can be seen at Appendix 4. The five year supply position has been taken from this version of the Housing Trajectory which is base dated 31st March 2017 and reflects the most up to date information available to the Council.

Methodology

Housing Requirement

4. The Planning Committee at its meeting of 8th May 2017 considered 'Fylde Addendum 3: Analysis of the OAN in light of the 2014-based SNPP and SNHP' which is an addendum to the Fylde Coast Strategic Housing Market Assessment (2013). In light of this new evidence The Planning Committee resolved that a figure of 415 homes per annum will meet Fylde's objectively assessed need (OAN) for housing.
5. Since 2011, the Borough has not met the OAN annual housing requirement. Rather, there has been an under delivery (shortfall) of 952 homes against the annual housing requirement. The housing shortfall has been rolled forward and evenly distributed over the next five years, not the plan period ('the Sedgfield approach').
6. There has been a persistent under delivery of housing in Fylde. Under paragraph 47 of the Framework, a 20% buffer is required where there has been a record of persistent under delivery. At the base date used for this calculation, there is a requirement for an additional 311 homes per annum based on the annual housing requirement.
7. The adjusted five year requirement for Fylde comprises: five years worth of the annual housing requirement, plus the shortfall; and a 20% buffer in accordance with the Framework paragraph 47, as set out below:

Adjusted five year requirement = (Annual requirement x 5 + Shortfall) + 20% buffer

Deliverable sites

8. Only deliverable sites can be identified to meet the five year housing requirement. The following types of sites have been considered deliverable:
 - Sites with planning permission, including 'outline' permission;
 - Sites where planning permission has been agreed, but the Section 106 agreement has not yet been signed (if applicable);
 - Sites where the council is minded to approve^a; and
 - Any other sites which are allocated in the Submission Version of the Fylde Local Plan to 2032.
9. Only where there would be definite obstacles to the implementation of a planning permission, such as evidence of a lack of viability, will a site be excluded. Where viability is questioned, each case will be assessed on its own merits. The applicant will be expected to undertake and submit a viability assessment, at their own expense, as evidence that a site is not viable.
10. In those instances where the local planning authority agrees that a site is not viable, the site will be removed from the existing supply.

Build out rates and phasing

11. The build-out rates that are used in the calculations are the same as those that are used in the emerging Local Plan and the SHLAA 2015. The SHLAA is a robust piece of evidence that is produced with input from a SHLAA Steering Group. The SHLAA assumes that 15 homes will be built in the first year and 30 homes in subsequent years. If the site has a capacity of more than 300 homes then it assumes that there will be two developers and the output will be doubled.
12. Using these build-out rates means that a small number of large sites will not be fully delivered within the five years. The remainder would be delivered from year six onwards and is not factored into the five year supply.
13. Only on sites with full planning permission and a signed Section 106 agreement (if applicable) will development be able to commence in year 1. Sites with outline planning permission, or sites where a Section 106 agreement is yet to be signed, will not be able to commence in year 1. It is anticipated that development will be able to commence on these sites as follows:

Full planning permission, with signed Section 106	1-5 years
Full planning permission, awaiting signing of Section 106	2-5 years
Change of use, awaiting signing of Section 106	2-5 years
Outline planning permission, with signed Section 106	2-5 years
Outline planning permission, awaiting signing of Section 106	3-5 years
Full planning application received and proposed allocation in emerging Local Plan	3-5 years
Outline planning application received and proposed allocation in emerging Local Plan	4-5 years
Allocated Site without a full or outline planning application	5 years

^a Addendum III of the Interim Housing Policy (February 2013) increased the dwelling threshold for proposed developments requiring Section 106 contributions. There are however a number of planning applications which the council determined and was minded to approve, subject to Section 106 contributions, based upon a lower dwelling threshold. Therefore, at the 31st March 2016, these planning applications no longer required a Section 106 and the council is currently processing the planning applications. For the purposes of this five year housing supply, these planning applications are identified as 'minded to approve'. All of these sites would deliver within five years.

The Framework paragraph 47 buffer

14. The buffer is not an additional 20% to the housing requirement. Rather, it brings sites forward from later in the plan period and consequently the annual housing requirement for later in the plan period will be lower to reflect this.

Development not being implemented

15. It is recognised that not all developments identified within the five year supply will be developed. Within Fylde the number of residential planning permissions not brought forward is relatively low and it is considered that it is reasonable to make a 10% allowance for sites not coming forward.

Five year housing supply position

16. The adjusted annual housing requirement at 31st March 2017 base date provides a 4.8 year housing supply.

Change of approach upon adoption of the Fylde Local Plan to 2032

17. In line with the decision of the Development Management Committee of 9th March 2016, the Council will continue to calculate the five year housing land supply based on the 'Sedgefield' approach. While the submitted version of the Fylde Local Plan to 2032 aspires towards using the 'Liverpool' approach, it is considered that the 'Sedgefield' approach is the more robust methodology until the Local Plan has been the subject of an Examination in Public and that the 'Liverpool' approach has been accepted as being sound. At this time, the methodology preferred by the Council is to address any shortfall over the immediate 5 year period in line with the 'Sedgefield' approach. However, the consequences of using the 'Liverpool' approach can be seen at Appendix 2 for comparative purposes only.

Table 1: 415dpa OAN Five Year Housing Supply Position – base dated 31st March 2017

Table 1(a): OAN Plan Period Housing Requirement at 31st March 2017	No. of Homes
OAN plan period housing requirement 2011 – 2032 (21 years) (415dpa x 21)	8,715
OAN housing requirement between 1 st April 2011 and 31 st March 2017 (6 x 415dpa)	2,490
Completions between 1 st April 2011 and 31 st March 2017 (6 years)	1,538
Under delivery (shortfall) between 1 st April 2011 and 31 st March 2016 (2,490 – 1,538)	952

Table 1(b): Five Year Housing Requirement at 31st March 2017	No. of Homes
Annual housing requirement	415
5 year housing requirement and shortfall ((415 x 5) + 952)	3,027
Adjusted 5 year housing requirement, including shortfall and 20% buffer (3,027 + 605)	3,632
Adjusted annual housing requirement for 0 – 5 year period (3,632 ÷ 5)	726

Table 1(c): Five Year Housing Supply at 31st March 2017	No. of Homes
Requirement	
Adjusted 5 year housing requirement including shortfall and buffer	3,632
Supply	
Existing supply ¹	3,824
Potential supply ²	50
10% allowance for supply not coming forward ³	387
Total Supply ((3,824 + 50) - 387)	3,487
Over/Under Supply 5 year period (Total Supply – Requirement, 3,487 – 3,632)	-145
Equivalent Years Supply 4.80 (3,487 ÷ 726)	

APPENDIX 1: Delivery Notes

¹ Existing Supply

The existing supply includes:

- 1(a) Existing commitments;
- 1(b) Planning applications approved subject to a signed Section 106 and planning applications minded to approve;
- 1(c) Any other sites which are allocated in the Submission Version of the Fylde Local Plan to 2032.
- 1(d) A deduction for expired planning permissions;
- 1(e) A deduction for planning permissions that are no longer considered deliverable in accordance with the Framework paragraph 47.

Appendix 3 to this position statement presents the trajectory for years 0 – 5 which sets out existing commitments.

² Potential Supply

An allowance for long term empty homes of 10 homes per annum is made for homes re-entering the market (see Table 3). The existing supply includes the commitments and minded to approve homes yields on sites of 0 – 9 net homes. These sites are expected to complete, therefore an allowance for small sites is not included in the potential supply for years 1 – 5.

Table 3: Potential Long Term Empty Homes (net)						
Year	1	2	3	4	5	5 year total
No. of long term empty homes	10	10	10	10	10	50

➤ Potential supply: **50 homes**

³ 10% Allowance for Sites Not Coming Forward

A 10% allowance for sites not coming forward has been calculated from the existing and potential supply (see Table 4).

Table 4: Calculation of 10% allowance		No. of Homes
1	Existing Supply	3,824
2	Potential Supply	50
1 + 2	Total Supply	3,874
(1 + 2) x 10%	10% of existing and potential supply not coming forward (rounded up)	387