

# INFORMATION ITEM



REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	DEVELOPMENT MANAGEMENT COMMITTEE	20 AUGUST 2015	7

## FIVE YEAR HOUSING SUPPLY STATEMENT

### PUBLIC ITEM

This item is for consideration in the public part of the meeting.

#### SUMMARY OF INFORMATION

Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify enough deliverable sites to provide five years' worth of housing against their housing requirement.

The Five Year Housing Supply Statement sets out the borough's housing supply position and methodology. The Five Year Housing Supply Statement, base dated 31<sup>st</sup> March 2015 demonstrates that Fylde has a 4.3 year housing supply set against the housing requirement of 370 dwellings per annum.

#### SOURCE OF INFORMATION

The planning policy team updated the Five Year Housing Supply Statement, base dated 31<sup>st</sup> March 2015 and published the supply statement on 30<sup>th</sup> July 2015.

#### LINK TO INFORMATION

The Five Year Housing Supply Statement, base dated 31<sup>st</sup> March 2015 is available at: <http://www.fylde.gov.uk/council/planning-policy--local-plan-/five-year-housing-land-supply/>

#### WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The methodology used to calculate the supply position has been amended to take latest thinking into consideration, including the interpretation of the NPPF, which is continually tested at various appeals across the country. In consideration of this, the following parameters of the methodology have been amended:

- The supply position is now calculated against the objectively assessed need (OAN) housing figure of 370 dwellings per annum instead of the housing requirement in the now revoked Regional Spatial Strategy.
- The 20% buffer required under paragraph 47 of the NPPF is now only applied to the annual housing requirement and is not applied to the accrued shortfall.
- The build out rates have been amended following the outcome of the Strategic Housing Land Availability Assessment (SHLAA) Steering Group meeting.

- The housing supply now includes sites where a planning application has been received by this council and the site was allocated in the emerging Local Plan Preferred Options (2013) and following consideration of the consultation comments, the council is continuing to take the site forward in the Local Plan Revised Preferred Options (2015).

**FURTHER INFORMATION**

Contact Fiona Riley: [fiona.riley@fylde.gov.uk](mailto:fiona.riley@fylde.gov.uk) or 01253 658419