



Wyre Council

**Position Statement on the Supply and Delivery of Affordable Housing in
accordance with adopted policies in the Wyre Local Plan (2011-2031)**

September 2022

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1.1 Introduction

Affordable housing¹ is defined as housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is essential for local workers) including housing for rent, starter homes, discounted market sales housing and other rent and intermediate products.

The Wyre Local Plan (2011-2031) was adopted in February 2019. It sets out the council's approach to the future provision of affordable housing in the borough.

This statement sets out the council's position on the supply of affordable housing and considers whether this is being delivered in accordance with Local Plan Policy HP3 on sites allocated for housing or mixed use development and on other large sites (10 or more units) since the Local Plan's adoption.

1.2 Background

The Strategic Housing Market Assessment (SHMA) Addendum 3 (September 2017) indicates an annual need for 134 affordable dwellings between 2017/18-2021/22, increasing to 189 affordable dwellings after 2022. The affordable housing need is not a target and identifies the scale of the need.

Affordable housing is currently delivered through:

- Policy HP3 (see Table 1 below), which require a proportion of affordable housing as part of certain market housing developments (new residential developments of 10 or more dwellings [net]);
- Policy HP4, which provides support for affordable housing to come forward in certain circumstances outside defined settlement boundaries, as an exception to other planning policies usually known as rural exception sites; or
- Schemes brought forward for entirely affordable housing, or for a proportion larger than policy thresholds, usually by Registered Providers.

Table 1: Policy HP3 - percentage of affordable housing provision for new residential developments of 10 dwellings (net) or more.

Settlement	% Affordable Housing	
	Brownfield	Greenfield
Fleetwood	0	0
Thornton, Cleveleys, Knott End/Preesall, Preesall Hill, Stalmine, Pilling	10	30
Poulton-le-Fylde, Hambleton, Garstang, Forton, Hollins Lane, Scorton, Cabus, Bowgreave, Catterall, Bilsborrow, Barton, Inskip, Churchtown/Kirkland, St Michaels, Great Eccleston, Calder Vale, Dolphinholme (Lower).	30	30

¹ NPPF 2021 Annex 2 Glossary

Policy HP3 is clear that affordable housing will be achieved through on-site provision and the specific requirements have been informed by the Local Plan Viability Study.

Where it has been demonstrated that on-site provision is not appropriate, a financial contribution of broadly equivalent value is required to be paid to the council to support the delivery of affordable housing elsewhere in the Borough.

In circumstances where schemes are not considered to be financially viable to provide some form of affordable housing, such as where abnormal development cost arise, the council requires a financial viability assessment to be submitted as part of the planning application process to support this objective. The study is subject to scrutiny by consultants commissioned by the council to verify the information presented and advice on an appropriate level of provision on a case by case basis.

The following sections and appendices set out the number of affordable dwellings completed, under construction or subject of an approved or pending planning application. This information indicates that the adopted Local Plan policies are being robustly implemented and the future delivery of affordable housing on allocated sites is consistent with that envisaged at the point of adoption of the Local Plan.

The council is mindful that in considering if a site has fulfilled the requirements for affordable housing provision, the payment of an appropriate financial contribution for off-site provision or the acceptance of a site specific financial viability assessment indicating a lower level or no affordable housing on site, would be considered to have met policy requirements.

1.3 Affordable housing delivered 2011-2021/22

Table 2 below sets that 910 affordable dwellings were completed since the start of the plan period.

Table 2: Number of affordable dwellings completed 2011-2022

Monitoring Year	No. of affordable dwellings completed	Total number of dwellings completed (market + affordable) including large and small sites
2011/12	95	215
2012/13	19	185
2013/14	44	195
2014/15	53	276
2015/16	37	320
2016/17	104	455
2017/18	36	395
2018/19	-27*	406
2019/20	130	438
2020/21	151	605

Monitoring Year	No. of affordable dwellings completed	Total number of dwellings completed (market + affordable) including large and small sites
2021/22	268	749
Total	910	4,239

*Net loss due to estate clearance of 108 units in Fleetwood. Application for replacement affordable dwellings pending.

It is evident from the figures set out in Table 2 that actual delivery of affordable housing has increased since 2019; this is principally due to market housing sites allocated in the Local Plan delivering affordable dwellings as part of their development.

1.4 Affordable housing future supply 2022/23-2031

Table 3 below indicates that 1,441 affordable dwellings are projected to be delivered on allocated and non-allocated sites between 2022/23 and 2031.

Table 3: Number of affordable dwellings projected 2022-2031

	Affordable Housing Projections	Market Housing Projections	Affordable Need
2022 - 2023	127	566	189
2023 - 2024	233	466	189
2024 - 2025	262	497	189
2025 - 2026	268	663	189
2026 - 2027	240	580	189
2027 - 2028	120	431	189
2028 - 2029	118	354	189
2029 - 2030	49	214	189
2030 - 2031	24	134	189
Total	1441	3905	1701
	5346		

More detailed information on the specific sites which will deliver the future affordable dwellings is set out in Appendix 1, which illustrates estimated future delivery year on year from 2022/23 to the end of the plan period in 2031. The sites include: large sites with planning permission (non-allocated); sites allocated with planning permission; and sites allocated for housing but with no current planning permission.

The majority of future affordable housing supply is expected to be delivered as part of larger market housing sites although as at 1.4.2022 there are seven sites within the borough on which permission has been granted, or is pending, for 100% affordable housing schemes, varying in capacity from three units to 210 units.

1.5 Delivery of affordable housing on allocated sites

The adopted Wyre Local Plan (2011-2031) included 31 sites which were allocated wholly or partly for residential development. The allocated sites were also expected to deliver a percentage of affordable housing in accordance with the provisions of Policy HP3.

Appendix 2 illustrates that the total estimated capacity of the total 31 sites was 5,232² dwellings and if those sites delivered affordable housing strictly in accordance with Policy HP3, then 1,452 affordable dwellings would be expected to be completed over the same time period of development. This is the equivalent of 28% of all site allocations.

A sense check exercise was undertaken examining the allocated sites to see if the number of affordable dwellings either completed, under construction or proposed in approved or pending³ applications have been delivered or are proposed to be delivered in the numbers expected when the local plan was adopted.

Appendix 2 also identifies the allocated sites which are already complete and therefore the affordable housing provision element has also been completed, the sites which are under construction and sites on which development has not yet been commenced. It is evident that as at 1.9.22, 1,486 affordable dwellings have been delivered or are expected to be delivered on the allocated sites via approved or pending planning applications with a further 88 affordable dwellings (if delivery is strictly in accordance with HP3) expected on sites which have not yet been the subject of a planning application. This results in a total of 1,574 affordable dwellings expected to be delivered on allocated sites. This is the equivalent of 30% of site allocations (5,232).

Overall, this shows that the delivery of affordable housing from site allocations (1,574) will exceed that envisaged when the adopted Local Plan was examined and found sound (1,452).

1.6 Local Plan Partial Update affordable housing supply (2011-2031)

Appendix 3 illustrates the Local Plan Partial Update is expected to deliver a total supply of 9,585⁴ dwellings over the plan period, of which 2,351 dwellings are expected to be for affordable housing, the equivalent of 24.5% of the total supply.

It is important to note, that in line with Policy HP3, not all sites will deliver 30% affordable dwellings: some sites may deliver nil or reduced affordable housing due to

² Of the total allocation of 5,232 dwellings, 40 dwellings will deliver beyond the plan period. At 31/3/22, 44 dwellings are expected to be delivered beyond the plan period.

³ It should be noted that any reference to pending planning applications is to provide clarity on the current status and capacity figures being submitted to the council. It does not convey acceptance or approval of the pending applications, which will be determined in accordance with the development plan and any other material considerations.

⁴ Includes all allocated sites, large sites with planning permission, small sites allowance, windfall allowance and all completions on both large and small sites from 2011/12 – 2021/22.

site specific viability; some sites in the supply may not be required to deliver affordable housing where the site will deliver below 10 dwellings; and some sites may deliver 100% affordable housing.

1.7 Conclusions

The 2022 Housing Implementation Strategy indicates that at 31 March 2022, the adopted Wyre Local Plan will deliver 9,585 dwellings. The Partial Update does not propose to alter the development strategy and will continue to deliver 9,585 dwellings.

As a consequence of that strategy and in accordance with Local Plan policies, 910 affordable dwellings have already been delivered since the start of the plan period. In addition, as at 1.4.22, a further 1,441 affordable units are expected to be built before the end of the plan period. This amounts to 24.5 % of all housing proposed or delivered is affordable housing.

Monitoring illustrates that affordable housing expected to be delivered on site allocations at the point of the adoption of the Local Plan will still be delivered and actually exceeded.

Monitoring of planning applications approved and pending on all allocated and non - allocated sites has illustrated that on all sites affordable housing has been delivered in accordance with, or greater than, that required by Policy HP3. Delivery has been either been on site, or provided through a financial contribution for future off site provision or non-delivery has been justified through the submission of a financial viability report.

Appendix 1 – Affordable housing commitment

Sites with outline or full planning permission or committee decision / delegated report signed off for approval or under construction or allocated for housing in the adopted Wyre Local Plan at 31 March 2022 base date. Affordable units already completed at 1.4.2022 are not included.

Site allocation Ref.	HLM Ref.	Address	Total site capacity as at 31.03.22.	Affordable dwelling capacity as at 31.03.22.	Notes
SA1/2	2726A	East of Lambs Road, Thornton FY5 5PJ	157	36	14/00553/OULMAJ & 17/00050/REMMAJ including 47 affordable dwellings. 11 affordable units complete at 1.4.22. leaving 36 units.
SA1/2	2726B	East of Lambs Road, Thornton	274 in total 230 in plan period	30% (82)	Total site capacity in allocation was 274 with 230 expected to be delivered in the plan period. Expected to provide 30% affordable housing which equals 82 affordable dwellings in total (all of which is currently estimated to be delivered in the plan period especially if phase 2 delivers most of the total number of affordable houses). A hybrid application (20/01018/LMAJ) - full planning application for the erection of 80 dwellings and outline planning application for the erection of up to 194 dwellings, a one-form entry primary school and a convenience retail store with associated works was submitted for Phases 2 & 3 by Wainhomes and Planning Cttee recommended approval on 1.9.21. subject to a s106 Agreement which includes the provision of 30% affordable housing. Phase 2 of 80 units is proposed to be a 100% affordable housing scheme delivered in association with Jigsaw Homes (RP) which would provide the majority of affordable housing for phases 2 & 3 of the site resulting in phase 3 only having to deliver 2 affordable units. 22/00815/FULMAJ for phase 3 of the site (186 units) was received in Aug.22 but not validated until 2.9.22.
SA1/2	2726C	Land off Lambs Road/Raikes Road, Thornton	42	30% (13)	Estimated site capacity based on SHLAA methodology = 1.75 ha site area gross. Net developable area considered to be 80% of gross = 1.4ha X 30dph = 42 units total, 30% of which =13 affordable units. 22/00780/FULMAJ for 40 units was validated on 2.8.22.includes 12 affordable units.
SA1/3	2814	Bt. Fleetwood Road N. & Pheasant Wood, Thornton	153	30% (46)	Planning application 22/00762/FULMAJ for 188 dwellings including 57 affordable units was validated on 26.7.22.and is pending.
SA1/4	2776	Land off Holts Lane, Poulton FY6 8HP	102	9	16/01043/OULMAJ & 18/00680/OULMAJ (appeal for the removal of the affordable housing condition). Appeal allowed - decision stated only 9 affordables to be provided. 20/00332/REMMAJ for 102 dwellings approved 3.12.20. includes 9 affordable dwellings. Groundwork has commenced on site. Reduction in number of affordable dwellings due to viability.
SA1/4	2792	Land off Brockholes Crescent, Poulton FY6 8HX	106 (gross) 104 (net)	100% (106G/104N)	16/00742/OUTMAJ 18/01125/REMMAJ for 106 dwgs. all affordable housing validated 3.1.19. approved 29.6.22.
SA1/5	1357A	Garstang Road East, Poulton FY6 7XZ	516	88	15/00298/LMAJ Development commenced on site, 155 affordable units to be provided, currently 67 units complete, 29 under construction and 59 not started.
SA1/6	2815A	Land south of Blackpool Road, Poulton (Baxter)	48	30% (14)	17/00632/OUTMAJ for up to 48 dwellings approved. 17/00632/REMMAJ – RM for 48 dwellings validated 31.3.22. and pending. Part of allocated WBLP site SA1/6
SA1/6	2815B	Land south of Blackpool Road, Poulton(Story)	202	30% (61)	19/00551/FULMAJ Hybrid application - detailed pp for 202 dwellings and outline pp for a primary school. 22/00244/FULMAJ for similar development, same number of dwellings but a change of house types validated 17.3.22. Development commenced on site. Part of WBLP allocated site SA1/6.
SA1/6	2815C	Land south of Blackpool Road, Poulton (Applethwaite)	42	6	21/00750/FULMAJ for 42 age restricted specialist bungalows for people aged 55+ includes 6 affordable units. Reduced number of affordable units based on viability. Part of allocated WBLP site SA1/6

Site allocation Ref.	HLM Ref.	Address	Total site capacity as at 31.03.22.	Affordable dwelling capacity as at 31.03.22.	Notes
SA1/6	2815D	Land south of Blackpool Road, Poulton (remainder of allocation SA1/6)	31	30% (9)	Part of WBLP allocated site SA1/6 all to be delivered within the plan period.. Site does not have planning permission. Estimated site capacity based on SHLAA methodology (80% of 1.31ha.)x30dph with 30% affordable housing.
SA1/7	2568B	East of Carr End Lane, Stalmine	74	30% (22)	18/00075/OUTMAJ approved 16.4.19. for 65 dwgs with 20 (30%) affordable. 18/00899/OUTMAJ Planning Committee on 2.10.19. recommended approval of 65 dwgs (inc.20 affordable units) subject to s106 - pending. 20/00773/FULMAJ for 74 dwellings has been submitted on the same site (valid 28.9.20.). On 2.3.22. Planning Committee resolved to approve subject to signing a s106, which is awaited. It includes the provision of 22 affordable units. WBLP part of site SA1/7.
SA1/7	2568C	South Stalmine	25	30% (8)	Allocated for housing in WBLP, part of site SA1/7. Expected to deliver 30% affordable housing within the plan period. As at 1.4.22. no planning approvals granted so capacity calculated as total capacity of allocation minus capacity of approvals granted on the rest of the allocation = 180-(phase 1 of 81+ phase 2 of 74)= 25. Hybrid application 21/00981/FULMAJ refused on 1.12.21. for 2x80 bed care homes (full) and up to 50 dwellings (outline) but allowed on appeal on 13.7.22. Associated Unilateral Undertaking signed on 3.5.22. to provide at least 30% affordable housing, which for 50 dwellings will deliver 15 affordable units. Capacity figures will be amended in 2023 HM survey as the appeal decision was received after this year's survey base date 1.4.22.
SA1/8	2631	North of Garstang Road, Pilling PR3 6AQ	40	4 (10%)	14/00526/OUTMAJ & 18/00138/REMMAJ for 40 dwellings. 16/00317/OUTMAJ for variation of condition to provide 5 affordable housing units, approved with conditions. 18/01178/OUTMAJ for variation of condition re. affordable housing to reduce number of affordable units to 4, approved 5.8.19. Work commenced on site.
SA1/9	2687D	Land north of Norcross Lane, Cleveleys	93	9 (10%)	Part of WBLP allocated site SA1/9. On 2.3.22. Planning Committee resolved to approve 21/01089/FULMAJ subject to the provision of 10% (9 units) of on site affordable housing. (Approved 15.8.22.) This is phase 4 of the Norcross Lane development site and the previous three phases were not expected to provide affordable housing as viability reports concluded that it was not financially able to.
SA1/10	2760	Land at Arthurs Lane, Hambleton FY6 9AT	201	62	16/00217/OULMAJ 18/0395/RELMAJ for 165 dwellings & 19/00167/FULMAJ for an additional 36 units both approved and in total will deliver 62 affordable dwellings. Development commenced on site.
SA1/11	2736B	South of Preston Road, east of primary school, Inskip.	30	30% (9)	19/00348/OUTMAJ & 20/00383/REMMAJ for 30 dwellings including 9 affordable units. Development has commenced on site.
SA1/14	2817	West of Cockerham Road, Garstang	260	30% (78)	Allocated for housing in WBLP and expected to deliver 30% affordable units within the plan period. 20/00148/FULMAJ for 88 dwgs on part of the site is pending validated 3.3.20.includes 26 aff.dwgs.
SA1/15	2818	Land south of Prospect Farm, A6, Garstang	70	30% (21)	20/00212/FULMAJ for 70 dwellings approved with conditions 17.11.21. includes 21 affordable dwellings. Development has commenced on site.

Site allocation Ref.	HLM Ref.	Address	Total site capacity as at 31.03.22.	Affordable dwelling capacity as at 31.03.22.	Notes
SA1/16	1567B	Kepple Lane, Garstang PR3 1PB	70	30% (21)	14/00053/OUTMAJ & 17/000305/REMMAJ . for 70 dwellings approved including 21 affordable units. Development commenced on site in Spring 2022. WBLP part of site SA1/16.
SA1/16	1567D	Dunollie Farm, south of Kepple Lane, Garstang PR3 1PB	50	0	17/00579/OUTMAJ, 18/00973/OUTMAJ & 19/00687/REMMAJ for 14 bungalows & 36 apartments (all retirement). App 18/00973/OUTMAJ approved in July 2019 which reduced the affordable housing element to 4 units. 18/00973/DIS approved on 26.8.21 for discharge of condition relating to the provision of affordable housing and a deed of variation to s106 has been signed to provide a financial contribution of £200,000 in lieu of on site affordable housing. Development nearly complete. WBLP part of site SA1/16.
SA1/21	2702	Daniel Fold Farm, Daniel Fold Lane, Catterall PR3 0JZ	130	3	14/00681/OUTMAJ & 16/00987/REMMAJ & 18/00690/ FUL & 19/01222/FULMAJ 38 affordable dwellings on site in total Committed sum secured by s106 for £54,331 in lieu of one affordable dwelling required following increase in site capacity of +3 under app. 18/00690/FUL. 19/01222/FULMAJ approved 22.7.21 for 10 additional dwellings but one of those to be affordable (plot 127)and two plots on previously approved site to be affordable (plots 47 &49), secured by a s106 Agreement. These are the three remaining affordable units which are nearly complete, all the other affordable units are complete.
SA1/22	2770	Daniel Fold Farm (Phase 2), Daniel Fold Lane, Catterall. PR3 0QA	80	30% (24)	21/00484/FULMAJ for 80 dwellings including 24 (30%) affordable units. Construction commenced on site in May 2022.
SA1/23	2771	Land off Garstang Road, Barton. PR3 5DQ	72	4	16/00625/OUTMAJ & 19/01020/REMMAJ. 22 (30%) affordable units in total approved, 18 affordable units complete and 4 are under construction. (Note: final 4 units completed in June 2022.)
SA1/24	2772	Rear of Shepherds Farm, 771 Garstang Road, Barton PR3 5DQ	34	10	16/00807/OUTMAJ & 18/00746/REMMAJ for 34 dwgs including 10 aff dwgs. in total. Part of access road built.
SA1/25	2787	Rr. Of 867 Garstang Road, Myerscough. PR3 5AA	39	39	Site allocated for housing in the WBLP site SA1/25, all to be delivered in the plan period. 16/00090/FULMAJ for 26 dwellings. Planning Committee resolved to approve the application on 03.05.17. subject to a legal agreement. Application withdrawn on 11.6.19. 20/00907/FULMAJ for 39 dwellings (all affordable). On 5.1.22. Planning Committee resolved to approve subject to a s106 so the application is still pending. Prospective owner/developer states will be Homes England grant funded.
SA3/3	2691C	Land off West End Great Eccleston	16	4	Allocated for mixed use development in WBLP part of site SA3/3, all to be delivered within the plan period. 18/00540/FULMAJ for 16 dwellings approved 29.10.20. including 4 affordable units + financial contribution of £57,340 in lieu of remainder of affordable housing provision. Development has commenced on site.
SA3/3	2691D	Land west of Great Eccleston	350	30% (105)	Allocated for mixed use development. in WBLP part of site SA3/3, all to be delivered within the plan period. 19/00860/OULMAJ for up to 350 dwellings approved 21.3.22 with s106 and a UU for 30% affordable housing to be provided.

Site allocation Ref.	HLM Ref.	Address	Total site capacity as at 31.03.22.	Affordable dwelling capacity as at 31.03.22.	Notes
					22/00761/RELMAJ for 345 dwellings (including 103 affordable units) & assoc. works validated 5.8.22. (Bellway Homes and Duchy Homes)
SA3/3	2691E	Land adjacent to Gradwells Farm, Copp Lane, Great Eccleston	99	30% (30)	Allocated for mixed use devpt. in WBLP part of site SA3/3. Last remaining parcel of land within this allocation which is currently without permission but it is the subject of 21/00974/FULMAJ (valid 9.8.21.) pending for 99 dwellings submitted by Baxter Homes. Baxter Homes currently propose only 27 affordable units but revised plans indicate a greater number
SA3/4	2819A	North and south of School Lane, Forton (Forton Extension)	195	30% (59)	Allocated for mixed development in the WBLP site SA3/4. 18/00469/OULMAJ for up to 195 dwellings approved with a signed legal agreement to include 30% on site provision of affordable housing. 22/00735/RELMAJ for 173 dwellings (including 52 affordable units) validated 15.7.22. and pending decision. Both outline and RM applications covers only part of the allocated site.
SA3/4	2819B	Forton Extension, Forton	115	30% (35)	Allocated for mixed development in the WBLP site SA3/4 all housing expected to be delivered in the plan period. Site does not have planning permission. As at 1.4.22. no planning approvals granted so capacity calculated as total capacity of allocation minus capacity of approval granted on the rest of the allocation.
SA3/5	2767	West of A6, Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang	270	30% (81)	14/00458/OULMAJ allowed on appeal for 270 dwellings with a condition for no less than 30% affordable housing & 20/00340/RELMAJ for 222 dwellings validated 16.4.20. and includes 67 affordable units & 22/00423/OULMAJ for up to 270 dwellings & infrastructure validated 5.5.22. Story Homes and Jones Homes are involved with the site. 16/00241/OULMAJ for 269 dwellings-Planning Committee resolved to approve on 22.03.17. & 6.5.20.subject to s106 (which with 6.5.20. decision allows for evidence of viability to be submitted if required for council to consider if a lower % of aff hsg is justified).
SA4	2260A	Site of Thornton Cleveleys Football Club, Bourne Road, Thornton	128	25	Part of WBLP allocated site SA4. 19/00347/FULMAJ hybrid planning application consisting of full planning permission for the erection of 41 dwellings and outline permission for up to 45 dwellings and 42 apartments, approved 20.11.20. and development commenced on phase A (2 market houses complete at 1.4.22.) 4 affordable units to be built on phase A, 11 affordable units to be delivered on phase B and 10 affordable units to be delivered on phase C, if any less are proposed then a revised viability assessment must be provided.
SA4	2260B	West of former power station, Thornton FY5 2JL	122	30% (37)	Part of WBLP allocated site SA4 and expected to deliver 30% affordable housing in acc. with HP3 (as this part of the allocated site is greenfield). Note: planning application 21/01152/OULMAJ for up to 130 dwellings has been submitted on 28.10.21. on part of this remaining section of the allocated site. Documents in the application refer to the need to provide 30% affordable housing on a greenfield site in Thornton. Also Parcel Q (as shown in Masterplan) – land at south end of site.
Allocations sub total				1,160	
N/A	2261B	Land north of Bourne Road, Thornton	210	210	20/00405/LMAJ for 210 dwellings – approved 30.03.21. Section 106 Agreement for all units to be affordable. Developer is Breck Developments in association with the RP Jigsaw. Construction has commenced on site.
N/A	2452	Former Ashdell Nurseries, Victoria Road East, Thornton	49	0	19/01281/FULMAJ. Financial contribution of £163,749 to be paid before the occupation of the first dwelling in lieu of affordable housing. Development has commenced on site and is nearing completion.

Site allocation Ref.	HLM Ref.	Address	Total site capacity as at 31.03.22.	Affordable dwelling capacity as at 31.03.22.	Notes
N/A	2727	North of Rosemount Avenue, Preesall FY6 0HB	42	100% (42)	20/00634/REMMAJ for 42 dwellings (all Homes England standards compliant for affordable homes, grant application will be made) approved 27.5.21. Originally only 13 of the units were tied to be affordable housing but 20/00983/SECT involved a modification to the s106 (approved 11.4.22) so they are now all affordable dwellings.
N/A	2769	Garstang Business & Community Centre, 96 High Street, Garstang. PR3 1FU	18	0	16/00550/FULMAJ & 19/00429/FULMAJ for 18 apartments. S106 for financial contribution of £17,781.12 in lieu of affordable housing. 20/00618/FULMAJ for retail & 23 residential apts. approved 30.3.22. (Note: development complete 26.4.22).
N/A	2796	Fleetwood Pier, The Esplanade, Fleetwood FY7 6HF	15	0	17/00126/OUTMAJ Planning Committee resolved to approve on 05.07.17. subject to a legal agreement including a financial contribution (£84,240 proposed) for affordable housing.
N/A	2945	Land at Ormerod Street, Thornton. FY5 4HU	14	14 (100%)	19/00607/FULMAJ Planning Committee on 5.2.20 resolved to approve subject to s106. Land ownership problems are delaying the signing of the s106 so a new application 21/01477/FULMAJ for 13 affordable dwellings has been submitted to solve the problem, application pending.
N/A	2965	1-7 Lord Street, Fleetwood.	3	3 (100%)	20/00242/COUO Prior notification (Class O) for change of use of existing office buildings to 3 residential dwellings submitted by the RP Regenda for affordable housing for the elderly.
N/A	2975	Former Sandpiper PH, Cleveleys Avenue, Cleveleys	15	12 (100%)	19/00764/FULMAJ for 15 affordable units subject to a s106 Agreement which includes a local connection criterion. Three houses already complete at 1.4.22. with 12 flats under construction. Note: all 12 flats complete on 18.7.22.
N/A	3008	Former Morvern Care Centre, 11-13 South Promenade, Cleveleys	29G/-4N	0	Change of use of care home to residential apartments. Former 60 bed (C2) care home counted as 33 existing units ($60 \div 1.81 = 33$ calc. as advised in PPG). Proposal for 29 self-contained apartments so overall loss of 4 units. Loss of original 33 units recorded in Q4 21/22. Financial contribution of £93,500 in lieu of on-site affordable housing.
Allocated Sites Sub Total				1,160	
Non-Allocated Sites Sub Total				281	
Total				1,441	

*1185 with planning permission or under construction and 256 on sites allocated for housing in the adopted Wyre Local Plan.

As at 31.03.22. there are seven sites expected to provide a financial contribution in lieu of affordable housing including 1 site with a committee resolution to approve subject to a s106 with a financial commitment at Fleetwood.

Appendix 2 – Delivery of affordable housing on site allocations

LP ref	Site	No.dwgs. allocated in WLP	No.dwgs. granted pp at 1.9.22.	No. dwgs. in pending apps at 1.9.22.	% aff hsg required by WLP policy HP3	No aff dwgs. required	No aff dwgs. approved/ proposed on site	Financial contribution?	HP3 requirement met?	Notes
SA1/1	West of Broadway, Fleetwood	25	44	0	0%	0	44	N	Yes	100% affordable housing scheme.
SA1/2	Lambs Road/ Raikes Road, Thornton	360 in plan period or 400 total	157	0	30%	47.1	47	N	Yes	Phase 1.
				80	30%	24	80	N	Yes	Phase 2 on 20/01018/OULMAJ - application pending -Phase 2 of 80 dwellings is expected to be a 100% affordable housing scheme delivered with Jigsaw Homes which accounts for most of the total number of affordable housing required on phases 2&3, so only 2 units would need to be provided on phase 3
				194	30%	58.2	2	N	Yes	Phase 3 of 20/01018/OULMAJ-application pending - Phase 2 of 80 dwellings is expected to be a 100% affordable housing scheme delivered with Jigsaw Homes which accounts for most of the total number of affordable housing required on phases 2&3, so only 2 units would need to be provided on phase 3
				40	30%	12	12	N	Yes	22/00780/FULMAJ for Phase 4 is pending – 12 (30%) affordable units proposed
SA1/3	Land between Fleetwood Rd North and Pheasant Wood, Thornton	153	0	188	30%	56.4	57	N	Yes	22/00762/FULMAJ for 188 units is pending.
SA1/4	South East Poulton, Poulton-le-Fylde	236	102	0	30%	30.6	9	N	No	Only 9 (9%) affordable units proposed (appeal allowed on 18/00680/OULMAJ, reduction justified on viability grounds). However the total number of dwellings approved on SA1/4 is 206 which would require the provision of 61.8 (30%) affordable units. The second parcel of land (see below) is for a 100% affordable housing scheme. So if the site is viewed as one allocation in total, 9 affordable units to be provided on eastern section + 104 (net) affordable units proposed on the western section = 113 affordable units in total = 55% affordable housing delivery which is policy compliant.

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			106G/104N	0	30%	31.8	106g/104n	N	Yes	100% of which is affordable housing see note above.
SA1/5	Land at Garstang Road, Poulton-le-Fylde	516	522	0	30%	156.6	155	N	Yes	30% affordable housing required by LP policy (= 154.8 units for an allocation of 516 units or 156.6 units for the revised approved capacity of 522 dwellings). Total number of affordable units approved = 155=30% of total approved capacity of 516. However 2 further planning applications were approved to increase the site capacity by (2x4)8 units, one of these was partly implemented resulting in a net gain of +6 units instead of +8 units. In both cases when the planning applications were being considered it was stated that an increase of 4 units was not such a material change to warrant a corresponding increase in the number of affordable houses especially when considered in % terms of the whole dept of 500+ houses. This has resulted in a total provision of 155 affordables on a capacity of 522 units = 29.6% (delegated report on pl.apps justifies this by noting 29.6 would, in any case, be rounded up to 30%).
SA1/6	Land South of Blackpool Road, Poulton-le-Fylde	300	202	0	30%	60.6	61	N	Yes	
			48	0	30%	14.4	14	N	Yes	
			42	0	30%	12.6	6	N	No	6 affordable units proposed (14%) but reduction justified on viability grounds.
					30%					Estimated capacity of 31 units on remainder of allocation which has not been the subject of a planning application yet which should deliver 30% (9.3) affordable units.
SA1/7	South Stalmine, Stalmine	180	81	0	30%	24	23	£48,678	Yes	77 dwellings were originally approved on phase 1 which resulted in a 30% affordable hsg. provision of 23 units which have been built on site. The subsequent amendments increased the capacity of phase 1 by 4 units to a total of 81 and there should have been a corresponding increase in the no. of affordable homes by 1.2 units, however a financial contribution of £48,678 was paid in lieu for off site provision. Site complete.

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			65	74	30%	19.5 for capacity of 65/22.2 for capacity of 74.	22	N	Yes	18/00075/OUTMAJ for 65 units approved 16.5.19. with a s106 which includes the agreement to provide 30% affordable housing (19.5 units/rounded up to 20 units which = 30%) and 18/00899/OUTMAJ for 65 units on the same site has a committee resolution from 2.10.19. to approve subject to a s106 agreement which is ongoing and includes the provision of 30% affordable housing (19.5 units/rounded up to 20 units which = 30%) 20/00773/FULMAJ (valid 28.9.20.) for 74 units also on the same site has a committee resolution from 2.3.22. to approve subject to a s106 agreement which is also ongoing and includes the provision of 30% affordable housing (22 units which = 30%).
			138	0	30%	15	15	N	Yes	21/00981/FULMAJ for 2x 80 bed care homes (full) and up to 50 dwellings (outline) was allowed on appeal on 13.7.22.= total of 138 units (160 beds C2 use ÷ 1.81 = 88 +50). A Unilateral Undertaking was signed on 3.5.22. to provide 30% affordable units. This will only apply only to the 50 dwellings, 30% of which = 15 units.
SA1/8	North of Garstang Road, Pilling	40	40	0	10%	4	4	N	Yes	Outline approval for the whole development was granted in 2015 prior to the adoption of the WLP 2011-31 and 30% affordable housing was then required (12 units). Appn. 16/00317/OUTMAJ approved 14.7.17.reduced the affordable housing provision to 5 units based on viability. Appn. 18/01178/OUTMAJ approved 5.8.19.reduced the contribution further to 4 units as the WLP now adopted and affordable housing provision for a brownfield site in Pilling was 10% = 4 units. So, 4 units (10%) is policy compliant.
SA1/9	North of Norcross Lane, Norcross	300	157	0	10%	15.7	0	N	No	Reduction justified on viability grounds.
			71	0	10%	7.1	0	N	No	Reduction justified on viability grounds.
			11	0	10%	1.1	0	N	No	Reduction justified on viability grounds.
			93	0	10%	9.3	9	N	Yes	

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SA1/10	Land at Arthurs Lane, Hambleton	165	201	0	30%	60.3	62	N	Yes	The WLP requires 30% affordable housing on this site which equates to 60.3 units. The applications propose in total 62 affordable dwellings (50 affordables on the original approval for 165 dwellings + 12 affordables on the appn. to increase capacity by +36) which is 30.8% of total capacity of 201.
SA1/11	Inskip Extension, Inskip	85	55	0	30%	16.5	17	N	Yes	Site complete
			30	0	30%	9	9	N	Yes	
SA1/12	North of New Holly Hotel and Bodkin Cottage, Hollins Lane	38	38	0	30%	11.4	11	N	Yes	Site complete
SA1/13	Land East of Hollins Lane, Hollins Lane	51	60	0	30%	18	24	N	Yes	The approved applications propose to deliver 24 affordable units which equals 40% of a site capacity of 60 units. Site complete in May 2022.
SA1/14	West of Cockerham Road, Garstang	260	0	88	30%	26.4	26	N	Yes	The pending application 20/00148/FULMAJ for 88 units on part of the site proposes 30% (26) affordable units which is policy compliant.
SA1/15	Land South of Prospect Farm, West of the A6, Garstang	70	70	0	30%	21	21	N	Yes	
SA1/16	South of Kepple Lane, Garstang	125	70	0	30%	21	21	N	Yes	
			53	0	30%	15.9	0	£200,000	Yes	No on site units proposed. The developer has paid a financial contribution of £200,000 in lieu of on-site affordable housing on the original approval for 50 units which is secured by a deed of variation on s106. 22/00272/FULMAJ approved 8.7.22. increases capacity by +3 from 50 to 53 by changing flat types but no additional contributions requested for affordable housing as this was considered to have been dealt with in the original approval by a

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										financial contribution. Site complete in Aug 2022.
SA1/17	Bowgreave House Farm, Bowgreave	27	27	0	30%	8.1	8	N	Yes	Site complete
SA1/18	Garstang Road, Bowgreave	46	46	0	30%	13.8	14	N	Yes	Site complete
SA1/19	Land South of Calder House Lane, Bowgreave	45	44	0	30%	13.2	17	N	Yes	WLP requires 30% affordable housing units and 17 units (38.6%) delivered which is more than required by policy . The additional affordable units were offered by the applicants when the outline application was being considered. Site complete.
SA1/20	Garstang Country Hotel and Golf Course, Bowgreave	95	87	0	30%	26.1	24	N	Yes (see Notes)	No affordable housing was requested on the first application for 6 units because it was under the threshold for AH provision but 24 (30%) affordable housing units were approved as part of the second application for 81 dwellings which is policy compliant. THis could be viewed asa potential loss of 2 affordable units but it resulted from the method by which the two planning applications were submitted on the site. (i.e. 6 units were approved first and there was no policy requirement for AH but 30% AH was approved on the second planning application. If the applications had been submitted the other way round [larger figure first and smaller figure second] then the additional AH would have been requested, as has happened on other allocated sites.)
SA1/21	Daniel Fold Farm, Daniel Fold Lane, Catterall	117	130	0	30%	39	38	£54,331	Yes	35 affordable dwellings were approved with the appn. for 117 units. The amendments which increased site capacity by +3 included the payment of a financial contribution of £54,331 for off site provision in lieu of 1 affordable unit. An additional 3 affordable houses were required (and approved) when the total site capacity was increased again by 10 units via a further full planning application.
SA1/22	Daniel Fold Farm, Daniel Fold Lane, Catterall (Phase2)	66	80	0	30%	24	24	N	Yes	

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SA1/23	Land off Garstang Road, Barton	72	74	0	30%	22.2	22	N	Yes	22 affordable units approved with original application for 72 dwellings (30% of 72 = 21.6). No additional affordable dwellings requested as part of the appn. to increase total capacity by 2 dwellings as the 30% calculation would still be rounded to 22 units in total.
SA1/24	Land Rear of Shepherds Farm, Barton	34	34	0	30%	10.2	10	N	Yes	
SA1/25	Land Rear of 867 Garstang Road, Barton	26	0	39	30%	7.8 (for capacity of 26)/11.7 (for capacity of 39)	39	N	Yes	Application 20/00907/FULMAJ (valid 28.9.20.) for 39 units has a Planning Committee resolution from 5.1.22.to approve subject to a s106. WLP requires 30% affordable housing which equals 7.8 units on a total site capacity of 26 units and 11.7 units on a site with a total capacity of 39 units. The scheme for 39 units is being presented as a 100% affordable housing scheme but the council will only tie 30% by legal agreement as required by LP policy.
SA3/1	Fleetwood Docks and Marina, Fleetwood	120	0	0	0%					
SA3/2	Joe Lane (Land Bounded by Garstang Road, A6 and Joe Lane)	242	266	0	30%	79.8 (for capacity of 266)	115	N	Yes	Original approval for a total of 200 units proposed 60 affordables (30%). A further application for an additional 55 units was approved, all of which were for affordable housing. A further two applications approved for 9 and 2 dwellings but no additional affordable housing was requested as both applications were for less than 10 units. Furthermore, more affordable units than required by policy had been approved on the application for 55 units.
SA3/3	Land West of Great Eccleston	568	90	0	30%	27	27	N	Yes	Site complete.
			93	0	30%	27.9	28	N	Yes	
			16	0	30%	4.8	4	£57,340	Yes	
			350	345	30%	105 (for capacity of 350)/ 103.5(for capacity of 345)	103 (in pending appn.)	N	Yes	Application 22/00761/RELMAJ for 345 units is pending.

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				99	30%	29.7	27	N	Yes - see Notes	Application 21/00974/FULMAJ for 99 units is pending. The original plans show 27 affordable units but recently submitted revised plans indicate a different total capacity of 102 units including 31 (30%) affordable units.
SA3/4	Forton extension, Forton	310	195	173	30%	58.8(for capacity of 195)/ 51.9(for capacity of 173)	52	N	Yes	22/00735/RELMAJ for 173 units is pending.
SA3/5	Land West of the A6 (Nateby Crossing), Garstang	270	270	222	30%	81 (for capacity of 270)/ 66.6 (for capacity of 222)	67	N	Yes-see Notes	22/00340/RELMAJ for 222 dwellings is pending and the plans indicate 67 (30%) affordable units. However the latest revised plans submitted July 22 show a total of 254 dwellings on site of which 77(30.3%) are affordable.
SA4	Hillhouse Technology Enterprise Zone, Thornton	250	128	0	10%/30%	32(25%)	25	N	No - see Notes	The council only sought 25% aff hsg as most of the site is greenfield and part brownfield (WLP requires 30% on GF & 10% on BF). Applicants submitted a viability report but the council's consultants reported that the site could deliver 25 affordable units over the three phases. Accordingly the s106 requires 4 units to be delivered on the first phase of 41 units (with full pp) and 11 affordable units on Phase 2 of 45 houses (outline pp) and 10 affordable units on Phase 3 of 42 apartments (outline pp). If any less than 10/11 affordable units are proposed when the detailed applications are submitted on Phases 2 and 3, then a new viability assessment has to be submitted. Reduction justified on viability grounds.
					130	30%	39			

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										Remainder of allocation is Parcel Q as shown on the Masterplan. This is a small triangular piece of land approx 0.7ha. Net developable area = 80% of 0.7= 0.56. 0.56x 30dph = 16.8(17) units (SHLAA methodology), which could deliver 30% affordable housing = 5.1 affordable units.

Appendix 3 – Local Plan Partial Update: affordable housing supply and trajectory (2011-2031)

	Affordable Housing Completions	Affordable Housing Projections	Market Housing Completions	Market Housing Projections	Total Completions	Affordable Housing Need**
2011 - 2012	95		120		215	205
2012 - 2013	19		166		185	205
2013 - 2014	44		151		195	205
2014 - 2015	53		223		276	300
2015 - 2016	37		283		320	339
2016 - 2017	104		351		455	339
2017 - 2018	36		359		395	134
2018 - 2019	-27*		433		406	134
2019 - 2020	130		308		438	134
2020 - 2021	151		454		605	134
2021 - 2022	268		481		749	134
2022 - 2023		127		566		189
2023 - 2024		233		466		189
2024 - 2025		262		497		189
2025 - 2026		268		663		189
2026 - 2027		240		580		189
2027 - 2028		120		431		189
2028 - 2029		118		354		189
2029 - 2030		49		214		189
2030 - 2031		24		134		189
Total	910	1441	3329	3905	4239	2641
	2351					

*108 affordable dwellings loss due to estate clearance. Application for replacement affordable dwellings pending.

**In accordance with relevant assessment at the time. Affordable housing need is not a target.

