

Wyre Local Plan

Housing Background Paper

September 2017

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ABBREVIATIONS

Abbreviation	Definition
AAP	Area Action Plan
CLG	Department for Communities and Local Government
DPA	Dwellings Per Annum
HMA	Housing Market Area
LPA	Local Planning Authority
NHPU	National Housing and Planning Advice Unit
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PAS	Planning Advisory Service
PPG	Planning Practice Guidance
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SNPP	Sub-National Population Projections
SNHP	Sub-National Household Projections
VOA	Valuation Office Agency

1. INTRODUCTION

1.1 Wyre Borough Council is in the process of preparing a new Local Plan. The Plan will be a key document for Wyre, setting out the planning and development strategy, policies, site allocations and land designations to guide future development in the Borough. It will cover the period to 2031 and, once adopted, will supersede the “saved” policies in the Local Plan 1999 and the Fleetwood-Thornton Area Action Plan (AAP).

1.2 The enactment of the Localism Act in 2011 has meant that local planning authorities (LPAs) are now responsible for setting their own level of housing provision rather than being required to meet a target set at a regional level through the Regional Spatial Strategy (RSS). Consequently, as part of the preparation of the Local Plan, the Council must establish how much housing should be provided by 2031.

1.3 This background paper provides justification for the proposed level of future housing provision in the emerging Wyre Local Plan. It draws together various sources of data and information to estimate how many new homes are needed and identifies a housing requirement for the Borough.

1.4 Much of the housing evidence summarised and interpreted in this paper deals with forecasts and trends, in relation to population, homes and jobs. It is important to remember that these forecasts are based on a series of assumptions and also on imperfect data. Forecasts should not therefore be treated as a definitive indication of what will happen in the future and it should be recognised that there is an inherent element of uncertainty with all forecasts. It is recognised that trend-based information also has the potential to project forward any anomalies that have occurred over the previous period.

1.5 The Background Paper is structured as follows:

- Chapter 2 provides an overview of the relevant planning policy context;
- Chapter 3 summarises the process that the Council has undertaken to define the Objectively Assessed Need (OAN) for housing in the Borough;
- Chapter 4 brings together the evidence presented in Chapters 3 to identify an OAN figure for the Borough;
- Chapter 5 considers the supply of housing land available in the Borough and any constraints that may impact on the ability to meet the OAN for housing; and
- Chapter 6 identifies a housing requirement figure that will be taken forward in the Local Plan.
- Chapter 7 considers the approach to meeting the housing requirement over the Plan period (including consideration of the five-year housing land supply).

2. CONTEXT

National Planning Policy Framework

2.1 The National Planning Policy Framework (NPPF) was issued in March 2012 to replace previous documentation contained within Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs).

2.2 One of the core principles of the NPPF is that the planning system should proactively drive and support sustainable economic development. It seeks to boost significantly the supply of housing and requires LPAs to *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area'* (para 47) insofar as it has the sustainable and deliverable capacity to do so.

2.3 In order to develop a clear understanding of housing needs in their area, the NPPF advises (para 159) that LPAs should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. It is advised that the SHMA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;
- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
- caters for housing demand and the scale of housing supply necessary to meet this demand.

2.4 The NPPF also advises that evidence on housing needs produced for Local Plans should be aligned with evidence and strategies for employment. Specifically, paragraph 158 stipulates that LPAs should *'ensure that their assessments of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals'*.

2.5 Paragraph 182 of the NPPF is clear that for a Local Plan to be considered "sound" it should be based on a strategy which seeks to meet the OAN for new housing, including unmet requirements from neighbouring authorities, where it is reasonable to do so and consistent with achieving sustainable development.

National Planning Practice Guidance

2.6 The National Planning Practice Guidance (NPPG) was issued in March 2014 to supplement the NPPF. It provides further guidance on a range of issues, including objectively assessing and evidencing development needs for housing.

2.7 The NPPG provides additional clarification on the definition of need for housing which it describes as *"the scale and mix of housing and the range of tenures that is likely to be needed in the housing market area over the plan period – and should cater for the housing demand of the area and identify the scale of housing supply necessary to meet that demand"*. Although the NPPG advises that establishing the future need for housing is not an exact science and that there is no single methodological approach or use of a particular dataset(s) that will provide a definitive assessment of need, it states that the exercise should be an objective assessment based on unbiased evidence and recommends a 'standard methodology' that can be applied to assess housing needs.

2.8 The NPPG indicates that the household projections published by the Department for Communities and Local Government (CLG) should be used as the starting point for establishing overall housing need. The most recent Household Projections were published on 27 February 2015, and are considered to be the most up-to-date estimate of future household growth.

2.9 However, recognising that such projections carry forward past trends in population and household formation, the NPPG suggests that consideration should be given to factors that may not have been observed in past trends, such as household formation rates being suppressed by under-supply and the worsening affordability of housing. Adjustments may also be necessary on the basis of past events unlikely to be replicated in the future and there may also be a need to carry out sensitivity testing based on alternative assumptions in relation to the underlying demographic projections and household formation rates.

2.10 The NPPG also recognises the importance of taking other long-term drivers of the housing market into account in understanding future projections of need. In particular, it emphasises that importance should be attributed to employment trends and states that:

“Plan makers should make an assessment of the likely change in job numbers based on past trends and/or economic forecasts as appropriate and also having regard to the growth of the working age population in the housing market area... Where the supply of working age population that is economically active (labour force supply) is less than the projected job growth, this could result in unsustainable commuting patterns (depending on public transport accessibility or other sustainable options such as walking or cycling) and could reduce the resilience of local businesses. In such circumstances, plan makers will need to consider how the location of new housing or infrastructure development could help address these problems”.

2.11 In addition to economic factors, the NPPG notes that the consideration of market signals, including house prices, affordability and the rates of past development against past needs, is also important.

2.12 The NPPG makes a clear distinction between OAN and the development of planning policy to meet this future need. Specifically, Plan makers are advised not to apply constraints, such as viability, infrastructure or environmental constraints, when undertaking an overall assessment of need. The guidance is however unequivocal that these considerations can be addressed when bringing evidence bases together to identify a plan target, or ‘requirement’, and specific policies within development plans.

Planning Advisory Service (PAS) Objectively Assessed Need and Housing Targets – Technical Advice Note

2.13 This Technical Advice Note has been prepared by the Planning Advisory Service (PAS¹) to provide practical advice to LPAs on identifying the OAN for housing in their areas and for translating those needs into a housing target in their Local Plan. Although it does not constitute Government policy, and is instead informal advice which has no official status, the Technical Advice Note provides useful additional guidance.

2.14 Reiterating the NPPG, the Technical Note states that housing needs assessments should start from the CLG household projections. It does however note that these projections do not provide a true picture of future demand because they can be based on out-of-date information, do not take account of future changes in external factors that drive demographic change (such as the economy or land supply in neighbouring areas) and effectively assume that past

¹ PAS is a government funded organisation that provides toolkits, guidance training and advice for Local Planning Authorities.

planning met the demand for housing in full. As a result, these projections could underestimate future demand in places where planning constrained past demand. The Technical Note therefore emphasises the importance of considering alternative demographic projections and analysing market signals to see if planning in the past has constrained housing development.

2.15 The Technical Note also stresses the importance of aligning housing and jobs to ensure that enough housing is provided to match expected job growth. It suggests that LPAs should work with neighbouring authorities to do this when there is a larger-than-local functional economic area.

2.16 The Technical Advice Note recognises that work to define the OAN for housing is likely to produce a range of figures. In translating this to a plan target, or 'requirement', it is advised that consideration will need to be given to the area's deliverable and sustainable supply capacity and whether there is any cross-boundary unmet need. It is also suggested that the authority's wider policy objectives can be used to raise the target above OAN if, for example, delivering 'only' the OAN could lead to excessive ageing communities, rural depopulation, loss of critical mass to support town centres or wastefully under-used schools.

Housing White Paper 2017

2.17 In February 2017 the Government published its Housing White Paper (HWP). The HWP confirmed an intention to consult on a new standardised methodology for calculating objectively assessed housing needs. This methodology is intended to apply as 'the baseline for assessing five year housing land supply and housing delivery' from April 2018.

2.18 DCLG has written to all chief planners in local authorities confirming that their intention to consult upon the new methodology for assessing local housing need in September 2017. At the time of writing this consultation has not yet been released. Within this correspondence the DCLG has also confirmed that where a Council submits its plan for examination on or before 31 March 2018 it is able to progress its plan using the existing methodology for calculating local housing need, as set out in current guidance.

3. ESTABLISHING OBJECTIVELY ASSESSED NEED

3.1 This Chapter provides an overview of the process that the Council has undertaken to define the OAN for housing in the Borough. In accordance with national planning guidance, this has involved defining the HMA, using CLG projections to provide an estimate of housing need and undertaking a number of adjustments to take into account factors that may not be captured by these projections.

3.2 This evidence is presented in a Fylde Coast SHMA which was commissioned jointly by Wyre, Fylde and Blackpool Councils and which was published in February 2014. This SHMA is supplemented by an accompanying two Addendum Reports completed in November 2014 and February 2016. Addendum I² assesses the implications of the 2012-based Sub-National Population Projections (SNPP) on the conclusions of the SHMA, and in particular the range of OAN arrived at within the study, Addendum II³ assess the implications of the 2012 Sub-National Household Projections (SNHP) and updates the analysis of the employment-led projections presented in the previous 2013 SHMA to reflect the conclusions of the published Wyre Employment Land Study Update (ELSU) and subsequent ELSU Addendum Report (published in 2015). The addendum reports do not represent full updates to the original SHMA and all three reports should be read as a whole and considered together. In early 2017 the Council commissioned a sensitivity test of the data contained in Addendum II in light of the latest evidence. This document known as Addendum III supports the continued use of the findings of Addendum II.

Defining the Housing Market Area

3.3 National planning guidance stipulates that housing need should be assessed in relation to the relevant functional HMA. The NPPG defines a HMA as:

“A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work”.

3.4 The NPPG acknowledges that the extent of identified HMAs will vary, and many will in practice cut across LPA administrative boundaries. In such instances, it advises that LPAs should work with all the other constituent authorities under the duty to cooperate.

3.5 Given that the purpose of a HMA is effectively to bring together those places which households consider close substitutes for one another, they should be defined by taking into account evidence of household preferences, as manifested through household behaviour and market signals. The NPPG therefore recommends that a HMA should be defined by using the following sources of information:

- **House prices and rates of change in house prices** – housing market areas can be identified by assessing patterns in the relationship between housing demand and supply across different locations.
- **Household migration and search patterns** – migration flows and housing search patterns reflect preferences and the trade-offs made when choosing housing with different characteristics. Analysis of migration flow patterns can help to identify these relationships and the extent to which people move house within an area.
- **Contextual Data** – contextual data, such as travel to work area boundaries and retail and school catchment areas, can provide information about commuting flows and the spatial structure of the labour market, which will influence household price and location.

² This was a joint report commissioned by all 3 Fylde Coast Authorities.

³ This is a Wyre specific commission not involving Blackpool and Fylde.

It can also provide information about the areas within which people move without changing other aspects of their lives, such as work or services used.

3.6 The Technical Advice Note prepared by PAS advocates that, as a starting point, regard should also be had to the top-down analysis provided by the Geography of Housing Market Areas a study commissioned by the former National Housing and Planning Advice Unit (NHPAU) and published by CLG in 2010. This study looked at the country as a whole and advocated a two tier approach which identified strategic market areas as well as local housing market areas.

3.7 As documented in the SHMA, the Geography of Housing Market Areas study identified Preston and Blackpool as a strategic market area which includes all of the Fylde Coast authorities, with the exception of one ward in Wyre, Wyresdale, which falls within the Lancaster strategic market area. The research identified Blackpool and Lytham St Annes as lower tier local market areas. These two local market areas include all wards in Blackpool, all wards in Fylde and all but two wards in Wyre (excluding Brock and Wyresdale, which are located within the Preston and Lancaster market areas respectively). Accordingly, the conclusions of this study indicate that there is likely to be a significant overlap in housing market activity between Blackpool, Fylde and Wyre.

3.8 The SHMA presents a range of additional data which provides further justification for the definition of the Fylde Coast as a single HMA. In particular, it notes that there is a strong level of gross migration flow between the Fylde Coast authorities. It also observes that there is a high level of self-containment with regards flows of commuters and that the movement of people shows relatively limited flows with surrounding authorities. The analysis presented within the SHMA therefore indicates that the three authorities making up the Fylde Coast area operate as a relatively strong and distinct HMA.

Fylde Coast Strategic Housing Market Assessment

3.9 Blackpool, Fylde and Wyre Councils jointly commissioned a new Fylde Coast SHMA in 2013 (Turley Associates, published February 2014). The SHMA provides an assessment of housing needs and demand across the Fylde Coast HMA and provides details about the potential number and type of homes, including affordable homes, which will be required. The analysis within the SHMA is presented at a Fylde Coast, individual authority and smaller area geography in order to understand the operation of the current and future housing market of the area.

3.10 In accordance with the guidance contained within the NPPG, the official household and population projections have been used in the SHMA as a starting point for establishing overall housing need. The SHMA pre-dates the Household Projections published on 27 February 2015. The most recent projections available at the time the SHMA was produced were the 2011 interim Sub-National Population Projections (SNPP) and Household Projections (SNHP) published in April 2013. The interim SNHP projected an increase of 338 households per annum in Wyre over the period 2011 to 2021.

3.11 The SNHP carry forward past trends in population and household formation and therefore do not take account of factors that may not have been observed in past trends. Consequently, a number of alternative trend scenarios are modelled in the SHMA using POPGROUP software – a suite of demographic models that enable population, household and labour force forecasts to be produced – to assess the impact of different assumptions on the estimated level of population growth. This approach is consistent with the NPPG which, although noting that the household projections are statistically robust, advises plan makers to undertake appropriate sensitivity testing based on alternative assumptions in relation to the underlying demographic projections and household formation rates.

3.12 The different assumptions assessed in the SHMA cover a range of factors that could have a direct impact on the establishment of the OAN for housing including demographic components such as natural change and migration as well as alternative levels of economic growth. As documented in the SHMA, there are a number of limitations with the 2011 interim SNPP and SNHP datasets. As a result, the SHMA used the 2010-based SNPP instead as the basis of these alternative trend scenarios as they are considered to provide a more robust basis for the assessment.

3.13 The following demographic and employment-led scenarios were assessed in the SHMA:

- Re-based 2010 SNPP – this scenario used official 2010 SNPP projections as a base, scaled to take account of the 2011 Census population data.
- Migration-led 5yrs - this scenario applies internal and international migration assumptions based on the last five years of historical evidence (2006/07 – 2010/11) using a similar methodology to the 2010 SNPP scenario but drawing on more recent data from ONS mid-year estimates on births, deaths and migration.
- Migration-led 10yrs - as above, but migration assumptions based on the last ten years of historical evidence (2001/02 – 2010/11) are applied.
- Natural Change - this scenario assumes that there will be zero migration and that population change is driven only by births and deaths.
- Employment-led Experian – the scenario aligns population growth to an average jobs growth trajectory taken from economic forecasts produced by Experian, by using in- and out-migration to balance the relationship between the size of the labour force and the number of new jobs anticipated. The Experian model forecast an average jobs growth trajectory of 95 jobs per annum.
- Employment-led Oxford Economics - as above, but using an average jobs growth trajectory taken from forecasts produced by Oxford Economics. The Oxford Economics model forecast an average jobs growth trajectory of 103 jobs per annum.

3.14 The level of population change forecast by each of these scenarios is converted in the SHMA to a projected change in the number of households. This is calculated by applying household headship rates, which is the probability of anyone in a particular demographic group being classified as being a household representative. Headship rates from 2008 and 2011 were available at the time the SHMA was produced. The 2008 headship rates were however considered to represent a comparatively buoyant period in the housing market which did not take account of the unprecedented economic conditions that have occurred since and there are also considered to be inherent weaknesses in projecting forward 2011 rates over the long term as they are strongly influenced by the prevailing market conditions at the time. Consequently, given that the 2008 and 2011 rates are heavily impacted on by the market conditions of the historical period from which they are derived, the mid-point between the two headship rates was applied in the SHMA. This results in the following range of dwelling requirements for Wyre:

Table 1 Average Annual Dwelling Requirements for Wyre – Fylde Coast SHMA (2013)

Scenario	Average Dwellings per year 2011 – 2030
Natural Change	-71
Migration-led (5 year)	97
Migration-led (10 year)	244
Re-based SNPP 2010	377
Employment-led (Experian)	479
Employment-led (Oxford Economics)	485

3.15 Section 11 of the SHMA compares and contrasts the implications of these scenarios in order to provide a considered evidence base from which the future requirement for housing can be developed. This analysis observed that 'Natural Change' represents a hypothetical scenario which is neither a realistic nor appropriate basis for determining OAN for housing, particularly as there is no means of controlling migration. The analysis also highlights that neither the migration-led (5 year) nor the migration-led (10 year) scenario would facilitate future economic growth in Wyre in line with forecasts and could result in a substantial reduction in the level of jobs. In addition, the SHMA concludes that both of these options would fail to support the development of a sustainable mix of tenures, including sufficient affordable housing, to meet the needs of all households in the future. As a result, both options could exacerbate affordability issues.

3.16 In relation to the employment-led scenarios, the SHMA indicates that both the Experian and Oxford Economic scenarios will require be a notable increase on average recent historic levels of net migration into the authority if Wyre is to facilitate the level of economic growth predicted.

3.17 Both the re-based SNPP 2010 scenario and the SNHP projections would result in an OAN figure between the migration-led and employment-led scenarios, with the Re-based SNPP 2010 scenario suggesting a need for approximately 380 dwellings per annum and the 2011 Interim SNHP dataset projecting an increase in households of approximately 340 dwellings per annum.

3.18 Due to the complexities of the housing market, and the various factors and assumptions which feed into the modelling of future needs, the SHMA does not identify a single number as conclusively representing Wyre's OAN for housing. Instead it identifies that the Borough's OAN lies within a range of approximately **340 – 485 net dwellings per annum**.

3.19 In considering the appropriateness of this range, the SHMA notes that the lower end of the spectrum is informed by the demographic-led scenarios which are at best only likely to support a sustaining of current employment levels. Given that the Council's employment evidence base indicates that the authority has successfully generated jobs over recent years, the SHMA concludes that adopting a housing requirement at the lower end of the range has the potential to increase housing need pressures further if existing job creation trends are sustained.

3.20 At the Housing Market Area level (across the Fylde Coast authorities - Blackpool, Fylde and Wyre) the SHMA identified a collective Fylde coast OAN range of between **890 – 1305 net dwellings per annum**⁴.

Fylde Coast Strategic Housing Market Assessment Addendum I: Analysis of Housing Need in light of the 2012 Sub-National Population Projections

3.21 Following publication of the Fylde Coast SHMA in February 2013, official 2012 SNPP prepared by the Office for National Statistics (ONS) were issued in May 2014. The release of this dataset represented an important update to the range of information considered within the 2013 SHMA, particularly given that the NPPG highlights that these official projections should be the starting point for assessing housing need.

3.22 An addendum to the 2013 SHMA was therefore produced to take into account the implications of this dataset (Turley Associates, published November 2014). This addendum updates the modelling in the SHMA using the 2012 SNPP and the same assumptions about headship rates applied in the 2013 SHMA.

⁴ Paragraph 12.14, Section 12 Drawing the Evidence Together.

3.23 The 2012 SNPP do however project forward short term trends that cover a period of relatively slow population growth with comparatively low migration levels. For this reason, the addendum report also models the following scenarios based on alternative longer term migration trends, which cover a more positive pre-recessionary context:

- Migration-led 10yrs – with the 2012 SNPP projecting forward historic migration rates over a five year period, this scenario adopts a similar methodology to project migration rates forward based on a ten year period from 2003/04 to 2012/13 ; and
- Migration-led 10yrs (x) – this scenario is based on historic trends over the same ten year period but excludes the unattributable population change element (UPC)⁵ which is likely to be linked to a historic miscalculation of migration levels.

3.24 The 2013 SHMA included a series of ‘employment-led’ projections which aligned levels of population change – based on a derived labour-force – with a level of job growth taken from a number of sourced economic forecasts. Although the SHMA Addendum did not seek to update the economic forecasts within the 2013 SHMA, it did re-run these scenarios to accommodate job growth forecast in the projections from 2013 and to update the assumptions used to underpin these scenarios to take account of data releases relating to unemployment, commuting rates and economic activity rates.

3.25 The SHMA addendum also applied sensitivity testing by modelling the impact of unemployment rates decreasing from a recession average to a pre-recession average by 2018, resulting in a greater proportion of the jobs created being taken by existing residents.

3.26 The following table summarises the average annual dwelling requirements for the key additional scenarios modelled in the Addendum report:

Table 2 Average Annual Dwelling Requirements for Wyre – Fylde Coast SHMA Addendum (2014)

Scenario	Average Dwellings per year 2011 – 2030
2012 SNPP	268
Migration-led 10 year	333
Migration-led 10 year (x)	414
Employment-led (Experian)	446
Employment-led (Oxford Economics)	488
Employment-led (Experian) – alternative unemployment assumptions	369
Employment-led (Oxford Economics) – alternative unemployment assumptions	410

3.27 Although the addendum report does not seek to identify a specific OAN range or figure, it does note that the 2012 SNPP would project forward demographic trends which have been influenced by the impact of the recession and subsequent slow recovery. As a result, due to the projected decreases in the size of the working age population in Wyre, planning for the lower levels of population growth implied by the 2012 SNPP, or the Migration-led 10 year scenario, is unlikely to support employment growth without significant changes to economic activity rates, or changes to commuting patterns. The addendum report therefore indicates

⁵ Unattributable population change (UPC) occurred where the 2011 Census found more or less persons than could be traced back to previous population, natural change or migration. At a national level, the population was some 103,700 higher at the 2011 Census than previously estimated by the ONS. . In Wyre there is a significant UPC element, the 2011 census found that the population was over estimated by almost 4000 people.

that Migration-led 10yr (x) is the only demographic scenario that would support job growth, although the implied level of job growth under this scenario is relatively low compared to the employment-led forecasts.

3.28 Addendum I concluded that the OAN range for Wyre remains 340 – 485.

Wyre Addendum II: Analysis of Housing Need in light of the 2011 Sub-National Household Projections and ELS Update

3.29 The 2012 Sub-National Household projects (SNHP) dataset was released in February 2015. The release of this dataset was an important contextual change which prompted the re-assessment of the headship rate assumptions used in the SHMA. The Addendum II report considers the implications of the SNHP dataset on the analysis presented both within the 2013 SHMA and the subsequent Addendum I. In addition Addendum II also updated the analysis of the employment-led projections presented in the previous 2013 SHMA to reflect the conclusions of the Wyre Employment Land Study Update (ELSU) and subsequent ELSU Addendum Report, published in 2015.

3.30 It is important to note that the projection period for which results are presented in Addendum II was changed to 2011 – 2031⁶ to reflect the Council’s Plan period.

3.31 The 2012 SNHP project an increase of 5,279 households in Wyre over the period from 2011 – 2031, equivalent to 264 new households per annum over this period.

3.32 The 2012 SNHP projections extend to 2037, take full account of the findings of the 2011 census and contain adjustments to the household representative rates in 2012 based on the Labour Force Survey. The dataset projects a trajectory of falling household size which sits between the 2008 and 2011 projections⁷.

3.33 The demographic projection scenarios presented in Addendum II retained all of the demographic assumptions used within the Addendum I report, with the exception of the headship rate assumptions applied in converting projected population growth into household growth and subsequently estimated need for dwellings.

3.34 The application of the 2012 SNHP headship rates results in a higher projected household growth level than the scenarios presented in Addendum I.

Headship rates	Average annual need for dwellings 2011 - 2030		
	Migration-led 10yr (x)	Migration-led 10yr	SNPP 2012
Interim 2011-based	362	282	217
2008-based	466	384	319
Mid-point 2008/2011	414	333	268
2012-based	422	348	281

3.35 Addendum II also considers the 2014 ONS Mid-year Estimates (MYE). These show a slightly higher growth in population than the 2012 SNPP projected, mainly driven by higher migration into Wyre. Two further scenarios were modelled taking into account the data from

⁶ As opposed to 2011 – 2030 as presented in the 2013 SHMA and the 2014 Addendum I.

⁷ The 2013 SHMA and Addendum 1 used the mid-point between the 2008 and 2011 headship rates as it was considered that these two data were heavily impacted on by the prevailing market conditions of the historical period from which they are derived.

the 2013 and 2014 MYE to explore the impact these would have on the trend based scenarios. The analysis shows slightly lower levels of growth under the historic ten year trends - reflecting the fact that a year of higher migration seen earlier in the past decade is omitted from these trends. However, due to historic variations in net migration to Wyre and the potential for suppressed migration due to reduced levels of development this is not considered sufficient evidence to amend the approach taken. The trends presented in Addendum I contained periods of higher and lower migration and are considered more representative.

3.36 Addendum II also considers the findings of the Wyre Employment Land Study Update (and it's Addendum that was commissioned to sensitivity test the conclusions of the ELSU through the consideration of a number of additional economic forecasts for Wyre and their translation into employment land requirements).

3.37 The 2013 SHMA considered the scale of growth required to support two employment led scenarios derived from forecasts by Experian and Oxford Economics, this highlighted that a higher level of population growth would be required relative to the purely demographic-led scenarios, reflecting both the scale of job growth forecast and the changing age structure of the population. Addendum I did not integrate updated employment forecasts, but did take account of recent data releases regarding commuting, unemployment and economic activity.

3.38 The SHMA Addendum II however, takes account of the Council's latest ELSU (and addendum) in updating the housing need evidence. The ELSU presents two adjusted scenarios derived from the Experian March 2015 econometric model release, and the ELSU Addendum considers projections from two other forecasting houses:

- Adjusted Experian Baseline – a number of adjustments to sectoral forecasts were made to address baseline coding errors in the BRES and to take account of known job losses at Norcross
- Job Growth: Policy On – using the Experian baseline but containing positive adjustments to several core growth sectors which will be supported and promoted.
- Oxford Economics
- Cambridge Econometrics

3.39 The different forecasting houses generate different employment growth forecasts:

	Adjusted Experian Baseline	Job Growth: Policy On	Oxford Economics	Cambridge Economics
Total Change	2,523	3,558	4,304	1,137
Annual Change	126	178	215	57

3.40 The full analysis of the different forecasts is contained in the ELSU addendum which concludes that (for the purposes of the SHMA) the adjusted Experian baseline scenario can be considered to represent an appropriate policy-off scenario of future job growth over the Plan period.

3.41 The ELSU acknowledges that employment forecasts are themselves underpinned by population projections and Experian therefore make adjustments to take account of state pension age changes and the ageing population. There is uncertainty about the extent to which these changes will occur. As a result (and to ensure consistency with the 2013 SHMA and Addendum I) the SHMA Addendum II assumes economic participation rates (the labour force) will not significantly deviate from the historic profile. This is a conservative approach as both OBR and Experian expect that the profile will change.

3.42 All four of the economic scenarios imply a higher level of housing need to support the level of job growth identified within the ELSU compared to the demographic scenarios.

3.43 A range of alternative sensitivities to consider the impacts of varying assumptions about future labour force participation were considered:

- Sensitivity 1 – Reduced unemployment (assumes a reduction in unemployment levels to those seen prior to the recession by 2020)
- Sensitivity 2 – OBR labour force adjustments (assumes older parts of the labour-force increase in line with OBR assumptions)

3.44 The application of these sensitivities has a marked impact on the modelling outputs, particularly the application of sensitivity 2, due to the comparative aging population in Wyre.

3.45 The implications of reduced unemployment levels and of labour force adjustments mean that less migration into the Borough would be needed to support job growth, resulting in less need for new housing.

Population and Household Projections Application of Headship Rate Sensitivity (page 56 of Addendum II)

	2012 based headship rates			Adjusted headship rates		
	Hholds change	% Change	Dwellings per Annum	Hholds Change	% Change	Dwellings per Annum
Oxford (Core)	11,669	24.7%	617	12,007	25.4%	635
Oxford (Sens 1)	10,629	22.5%	562	10,959	23.2%	579
Adj Experian (Core)	9,751	20.6%	516	10,971	21.3%	532
Oxford (Sens 2)	9,123	19.3%	482	9,438	20.0%	499
Adj Experian (Sens 1)	8,747	18.5%	462	9,061	19.2%	479
Migration-led 10 yr (x)	7,962	16.8%	421	8,254	17.5%	436
Adj Experian (Sens 2)	7,274	15.4%	384	7,568	16.0%	400
Migration-led 10 yr	6,578	13.9%	348	6,842	14.5%	362
SNPP 2012	5,278	11.2%	279	5,555	11.7%	294

3.46 Addendum II highlights the sensitivity of the modelling to these factors, shown through the reduced need shown in the figure above. It highlights that reliance on significant changes in the labour force (people working later into life) to support job growth represents a potential risk based strategy. There are considerable unknowns about the changing nature of the UK workforce. Whilst it is possible that these changes may materialise there are considerable uncertainties, Turley do not recommend, and the Council does not consider that relying on the existing population to meet future jobs growth is robust strategy. Firstly as this prediction may not come to fruition, and secondly as the skillset of the existing workforce potentially does not directly match with the jobs forecast.

3.47 Addendum II compares the level of job growth that could be supported by each of the demographic scenarios. Only under the Migration-led 10 year (x) scenario, with both labour force sensitivity adjustments applied would the supported level of job growth show any level of alignment with the Adjusted Experian scenario from the ELSU.

Other Evidence of Need and Demand

3.48 The PPG recognises that household formation (and associated projections) may have been influenced by the historic operation of the housing market. It requires Plan makers to have regard to “market signals” when identifying future housing need.

3.49 Section 5 of Addendum II assesses a range of market signals to provide further information on the need/demand for housing in Wyre. The six market signals assessed are:

- House prices
- Rents
- Affordability
- Rate of Development
- Land prices
- Overcrowding

3.50 Addendum II compares the rate of change seen in a number of market signals in Wyre – where comparable data on change is available for other authorities – to neighbouring authorities, and the national rate of change. This draws together the evidence presented section 5 of the Addendum.

3.51 The analysis shows that Wyre has performed reasonably well, with limited worsening of market signals. There has however, been relatively significant growth in concealed families. Recognising that the formation of younger households in Wyre may have been suppressed by market factors over recent years, Addendum II created a sensitivity to explore the impact of a reversal of declining household formation rates amongst younger age groups to reach a level last seen in 2001.

3.52 The application of adjusted headship rates uplifts the level of housing needed under each scenario by between 14 and 18 dwellings annually, due to assumed higher levels of household formation amongst younger people. This represents an uplift of approximately 3 – 4%.

3.53 It is considered that this adjustment is justified in the context of the market signals in this section, in order to ensure that household formation rates do not simply extrapolate forward historic trends which have seen a worsening in affordability and growth in the number of concealed families

3.54 The SHMA has also considered the specific housing needs of the elderly in the context of the Borough’s aging population. No uplift is required to provide for their specific needs and it considered that any uplift on this basis would be double counting.

3.55 Addendum II concludes that the application of the adjustments to account for demographic, market and economic signals suggests an OAN range for Wyre of between 400 and 479 dwellings per annum over the period from 2011 to 2031. Within this range, Turley recommended that emphasis is placed on the upper end of the range as this recognises that the lower end of the range suggests that the working age population in Wyre will fall over the projection period, potentially representing a risk for supporting the scale of job growth implied within the ELSU, in additional provision at the upper end of this range would serve to support the delivery of higher levels of affordable housing.

Wyre Addendum III: OAN Update

3.56 Addendum III was commissioned to take account of the latest data available to inform each stage of the methodology for calculating the OAN. This includes the 2014-based SNPP and SNHP, as well as the Council's 2017 Employment Land Study (ELS) Addendum II which provides updated evidence on likely job growth in the borough. The document also updates the affordable housing need calculation. The purpose of the document was to sensitivity test the OAN figure of 479 based on Addendum II in light of the latest evidence.

3.57 The 2014-based population and household projections provide a new 'starting point' for the assessment of housing needs. The report identifies the new starting point for assessing the OAN as 283 dwellings per annum. Addendum III (consistent with previous addendums) identifies that more recent official population projections are likely to under-estimate future growth in Wyre. As a result projections of population growth which draw upon a longer-term historic period have on this basis been considered as being more representative of potential future demographic growth pressures. Addendum III also considers adjustments for UPC and suppressed younger household formation (in the same manner as carried out in Addendum II).

3.58 The Council also commissioned a parallel update to the 2015 ELSU alongside Addendum III to the SHMA. The 2017 ELSU Addendum II has taken into account an updated Experian forecast and the implications of the Hillhouse Technology Enterprise Zone (EZ) to arrive at an updated conclusion as to the likely level of job growth forecast in Wyre. The 2017 ELS Addendum II indicates a lower level of forecast job growth over the forecast period of 2011 to 2031. However, it is apparent that under the updated forecast a growth in employment is still projected.

3.59 Addendum III indicates that supporting the scale of job growth forecast in the 2017 ELS Addendum II would generate a need for up to 415 dwellings per annum, when allowing for the positive adjustment to the household formation rates of younger households. This is considered to represent the minimum level of housing provision needed to support likely employment growth in Wyre.

3.60 Addendum III also updates the information presented in Addendum II regarding market signals. The below summary table taken from Addendum III compares the rate of change seen in a number of market signals in Wyre – where comparable data on change is available for other authorities – to neighbouring authorities, and the national rate of change. This draws together the evidence presented section 5 of the Addendum.

3.61 A rank of 1 – coloured in orange – indicates that an area has seen the greatest worsening of the market signal, relative to the other areas shown. A rank of 7 – coloured in blue – suggests more favourable performance against each market signal

3.62

Table 3 Market Signals in Wyre and comparable authorities

	Wyre	Blackpool	Fylde	Lancaster	Preston	Ribble Valley	England
House prices							
Change (mean) 2001 – 2016	6	7	4	1	3	5	2
Change (LQ) 2001 – 2016	6	7	4	1	5	2	3
Rents							
Change (mean) 2010/11 – 16/17	6	5	7	4	2	3	1
Change (LQ) 2010/11 – 16/17	7	5	6	4	3	2	1
Affordability							
Change 2001 – 2016	4	7	2	1	6	5	3
Overcrowding (rooms)							
Change 2001 – 2011	6	7	5	3	2	4	1
Concealed families							
Change 2001 – 2011	2	4	5	6	3	7	1

3.63 The analysis in the table 3 above continues to indicate that change in market signals in Wyre has been comparatively minor relative to the other areas shown. This provides the context for the amount of adjustment that should be factored in with regards to market signals. Addendum III suggests an appropriate uplift of 5% based on comparative data from neighbouring and comparable authorities.

3.64 Finally, Addendum III updates the affordable housing calculation. The calculation indicates an annual need for 134 affordable homes over the next five years, with this level of provision assumed to clear the backlog while meeting newly arising need during this period. Beyond this initial five year period, an estimated 189 affordable homes will be needed annually in the borough.

3.65 The report concludes that the findings of Addendum II remain valid and a recommended OAN for Wyre is suggested which is discussed further in section 4 of this report.

4. OBJECTIVELY ASSESSED NEED FIGURE

4.1 The SHMA and the Addendums set out in a wide range of demographic and employment data and analysis. Addendum III, as the latest document to be published contains the most relevant assessment of the Council's OAN. The "Implications for the OAN in Wyre" section of Addendum III provides a succinct summary of the development of the OAN range. It states (Paragraph 7.28 onwards):

" Prior to the publication of the proposed standardised methodology for calculating OAN, there is no prescribed calculation which explicitly sets out how the individual outputs of the methodological steps of the PPG should be drawn together into a single OAN figure. A judgement is required which considers each of the individual components collectively to derive a reasonable OAN which responds to the Government's housing aims as captured in the NPPF.

The implications of the analysis following each of the methodological steps covered in the SHMA and addendums is set out in the table below.

Table 4 Considering the OAN for Wyre

	<i>Dwellings per annum 2011 – 2031</i>	<i>Adjustment from 'starting point'</i>	
		<i>Dwellings per annum</i>	<i>% uplift</i>
<i>The 'starting point' – 2014-based SNHP</i>	283	–	–
<i>Long-term demographic projection</i>	413	130	46%
<i>Adjusted demographic projection with headship rate adjustment</i>	435	152	54%
<i>Market signals adjustment (+5%)</i>	457	174	61%
<i>Implied need to support forecast job growth⁸</i>	415 – 513	132 – 230	47 – 81%

Source: Turley, Edge Analytics, 2017

*The analysis above indicates that addressing demographic, market signals and economic evidence would result in a **minimum OAN of 457 dwellings per annum**. This represents an uplift of some 11% from the upper end of the longer-term demographic projections and significantly uplifts the 'starting point' by some 61%. It also represents a considerable uplift on the average historic provision of 265 dwellings per annum in the borough (2003 – 2017), which would make a significant contribution to the national need to boost the supply of housing.*

⁸ ELS Addendum II Adjusted Experian Baseline forecast with variant labour-force adjustments. Lower end of presented range includes headship rate adjustment

This minimum level of need would be expected to accommodate all of the demographically derived household projections. This also responds to evidence of a historic worsening of market signals through an uplift to the demographic projections. This level of provision would also contribute significantly to addressing affordable housing need by boosting supply and representing a significant contribution to fully meeting needs towards the illustrative affordable housing delivery figure

When applying a set of reasonable labour-force adjustments, it is also considered that this level of housing need would support the forecast creation of almost 160 jobs per annum over the remainder of the plan period, from 2015.

In the context of both the scale of adjustment applied in response to market signals and the level of population growth required to support employment growth, it is noted that there is a degree of uncertainty and therefore professional judgement applied.

It is acknowledged – as was previously identified in the Addendum 2 report – that the projected ageing of the population in Wyre poses an important consideration in establishing how the need for housing will be influenced by new employment opportunities. The modelling indicates that providing 457 dwellings per annum would assume a modest continued reduction in the size of the core working age population (16 – 64 years). The Addendum 2 report considered the impact of applying a more prudent set of assumptions on older cohorts remaining in the labour-force. A re-application of these more prudent assumptions through a sensitivity scenario implies a need for 513 dwellings per annum.

*The implied growth in population associated with this sensitivity scenario represents a notable uplift when compared to the other employment-led scenario, noting this itself comes close to ensuring at least a maintaining of the working-age population over the remainder of the plan period. The elevation of the projected population to this degree and in this context is not considered to be necessary or evidentially justified in order to support the scale of job growth anticipated. However, it is considered that there is benefit in ensuring a level of flexibility in this regard and on this basis it is considered that the upper end of the OAN range previously concluded in Addendum 2 (**479 dwellings per annum**) remains a reasonable upper limit as to the full need for housing in Wyre. This would represent an uplift of some 16% from the upper end of the longer-term demographic projections and significantly uplift the ‘starting point’ by some 69%.*

Within the Addendum 2 report it was concluded that emphasis should be placed upon the upper end of the OAN range identified⁹. This recognised the risks associated with a falling working age population in supporting the scale of job growth identified within the ELSU and recent evidence of a return to stronger levels of population growth. Account was also given of the evidenced need to provide affordable housing with the implied provision associated with the higher end of the range serving to support the delivery of higher levels of affordable housing. Whilst the OAN range has been narrowed on the basis of this addendum, 457 – 479 homes per annum, these factors continue to support a recommendation that provision should be made for needs aligned to the upper end of the range identified in this latest Addendum. Provision at this higher level will mitigate risks associated with a declining working age population and

⁹ Wyre Addendum 2: Analysis of Housing Need in light of the 2012 Sub-National Household Projections and the ELS Update, Wyre Borough Council, February 2016, paragraphs 6.49 to 6.50.

represent a positive response to the evidenced need for affordable housing in the authority. The latest evidence considered in this Addendum therefore continues to support the use of the OAN of 479 homes per annum, which has been used by the Council in preparing its 'Publication' draft of the Local Plan, as an appropriate and justified figure."

5. EVIDENCE OF SUPPLY / CAPACITY

- 5.1. Having established the OAN for the Borough in the previous section this chapter now considers the future land supply, taking into account the Borough's characteristics and constraints that may affect the ability to fully meet the OAN.
- 5.2. Clearly completions which have occurred since the start of the Plan period count as supply towards meeting the Borough's requirements. Commitments in the form of planning permissions are also considered to form part of the forward looking supply. The existing completions and commitments do not provide sufficient housing to meet the Borough's needs to 2031.
- 5.3. The Strategic Housing Land Availability Assessment (SHLAA) provides evidence of how much land is suitable, available and achievable within the Borough. The original SHLAA was produced in 2010; this was updated in 2013, and again in 2017. A call for sites was issued in 2015 and any sites that have come forward as part of the production of the Local Plan have been added to the SHLAA.
- 5.4. The SHLAA methodology fully conforms to the requirements on the NPPF and the PPG. It assess each of the identified sites according to the following criteria:
 - **Suitability:** an assessment of whether a site is suitable for development. The assessment of suitability considers the physical and policy constraints on submitted sites. Relevant policies are contained in the National Planning Policy Framework. The presence of a suitability constraint on a site does not necessarily render it automatically unsuitable. The assessment of suitability requires planning judgement to decide if the constraint is significant enough to make the site unsuitable.
 - **Availability:** an assessment of whether a site is available for development. The assessment of availability considers whether, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
 - **Achievability:** this is essentially a judgement about the economic viability of the land. Due to the active housing market and green field nature of most development sites it is considered that most sites will be achievable
- 5.5. The SHLAA identifies 89 sites that are suitable, available and achievable capable of delivering 7,735 dwellings across the borough (in addition to that which already has planning permission).

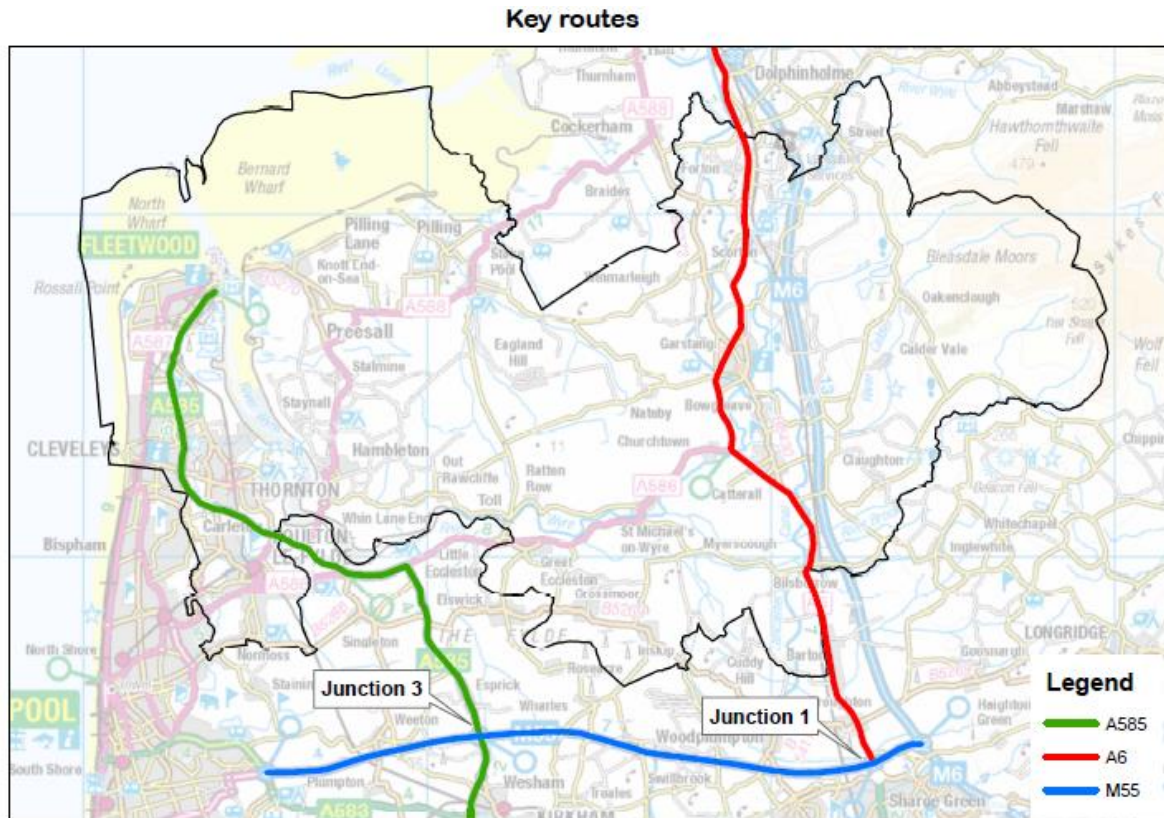
Constraints

- 5.6. The SHLAA has assessed a significant amount of land in the Borough (344 sites), which if unconstrained could deliver 28,134 dwellings. However Wyre has a number of key constraints which result in many otherwise suitable sites being considered not suitable (or achievable).
- 5.7. The three main factors which restrict development in Wyre are: highways capacity, flood risk and green belt¹⁰. A summary of the evidence and justification of the position regarding each major constraint is outlined below.

¹⁰ The Council recognises that this is a policy constraint but it is a significant constraint affecting the suitability of land in certain areas of the Borough.

Highways

5.8. The key highway corridors in the Borough are the A6 in the east, and the A585(T) up the peninsula. Both of these routes run north south and join the east / west M55 (Junction 1 and 3 respectively). All other settlements and villages in the Borough are regarded as driving traffic into one of these transport corridors.



A585 (T)

6.1. The A585(T) carries a significant amount of traffic to / from the peninsula. It is a trunk road and therefore falls under the ownership and maintenance of Highways England. The road already struggles to cope at peak hours.

6.2. Some recent improvement works have been carried out on this route at Windy Harbour. The Department for Transport's Road Investment Strategy has identified the Windy Harbour to Skippool section of the A585(T) as a future major improvement scheme. The scheme is anticipated to have a positive effect in aiding development within the Peninsula corridor. However, whilst these works will assist in expanding capacity on the A585, they will not result in unconstrained capacity on this route.

6.3. The Council have been working closely with Highways England to understand the scale of development that could be brought forward without the need for significant additional infrastructure; and the nature and scale of further infrastructure measures required to support the Plan aspirations. A Report has been produced by CH2M on behalf of Highways England and this set out fully the impact of growth on the peninsula corridor.

6.4. The main areas of focus in the study are the various at-grade junctions along the A585. As part of the study the Council was provided with a Development Impact Assessment tool.

This tool allows the Council to consider the maximum amount of development achievable within the Borough on the current network, but also what levels of growth could be achievable with suitable mitigation measures in place at key junctions.

6.5. Even with all of the improvement works identified in the study in place only a proportion of the housing required can be brought forward within the improved network. Growth beyond the levels outlined in the study (and development tool) would lead to the operation of the junctions significantly deteriorating and potentially becoming unsafe. The Infrastructure Delivery Plan accompanying the Local Plan sets out details of the agreed mitigation measures.

A6 Corridor

6.6. The A6 runs throughout the length of the borough on its western side. Despite running parallel to the M6, there is no junction onto the M6 from the A6 south of junction 33, to the north of the Borough. Traffic from the Garstang area (A6) accesses the M6 via junction 1 of the M55.

6.7. Lancashire County Council has produced a “*Highways Implications of Housing Growth in Wyre*” report that sets out the current constraints on the network. This document identified the most significant pinch point restricting housing development on the A6 corridor as Junction 1 of the M55. In order to quantify the scope for development on the A6 corridor the ability of Junction 1 to accommodate additional traffic had to be assessed. The Saturn model was used to assess the junction capacity.

6.8. Apart from some further work to the slip roads, which will release some limited capacity, there are no engineering solutions to the existing junction that can be delivered to support growth in Wyre along the A6. In addition to this key constraint there are numerous junction capacity constraints at junctions on the A6 between Garstang and M55 Junction 1. Collectively this position severely restricts the capability of the A6 corridor to accommodate dwellings of any significant number.

6.9. The document concludes that no further development should be allocated to the severe restriction zone (Garstang – Barton) than that which has already been considered as part of the Development Management process. The County’s comments on the pending applications indicate that, subject to improvement works, the current level of development proposed could safely be accommodated.

6.10. The report notes that if some of these applications are not permitted there may be scope to support a similar amount of development from alternative sites subject to a further review of background changes.

Local Network

6.11. LCC as part of the “*Highways Implications of Housing Growth in Wyre*” report considered the capacity of the local road network, in particular considering the cumulative impact of development at different localities in the Borough. This process of considering localities through a Desktop Assessment provides Wyre with a maximum capacity that can be safely accommodated in each of the settlements.

Highways conclusions

6.12. From the evidence reports summarised above it is clear that highways capacity on the two key transport corridors of the Borough is a fundamental constraint to future housing growth in the Borough in all areas.

6.13. The Council has held regular meetings with both LCC as the Highways Authority and Highways England regarding the capacity of highways within the Borough. A substantial amount of evidence has been collated looking at the current capacity of the highways in the Borough and the potential future capacity if various upgrades and mitigation works are implemented.

6.14. The aim of all parties has been to find ways to maximise the amount of housing that can be delivered in the Borough. However, even with significant improvement works to a number of key junctions it is clear that the Council cannot fully meet its OAN within the Borough and maintain a safe, functioning highway network.

Flood risk

6.1. The Borough is at significant risk of flooding from a variety of sources. Upper and central Wyre (along the A6 and the AONB) are predominantly at risk from fluvial flooding. In the low lying areas many of the secondary watercourses back up when the river Wyre is bank full, and also tidal influences reach far inland due to flat topography in low lying areas.

6.2. The northern part of the peninsula is predominantly at risk from coastal flooding, though it is well protected with existing flood defences. The main sources of flooding in this area is surface water runoff although there are also significant areas which are susceptible to sewer flooding due to the high concentration of combined sewers and the low hydraulic gradients within this area.

6.3. The southern part of the peninsula is very low lying and mainly FZ3a. It is mainly at risk from tidal sources, from a breach of the coastal estuary defences, but also from fluvial, sewer and ground water flooding.

6.4. The over-Wyre area is again predominantly FZ3a and mainly at risk of tidal and fluvial flooding. Similarly sewer flooding ground water and highway drainage systems can result in flooding problems as they are interconnected to the water courses and suffer from poor hydraulics and overcapacity in urban areas.

6.5. The council has produced a Level 1 and level 2 Strategic Flood Risk Assessment which has considered in detail the risk from flooding on potential development sites.

6.6. The SFRA process has assessed the risk from flooding on potential development sites and has been used by the Council in adopting a sequential approach to site selection. Sites were ranked according to their suitability for development according to traffic light colours.

6.7. There are a number of sites where the risk of flooding (from all sources) means that the site is not suitable at all, or is not capable of being made suitable due to the amount of mitigation works required rendering the site unviable (and therefore unachievable).

6.8. The risk from flooding reduces the amount of suitable land available for development. Any sites which are considered suitable that fall within the flood zones will be subject to the exceptions test.

Greenbelt

6.9. The urban peninsula, which has been the previous focus for most development in Wyre, is now for the most part built out. The remaining land is predominantly covered by the Green Belt designation. The broad extent of the Green Belt was established in Wyre by the Central

and North Lancashire Structure Plan which was adopted in 1983. Detailed boundaries were then drawn up by Wyre Council within the Fleetwood, Thornton Cleveleys and Poulton-le-Fylde Local Plan, adopted in 1987.

6.10. There had been no review of the Green Belt boundary since the 1980s. A Green Belt study has therefore been carried out which assessed the parcels of land against the purposes of the Green Belt.

6.11. The study identified that some of the land currently designated does not fulfil the purposes of the green belt and as a result could be removed from the designation. The Council has investigated land ownership and other suitability criteria and is proposing to release some green belt land to assist in meeting its OAN.

Exploring other options to maximise delivery

6.12. Acknowledging that there are severe constraints affecting the borough that may limit the amount of housing that can be delivered the Council has explored a number of other more radical infrastructure options which could unlock growth within the Borough.

New junction on the M6

6.13. In conjunction with LCC and Highways England the potential for a new motorway junction on the M6 between junctions 32 and 33 in the Garstang area has been considered. Highways England currently have no plans for a junction in this area but have engaged with the Council to discuss achievability of such a proposal. The justification of a new junction based solely on the basis of achieving higher levels of housing growth in Wyre is unlikely to be sufficient to provide a robust and sufficient business case that there would be demonstrable benefit to the economy - a key requirement for new junctions as set out in the Highways England licence and DfT Policy Circular 02/2013.

6.14. The primary issues with the provision of a new junction on the M6 include: feasibility, funding and timescales.

6.15. Any west bound connection to the motorway would have to cross both the West Coast mainline railway, and either the river or the canal (depending on the location). The presence of these significant physical constraints means that the cost of the design and the construction of a new junction/connection would be significantly higher than a standard motorway junction.

6.16. In order to consider the suitability of a new junction there would also need to be an assessment of the scale of impact on the local road network and other motorway junctions. It is likely that the road network in the immediate vicinity of the M6 near Garstang could not adequately cater for the increased traffic volumes that a new motorway junction would create. Specifically more traffic on the A586 through St Michaels would require a bypass of the village with a bridge over the river Wyre or Brock. The A586 currently runs over a narrow bridge at St Michaels

6.17. The other main consideration of such a proposal is the timescales involved in delivery of such a scheme. It is clear that a substantial amount of evidence would need to be gathered to justify the scheme and to attract funding. Currently there is no buy in to the proposal from either Highways England or LCC. Factoring in the likely timescales for preparation of a full business case, securing funding and commissioning of the works, it is unlikely that this junction would be completed within the Plan period. As a result the delivery of such a proposed scheme is unlikely to increase the amount of housing that can be delivered within the Plan period.

6.18. A Statement of Common Ground has been signed by all three parties which provides further detail on the consideration of this solution.

New railway station in Garstang

6.19. The potential for a railway branch line to Garstang, including construction of a station in the town has been explored in consultation with Network Rail. Any new line to Garstang would have to link to the wider rail network at some point on the West Coast Main Line (WCML). The WCML is one of the busiest mixed traffic railway routes in Europe. The section of line between Preston and Carlisle is already effectively “full” and forecast growth in regional passenger and freight markets will place further pressure in this constrained part of the WCML.

6.20. Due to the technical unfeasibility of this scheme within the Plan period detailed costing of a scheme has not been carried out. However it is clear that due to the constraints present any scheme would be subject to substantial costs to ensure a connection to the West Coast Mainline. It also clear that the scheme would require external funding.

6.21. There is potential in the longer term for this option to be revisited. There is work being conducted by Transport Scotland and the Department for Transport to understand the feasibility of a separate high speed rail line between North West England and the Central Belt of Scotland. Should a scheme of this nature come to fruition, it may relieve the amount of traffic on the WCML and open up options for further stations/connections to the WCML. However, this is highly dependent on a number of factors and is not likely to come to fruition within the Plan period.

Conclusions on Supply

6.22. It is clear that there are a number of significant physical and infrastructure constraints affecting the Borough. These constraints are already restricting development in certain areas of the Borough. With deliverable mitigation measures in place, there is capacity for further growth however, there is not capacity within the context of the existing evidence base set out above to meet the identified OAN.

7. HOUSING REQUIREMENT

7.1. Having established in section 6 that there are a number of limiting factors which prevent Wyre from meeting in full its OAN, section 7 considers the amount of development that can sustainably be provided in the Borough. It draws together the evidence to identify an ambitious but realistic housing target for the borough.

7.2. Taking account of the identified OAN, the supply of suitable and deliverable land available, the significant physical and infrastructure constraints, potential deliverable mitigation measures and the amount of housing which could realistically be delivered during the plan period, the Council has proposed a housing target of 8224 dwellings between 2011-2031.

7.3. The Council's main objective in setting the requirement is that it should be realistic and achievable. The Council is proposing a total housing target for the Plan period of 8224, this would equate to 411 per annum if an annual average delivery was adopted. This represents 86% of the OAN.

Past delivery

7.4. The table and graph below show the housing delivery performance of the Borough over the past 16 years. This period covers a range of different economic climates including peak delivery and recession. The average annual net housing delivery over this period is 291 dwellings per annum (dpa).

Monitoring Year	Completions (net)
2000/01	520
2001/02	470
2002/03	309
2003/04	408
2004/05	235
2005/06	229
2006/07	231
2007/08	317
2008/09	183
2009/10	236
2010/11	160
2011/12	215
2012/13	185
2013/14	195
2014/15	276
2015/16	320
2016/17	455
Average	291
Total	4,994

Table 5 Net completions

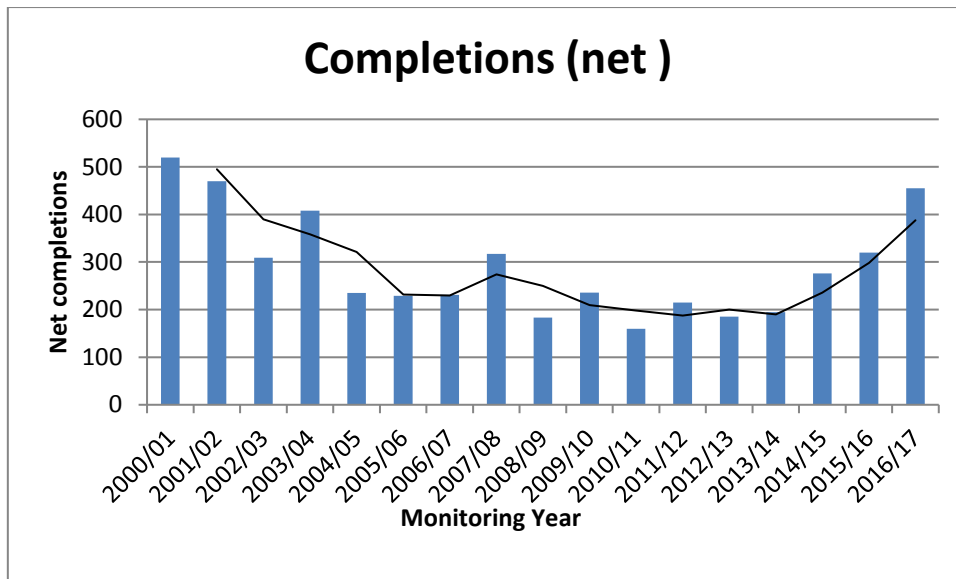


Figure 1 Net completions by monitoring year

7.5. The target proposed in the Plan is significantly higher than has been achieved in the past in Wyre. The Council considers that this target would result in a significant boost to housing supply over the Plan period. During the period shown above housing delivery was suppressed partly through restrictive policies that were in place to closely manage the supply of housing. In 2004 a restrictive policy approach was implemented. Although this was amended and slightly relaxed it remained in place until 2012.

7.6. The table below sets out the Council's performance against the proposed housing target since the start of the Plan period.

Year	Target	Completions	Shortfall
2011/12	411	215	-196
2012/13	411	185	-226
2013/14	411	195	-216
2014/15	411	276	-135
2015/16	411	320	-91
2016/17	411	455	+44
Total	2,466	1,646	-820

Table 6 Shortfall against annual average target

7.7. It is clear that the Council has not been delivering housing at the rates required were the annual target approach to be adopted, i.e. a sizeable shortfall has already accumulated if the annual approach were adopted (almost equivalent to two years supply). It is important that the Plan is not set up to fail as a result of this (and this is discussed further in paragraph 7.15 – 7.23).

7.8. There are a number of reasons why the Council may not have been achieving the levels of housebuilding required by the annual average approach. There have been few remaining allocated sites from the previous Local Plan, and there have been significant infrastructure constraints due to some of the highways issues discussed earlier in this paper. Furthermore the market and economic conditions experienced during the recession continued in the Borough and only recently are completions regaining momentum back to pre-recession levels.

7.9. It is clear from the completions figures above that the delivery of housing has not been at the level required, even with the added weighting of the presumption in favour of sustainable development. The Council has considered the number of refused major planning applications since 2004 to assess if there has been a constraint placed on delivery by way of refused applications.

Year	Number of applications refused	Number of dwellings refused
2004/05	0	0
2005/06	1	10
2006/07	1	12
2007/08	2	27
2008/09	2	28
2009/10	1	25
2010/11	0	0
2011/12	1	13
2012/13	0	0
2013/14	0	0
2014/15	3	73
2015/16	4	479
2016/17	1	183 ¹¹
TOTAL	16	850

Table 7 Refused applications

Note: applications refused and subsequently approved on appeal have been excluded as well as refusals which had a previous or subsequent approval for housing.

7.10. As can be seen from the above table, the last 3 monitoring years have been when most refusals occurred, these refusals mainly relate to highways issues.

7.11. In comparison to other Local Authority areas, in the absence of a 5 year supply of housing land Wyre has not received the same levels of pressure for new housebuilding. There have been relatively few refusals, and only a small number of allowed appeals, suggesting that there has not been significant market led demand for new housebuilding. The market indicators of land value and rate of development also do not suggest significant pent up demand.

7.12. The Council considers it prudent to take account how the market behaved in the years 2011 – 2017. The performance of the housebuilding industry in these years is shown in the completions achieved. Setting housing targets for the Plan period that are substantially higher than the industry achieved is not considered a robust strategy. There is no point in setting up the Plan to fail, it is essential that the Plan is realistic and deliverable. Setting unrealistically high targets that the industry did not bring forward, when there was no policy constraint to delivery is not considered a sound approach.

7.13. Due to the lack of a 5 year land supply and supportive national policy there is no reason that sustainable sites in Wyre could not have been brought forward were there sufficient market demand in locations that could have been supported.

¹¹ This site is currently subject to a live planning appeal. It may be that the figures in this table change as this and other sites maybe successful at appeal.

7.14. In the circumstances where a Council has accrued a shortfall in undelivered units from the early years of the Plan period there are a number of options available to address the backlog. The PPG indicates that any shortfall should be addressed within the first five years of the Plan period (the Sedgefield method), the alternative to this being the Liverpool method where the shortfall is addressed over the whole Plan period.

Sedgefield

7.15. If the Council were to adopt an annual average target over the Plan period and adopt the Sedgefield method the shortfall would be -820. This shortfall would need to be addressed over the first five years of the Plan period, it would result in a higher requirement for the first five years of the Plan period. The implications of adopting the Sedgefield approach are set out in appendix 1.

Liverpool

7.16. If the Council were to adopt an annual average target over the Plan period and adopt the Liverpool method the shortfall would still be -820 units but this would be met over the remainder of the Plan period ($820/14 = 59$). So for the five year period an additional 295 units ($59*5$) would need to be shown not the full 820. It would result in a lower requirement than the Sedgefield approach.

7.17. The Council considers that the Liverpool methodology is the most appropriate way in which to address the current shortfall

7.18. Firstly, there is no indication within the NPPF that one method is preferable over the other. Whilst it is accepted that the PPG advises the use of Sedgefield it is by no means required.

7.19. It is important that the levels of completions expected under the adopted methodology are realistic and provide for a degree of flexibility. The completions in the first few years post adoption will be limited to those sites which currently have permission. In calculating the likely supply of sites the Council has had regard to dwellings under construction and dwellings with planning permission.

7.20. It is possible that in the early years of the Plan period the housing market will improve and much higher rates of completions could be achieved. But it is equally possible that the housing market will take some time to push delivery rates higher. There is no annual delivery ceiling within the Plan that would prevent sites building out faster if the market supports this but in terms of setting a target, this is best done with reference to realistic performance. There is a reasonable degree of certainty that the Council will have a supply of ready to develop housing sites sufficient for five years after adoption of the Plan, based on the Liverpool method of calculation. Whilst it is possible that a supply of sites sufficient to make good the shortfall over a five year period could be demonstrated (the Sedgefield method) it is less certain that this could be achieved. If one or two of the sites with permission stalls this could have serious implications for the five year land supply position and the housing policies of the Plan.

7.21. It is critical that Wyre adopt an up to date Local Plan without delay to support housing delivery, it would be counterintuitive to adopt a Plan that is likely to be deemed out of date (as a result of a lack of five year land supply) in the immediacy after adoption. It is important that the housing land supply is aspirational, but also realistic.

7.22. The shortfall between 2011 and 2017 is substantial, equivalent to almost 2 years requirement. Meeting this over the Plan period would still result in a level of delivery that is aspirational and realistic. It would also lead to an obvious boost to the delivery of housing over and above what has been achieved in the recent past

7.23. As a result the council consider that the Liverpool method is the most appropriate methodology to use.

8. 5 Year Land supply

Requirement

Target

8.1. The starting point for calculation of a five year land supply is the identification of the appropriate requirement. The Council is only capable of delivering a proportion of its OAN as explained earlier in this paper. As a result the annual requirement figure proposed in the Plan correlates to the maximum amount of housing the Council considers it can achieve over the Plan period. From adoption the annual requirement will be 411.

8.2. Having established the baseline requirement for the calculation of the five year land supply the second component that must be considered is any shortfall that has been accrued since the start of the Plan period.

Shortfall

8.3. The PPG recommends that Local Planning Authorities should aim to deal with any undersupply within the first five years of the Plan period where possible (the Sedgefield method). However, this is not a requirement and in instances where there are sound planning reasons why it is not appropriate it is possible to adopt the Liverpool method. Due to the lack of an adopted Plan, past market performance and significant infrastructure constraints experienced in Wyre, the Council has not achieved the level of completions at a rate required to meet needs according to the annual average requirement. As a result there is a current shortfall of 820 units.

8.4. The Council considers that this shortfall is best to be made up over the remainder of the Plan period as explained in section 7 of this report.

Buffer

8.5. The third aspect to identify is the scale of buffer which should be factored into the calculation. The NPPF requires that Local Planning Authorities apply an additional buffer of 5% (moved forward from later in the Plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, Local Planning Authorities should increase the buffer to 20% (moved forward from later in the Plan period) to provide a realistic prospect of achieving the required supply, and to ensure adequate market choice and competition for land.

8.6. Looking at the dwelling completion figures set out in table 8 it is clear that Wyre has consistently delivered at or above the former housing target of 206 dpa.

Monitoring Year	Completions (net)	Adopted Target	Shortfall / surplus	OAN target	Shortfall / surplus	Proposed Local Plan target	Shortfall / surplus
2000/01	520	206	314				
2001/02	470	206	264				
2002/03	309	206	103				
2003/04	408	206	202				
2004/05	235	206	29				
2005/06	229	206	23				
2006/07	231	206	25				
2007/08	317	206	111				
2008/09	183	206	-23				
2009/10	236	206	30				
2010/11	160	206	-46				
2011/12	215	206	9	479	-264	411	-196
2012/13	185	206	-21	479	-294	411	-226
2013/14	195	206	-11	479	-284	411	-216
2014/15	276	206	70	479	-203	411	-135
2015/16	320	206	114	479	-159	411	-91
2016/17	455	206	249	479	-24	411	44
Total	4,994	3,502	1,442	2,874*	-1,228*	2,466*	-820*

Table 8 Shortfall / Surplus against adopted housing target and OAN (* total from 2011 - base date of SHMA)

8.7. It is also clear that the Council has not delivered against the OAN as established in the SHMA with significant shortfalls identified in all years except 2016/17. Whilst accepting that the recent past shows under-delivery, when taking a longer term view that factors in the peaks and troughs of the housing market (as advised by the PPG) the Council does not believe that there has been a record of persistent under delivery of housing. As a result the Council considers the adoption of a 5% buffer is the correct approach to ensure choice and competition in the market for land.

8.8. Recent appeal decisions in the Borough have not sought to apply greater than a 5 % buffer¹². Furthermore, there is nothing stopping the market from delivering additional sites (that are expected later in the Plan period) now. The Council has allocated the maximum number of units within the constraints experienced in the borough, therefore bringing forward sites now will only result in the Plan being “built out” faster.

8.9. The PAS guidance and the majority of Inspectors decisions recommend that the buffer should be applied to the base requirement and the shortfall. As a result the Council has applied the buffer to both the requirement and the shortfall.

¹² Nateby Crossing APP/U2370/A/16/3142267, Lambs Road APP/U2370/W/15/3133536

Table 9 Summary of the five year requirement based on the Liverpool method and a 5 % buffer.

Housing target 2017 - 2022 411 * 5 =	2055
Housing Shortfall (820 / 14) * 5 =	295
Buffer of 5% (2055 + 295) * 1.05	2468
Total 5 Year Requirement	2468
Annual Requirement	494

Supply

8.10. For Wyre Borough the 5 year housing land supply is made up of two components; existing planning permissions and deliverable allocations. Appendix 2 sets out the trajectory for delivery from each of these sources.

Existing permissions

8.11. The NPPF makes clear that sites with planning permission should be classed as deliverable unless there is clear evidence that they will not be implemented within 5 years. Existing sites with planning permission in Wyre range from permissions for a single dwelling to strategic sites with outline permission for over 500 dwellings.

8.12. As noted in the PPG, the size of sites is an important factor in identifying whether a site is deliverable within 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust 5-year housing supply. Smaller sites are likely to deliver in full within the five year period whereas larger sites may deliver over a longer period.

8.13. Bearing this in mind the Council differentiates between small and large sites with permission. Large sites are defined as sites which will deliver 10 or more units or where the land area is greater than 0.4ha.

8.14. On larger sites the Council has engaged with developers to understand the likely course of delivery for their site. These discussions have included gathering information on land ownership, marketing/ sale of land, infrastructure requirements, type of permission, conditions attached to the permission, past annual build rates and competition in the area.

8.15. The information provided by developers has been used in coming to a conclusion on likely lead in and build out rates. The Council has not simply adopted the figures provided by developers but has applied planning judgement as to what is considered an average likely lead in and build out.

8.16. Obviously each site has different circumstances but the below table shows the Councils standard assumptions on lead in and build out rates.

Type of permission	Time to first completions	Build out rate			
		0-50 units	51-100 units	101-250 units	251+ units
Outline	24 months	25	30	45	60
Full/Reserved Matters	12 months				

Table 10 Standard lead in and build out rates

8.17. The Council acknowledges that not all dwellings with permission will be delivered. An exercise has been carried out to look at past lapse rates of both number of permissions and number of dwellings lapsed.

Year	No. of extant planning applications for housing	No of net dwellings with extant permission as at 31/3 (u/c, full or outline pp)	No. of planning applications for housing lapsed in year	No. of net dwellings lapsed in year (see appendix 3)	% of applications lapsed	% of dwellings permitted lapsed
2004/05	341	1282	2	2	0.58%	1%
2005/06	300	1169	8	33	2.66%	2.8%
2006/07	259	1026	8	21	3.08%	2%
2007/08	243	1445	9	13	3.70%	0.9%
2008/09	252	1493	15	34	5.95%	2.2%
2009/10	222	1925	15	27 ⁶	6.75%	1.4%
2010/11	207	1792	9	45	4.34%	2.5%
2011/12	164	1538	18	34	10.97%	2.2%
2012/13	164	1594	7	10	4.26%	0.63%
2013/14	184	1659	11	51	5.97%	3%
2014/15	235	1995	6	21	2.55%	1.1%
2015/16	260	3340	7	7	2.69%	0.2%
2016/17	266	4117	19	84	7.14%	

Table 11 Rate of lapse of applications since 2004

8.18. As can be seen from the table above and appendix 3 the Council has a consistently low lapse rate on large sites whether judged against the amount of lapsed permissions or lapsed dwellings. Due to the low occurrence of lapses within Wyre it is not proposed to apply any form of lapse rate discount to the large site existing permissions.

8.19. For permissions of less than 10 units (0-9) the Council adopts a different approach. In the past the Council adopted a small sites allowance within the 5 year calculation. This allowance covered small sites which currently had permission and an element of small sites windfalls that were anticipated to arise in the latter part of the five year period.

8.20. The small sites allowance was for 100 dwellings per annum to take account of sites which were less than 0.4 ha. in size and had a capacity of less than 10 dwellings . The allowance was based on the average annual small sites completion rates assessed over the previous ten years.

8.21. Within the new Plan trajectory the Council no longer adopts a small sites allowance. The Council considers it unlikely that windfall delivery will continue in the same manner as has been experienced in the past, primarily due to the significant highways constraints. A windfall allowance was considered but even a small allowance per year results in a large

contribution over the Plan period, which would be contrary to the highways evidence (e.g. a windfall allowance of 100dpa would result in an additional 1,400 units to 2031 which exceeds the capacity of the highways network as outlined in the evidence base).

8.22. As a result the trajectory only takes account of sites which already have permission. At the 31st March 2017 there were 378 units with permission on small sites. The Council has cautiously only counted 340 units within the five year period, i.e. adopted a lapse rate of 10%.

8.23. This is considered to be a more accurate approach than continuing to adopt a small sites allowance. Any small site windfalls that occur during the Plan period will assist in reducing the Council's shortfall and provide flexibility in the Plan.

Deliverable Allocations

8.24. The other main part of the Council's supply is allocated sites. The Council has allocated a number of sites throughout the Borough for housing or mixed use development. Some of these are large strategic sites and some are much smaller, meaning they will have different delivery profiles.

8.25. The trajectory in the Appendix 1 to this paper shows the anticipated delivery rates for each allocation. There is nothing to prevent sites coming forward in a different manner to that set out in the trajectory, for example if a site is selling faster than expected a faster build out rate could be achieved. Equally, there may be a delay in a site commencing if issues such as archaeological deposits are discovered in early survey work. The trajectory is assumption based and as such it is pragmatic to allow flexibility in its application.

8.26. Nevertheless, to ensure a robust trajectory is established a number of assumptions about lead in and build out rates have been applied to the allocations:

- No site will deliver more than 40 dwellings per annum (dpa) from one single developer
- Where two developers are onsite/anticipated the maximum delivery will be 50dpa
- In smaller settlements (e.g. Barton, Bowgreave) the maximum output across all sites will be 60dpa

Windfall allowance

8.27. The NPPF makes it clear that "*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens*".

8.28. The Council has always had delivery from windfall sites, indeed for the last few years windfalls have formed the bulk of the Council's completions. This is compelling evidence that windfalls have consistently become available within Wyre, but this was in the context of having no adopted Local Plan.

8.29. Windfalls are anticipated to form a small element of the future units delivered over the Plan period up to 2031. The amount of delivery from windfall sites is not considered a reliable source of supply as once the Plan is adopted much of the past windfall delivery in edge of settlement locations will be unacceptable. Whilst some small scale development within settlements is likely to be unobjectionable (as discussed above) it is considered

inappropriate to rely on this as a component of supply. As a result the Council does not include any allowance for windfall development within the five year supply.

8.30. Table 12 below shows the Council's current deliverable supply as shown in the latest monitoring report.

Supply source for delivery 2017 - 2022	Supply available
Existing Large Site Permissions	1075
Existing Small Site Permissions (discounted by 10%)	340
Local Plan Allocations with Permission	1424
Local Plan Allocations without Permission	196
Total Supply	3035

Table 12 Deliverable supply

Requirement vs. Supply

8.31. Having now established what the Council considers to be the correct requirement and the current deliverable supply it is possible to assess whether the Plan is capable of demonstrating a five year land supply at adoption.

8.32. Applying the deliverable supply (as identified in the Council's latest monitoring report) against the requirement and the council's preferred methodology the following calculation of land supply can be made:

Annualised housing requirement	Total annual housing requirement (2017-2022) including 5% buffer and meeting shortfall via the Liverpool method		494
Total five year supply breakdown	Existing Large Site Permissions	1075	3035
	Existing Small Site Permissions (discounted by 10%)	340	
	Local Plan Allocations with Permission	1424	
	Local Plan Allocations without Permission	196	
Total five year supply	Supply / Requirement (3035 / 494)		6.1

Table 13 Five year land supply using Liverpool method and 5% buffer

9. Conclusions

9.1. The Local Plan seeks to meet the proposed housing requirement of 8,224 units between 2011 and 2031. This paper has explained the factors considered in setting the housing requirement including the extensive Strategic Housing Market Assessment and its various Addendums, local physical and infrastructure constraints and past housing delivery performance.

9.2. The assessment of capacity from sites with planning permission, allocated sites and windfalls has been assessed including the lead in and build out rates that the Council anticipates will occur.

9.3. Appendix 2 contains the Council's trajectory that shows how the council anticipates sites will be built out over the Plan period. This demonstrates realistic housing delivery timescales and shows how the Local Plan housing requirement figure can be met over the Plan period. This also shows that the Plan can demonstrate a five year supply on adoption and that a five year supply is likely throughout the plan period.

Appendix 1 Implications of adopting the Sedgefield approach

For completeness the table below shows a summary of the requirement if the Council adopts the Sedgefield method and a 5 % buffer.

Housing target 2017 - 2022 411 * 5 =	2055
Housing Shortfall 820	820
Buffer of 5% (2055 + 820) * 1.05	3019
Total 5 Year Requirement	3019
Annual Requirement	604

As can be seen in the table below, if the Sedgefield method is adopted the Council can still just demonstrate a 5 year supply. However, the Council can only just demonstrate a five year supply by a surplus of 15 units.

Annualised housing requirement	Total annual housing requirement (2017-2022) including 5% buffer and meeting shortfall via the Sedgefield method		604
Total five year supply breakdown	Existing Large Site Permissions	1075	3035
	Existing Small Site Permissions (discounted by 10%)	340	
	Local Plan Allocations with Permission	1424	
	Local Plan Allocations without Permission	196	
Total five year supply	Supply / Requirement (3035 / 604)		5.0

For the reasons discussed in section 7 of this paper the Council considers that the Liverpool method is the most appropriate in Wyre.

Appendix 2 Housing trajectory

Explanatory notes:

Firstly the Housing trajectory is shown, broken down by settlement. Within each settlement sub category the completions, sites with planning permission and remaining allocations (without planning permission) are shown.

The following settlement summary table provides a summary of the total expected completions at each settlement and the total supply available. It shows the amount of housing to be delivered within the plan period and the total amount deliverable at the allocated sites, including beyond the plan period.

The following tables break down and provide more details that sit behind the main trajectory table, they are all organised by settlement.

- Completions
- All sites with planning permission (the sum of the following three tables)
 - Large sites with planning permission
 - Small sites with planning permission
 - Allocated sites with planning permission
- Allocations – this table shows the anticipated build out of the allocated sites. Some of these sites are already progressing through the development management process (and appear in the allocated sites with planning permission table above). This table shows the build out schedule expected irrespective of the progress of any planning application. There has been no double counting in the trajectory.

Appendix 2 Housing Trajectory

	Site name	Planning Application reference	Planning Application approval date	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Completions	Total by settlement	
Barton																								161		
Completions	Various	Various	Various	0	0	0	0	1	0															1		
N/A	Large PP on unallocated sites	Various	Various							20	8													28		
SA1/25	Land off Garstang Rd	16/00625	22/03/2017								10	30	30	2										72		
SA1/26	Land rear of Shepherds Farm	16/00807	22/03/2017								10	10	10	4										34		
SA1/27	Land to the rear of 867 Garstang Road										6	10	10											26		
Barton Totals				0	0	0	0	1	0	20	34	50	50	6	0	0	0	0	0	0	0	0	0	0	161	
Bowgreave																								243		
Completions	Various	Various	Various	0	0	22	1	1	0															24		
N/A	Large PP on unallocated sites	Various	Various							0														0		
SA1/19	Bowgreave House Farm	15/00040 17/00013	9/11/16 pending								5	15	9											29		
SA1/20	Garstang Rd	15/00420	22/03/2017									10	20	16										46		
SA1/21	Land South of Calder House Lane	15/00928	22/03/2017									10	20	19										49		
SA1/22	Garstang Country Hotel and Golf Club	15/00891	22/03/2017									5	10	20	20	20	20	0	0	0	0	0	0	95		
Bowgreave Totals				0	0	22	1	1	0	0	5	40	59	55	20	20	20	0	0	0	0	0	0	0	243	
Catterall																								566		
Completions	Various	Various	Various	13	8	2	22	17	50															112		
N/A	Large PP on unallocated sites	Various	Various							8	8	8												24		
SA1/23	Daniel Fold Farm	14/00681 16/00987	11/5/16 pending								10	20	30	30	20	12								122		
SA1/24	Daniel Fold Farm Phase 2	16/00144	22/03/2017									10	20	20	16									66		
SA3/6	Joe Lane (Land bounded by Garstang Rd, A6 and Joe Lane)	15/00248 16/00743 16/01065	27/11/15 pending pending								24	40	40	40	40	40	18	0	0	0	0	0	0	242		
Catterall Totals				13	8	2	22	17	50	8	42	78	90	90	76	52	18	0	0	0	0	0	0	0	566	
Cleveleys																								355		
Completions	Various	Various	Various	6	9	22	12	5	6															60		
N/A	Large PP on unallocated sites	Various	Various							0														0		
SA3/2	North of Norcross Lane	13/00200	08/12/2015									20	25	25	25	25	25	25	25	25	25	25	25	220		
SA3/2	North of Norcross Lane																				25	25	25	75		
Cleveleys Totals				6	9	22	12	5	6	0	0	20	25	25	25	25	25	25	25	25	25	25	25	25	355	
Fleetwood																								649		
Completions	Various	Various	Various	92	68	50	78	80	43															411		
N/A	Large PP on unallocated sites	Various	Various							40	12	5				10	10	16						93		
SA1/1	West of Broadway												10	10	5									25		
SA3/1	Fleetwood Dock and Marina														10	30	30	30	20					120		
Fleetwood Totals				92	68	50	78	80	43	40	12	5	10	10	15	40	40	46	20	0	0	0	0	0	649	
Forton																								427		
Completions	Various	Various	Various	0	0	0	0	5	22															27		
N/A	Large PP on unallocated sites	Various	Various							10	10													20		
SA3/4	Forton Extension												20	20	30	30	40	40	40	40	40	40	40	380		
Forton Totals				0	0	0	0	5	22	10	10	0	20	20	30	30	40	40	40	40	40	40	40	40	427	
Garstang																								820		
Completions	Various	Various	Various	6	5	13	8	31	63															126		
N/A	Large PP on unallocated sites	Various	Various							27	43	45	25	26										166		
SA1/16	West of Cockerham Rd														10	30	30	30						100		
SA3/5	Land West of the A6 (Nateby Crossing)	14/00458 16/00241	19/4/17 22/3/17										15	30	30	30	30	30	30	30	30	15		270		
SA1/17	Land South of Prospect Farm																10	20	20	3				53		
SA1/18	South of Kepple Lane	14/00053 17/00305	07/04/2014 pending									10	20	30	15									75		
SA1/18	South of Kepple Lane															15	15							30		
Garstang Totals				6	5	13	8	31	63	27	43	55	60	86	55	75	75	70	50	50	33	15	0	0	820	

	Site name	Planning Application reference	Planning Application approval date	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Completions	Total by settlement
Great Eccleston																							472		
Completions	Various	Various	Various	1	1	0	0	10	1														13		
N/A	Large PP on unallocated sites	Various	Various							9													9		
SA3/3	West of Gt Eccleston	15/00576 16/00973 16/00650	27/1/16 17/2/17 pending							6	50	34											90		
SA3/3	West of Gt Eccleston														40	40	40	40	40	40	40	40	360		
Great Eccleston Totals				1	1	0	0	10	1	15	50	34	0	0	40	40	40	40	40	40	40	40	40	472	
Hambleton																							277		
Completions	Various	Various	Various	1	1	1	28	8	21														60		
N/A	Large PP on unallocated sites	Various	Various							20	23	9											52		
SA1/12	Land at Arthurs Lane	16/00217	01/03/2017									15	30	30	30	30	30						165		
Hambleton Totals				1	1	1	28	8	21	20	23	24	30	30	30	30	30	0	0	0	0	0	0	277	
Hollins Lane																							106		
Completions	Various	Various	Various	1	0	0	0	0	4														5		
N/A	Large PP on unallocated sites	Various	Various							12													12		
SA1/14	North of New Holly Hotel and Bodkin Cottage	15/00450 16/00835	2/6/16 pending										10	9									19		
SA1/14	North of New Holly Hotel and Bodkin Cottage														9	10							19		
SA1/15	Land East of Hollins Lane	15/00968 17/00233	9/9/16 pending										8										8		
SA1/15	Land East of Hollins Lane												10	10	10	13							43		
Hollins Lane Totals				1	0	0	0	0	4	12	0	0	18	19	19	20	13	0	0	0	0	0	0	106	
Inskip																							282		
Completions	Various	Various	Various	0	0	0	0	0	1														1		
N/A	Large PP on unallocated sites	Various	Various							26													26		
SA1/13	Inskip Extension	16/00481	01/02/2017								9	18	18	10									55		
SA1/13	Inskip Extension														25	25	25	25	25	25	25	25	200		
Inskip Totals				0	0	0	0	0	1	26	9	18	18	10	25	25	25	25	25	25	25	25	0	282	
Pilling																							115		
Completions	Various	Various	Various	2	1	0	16	0	26														45		
N/A	Large PP on unallocated sites	Various	Various								10	15	5										30		
SA1/10	North of Garstang Rd	14/00526	01/05/2015									20	20										40		
Pilling Totals				2	1	0	16	0	26	0	10	35	25	0	0	0	0	0	0	0	0	0	0	115	
Poulton-le-Fylde																							1397		
Completions	Various	Various	Various	13	28	16	38	50	51														196		
N/A	Large PP on unallocated sites	Various	Various							50	62	45	63	27									247		
SA1/5	South East Poulton	14/00607 16/00444 16/00742 16/00233 16/01043	20/1/16 2/11/16 pending pending pending													25	25	25	25	25	26	30	30	236	
SA1/6	Land at Garstang Road	15/00298	13/02/2017								25	25	50	50	50	50	50	50	50	50	50	16		516	
SA1/7	Land off Moorland Rd (Rear St. Johns Hall, Poulton)	16/00225 16/00659	25/7/16 27/1/17								20	28											48		
SA1/8	Land South of Blackpool Rd												20	30	30	30	14						154		
Poulton-le-Fylde Totals				13	28	16	38	50	51	50	107	98	133	107	105	105	105	89	75	75	76	46	30	1397	
Stalmine																							193		
Completions	Various	Various	Various	20	0	0	0	1	1														22		
N/A	Large PP on unallocated sites	Various	Various							9													9		

	Site name	Planning Application reference	Planning Application approval date	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total Completions	Total by settlement	
SA1/9	South Stalmine	14/00226 16/00363	13/8/14 24/11/16								20	22	23	12										77		
SA1/9	South Stalmine														25	25	25	10						85		
Stalmine Totals				20	0	0	0	1	1	9	20	22	23	12	25	25	25	10	0	0	0	0	0	193		
Thornton																								1510		
Completions	Various	Various	Various	33	52	57	62	26	132															362		
N/A	Large PP on unallocated sites	Various	Various							85	63	42	35	35	35	35	13							343		
SA1/2	Lambs Road / Raikes Road	14/00553 17/00050	21/9/16 pending								15	27	27	27	27	27	15							165		
SA1/2	Lambs Road / Raikes Road															15	30	30	30	30	30	30		195		
SA1/3	Land Between Fleetwood Rd North and Pheasant Wood													10	25	25	25	25	18					153		
SA4	Hillhouse EZ												10	30	30	30	30	30	30	30				250		
SA1/4	Bourne Poacher	16/00853	Mar-17								20	20	2											42		
Thornton Totals				33	52	57	62	26	132	85	98	89	74	102	117	117	98	85	85	78	60	30	30	1510		
Other settlements																								316		
Completions	Various	Various	Various	27	12	12	11	85	34															181		
N/A	Large PP on unallocated sites	Various	Various							5	25	42	38	25										135		
Other Settlement Totals				27	12	12	11	85	34	5	25	42	38	25	0	0	0	0	0	0	0	0	0	0	316	
Small sites with PP - All Settlements																								340		
ALL SETTLEMENTS	Small PP on unallocated sites discounted by 10%									68	68	68	68	68										340		
Totals				215	185	195	276	320	455	395	556	678	741	665	582	604	554	430	360	333	299	221	165	8229	8229	

Completions	
Sites with PP	
Allocations	
Settlement total	

OAN	9580
Shortfall	1351

Appendix 2 Settlement Summary

	Total Deliverable						
	Completions 2011-2017	Small PP on unallocated sites	Large PP on unallocated sites	PP on allocated sites	All PP (inc. subject to S106)	Total remaining new Allocations	Total to be delivered at settlement
Barton	1	2	28	106	136	26	163
Bowgreave	24	3	0	219	222	0	246
Catterall	112	3	24	430	457	0	569
Cleveleys	60	7	0	220	227	118	405
Fleetwood	411	46	93	0	139	145	695
Forton	27	29	20	0	49	468	544
Garstang	126	20	166	345	531	183	840
Great Eccleston	13	6	9	90	105	500	618
Hambleton	60	21	52	165	238	0	298
Hollins Lane	5	7	12	27	46	62	113
Inskip	1	7	26	55	88	200	289
Pilling	45	19	30	40	89	0	134
Poulton-le-Fylde	196	36	247	564	847	390	1433
Stalmine	22	43	9	77	129	85	236
Thornton	362	19	343	207	569	675	1606
Other	181	110	135	0	245	0	426
Totals	1646	378	1194	2545	4117	2852	8615

Completions
PP
Allocations
Settlement total

OAN	9580
Shortfall in total allocation	965

	Within Plan period						
	Completions 2011-2017	Small PP on unallocated sites discounted by 10%	Large PP on unallocated sites	PP on allocated sites	All PP (inc. subject to S106)	Total remaining new Allocations	Total to be delivered at settlement (excluding small sites)
Barton	1		28	106	134	26	161
Bowgreave	24		0	219	219	0	243
Catterall	112		24	430	454	0	566
Cleveleys	60		0	220	220	75	355
Fleetwood	411		93	0	93	145	649
Forton	27		20	0	20	380	427
Garstang	126		166	345	511	183	820
Great Eccleston	13		9	90	99	360	472
Hambleton	60		52	165	217	0	277
Hollins Lane	5		12	27	39	62	106
Inskip	1		26	55	81	200	282
Pilling	45		30	40	70	0	115
Poulton-le-Fylde	196		247	564	811	390	1397
Stalmine	22		9	77	86	85	193
Thornton	362		343	207	550	598	1510
Other	181		135	0	135	0	316
Totals	1646	340	1194	2545	4079	2504	8229

OAN	9580
Shortfall within plan period	1351

Appendix 2 Completions

Settlement	Completions						
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Barton	0	0	0	0	1	0	1
Bowgreave	0	0	22	1	1	0	24
Catterall	13	8	2	22	17	50	112
Cleveleys	6	9	22	12	5	6	60
Fleetwood	92	68	50	78	80	43	411
Forton	0	0	0	0	5	22	27
Garstang	6	5	13	8	31	63	126
Great Eccleston	1	1	0	0	10	1	13
Hambleton	1	1	1	28	8	21	60
Hollins Lane	1	0	0	0	0	4	5
Inskip	0	0	0	0	0	1	1
Pilling (inc. Smallwood Hey and	2	1	0	16	0	26	45
Poulton-le-Fylde	13	28	16	38	50	51	196
Stalmine	20	0	0	0	1	1	22
Thornton	33	52	57	62	26	132	362
Other	27	12	12	11	85	34	181
Total	215	185	195	276	320	455	1646

Appendix 2 All sites with planning permission

PP SUB TYPE	Site Name	Settlement	Grid reference easting	Grid reference northing	Planning application reference	Dwellings completed at 30.09.16.	Dwellings under construction	Dwellings with full pp.	Dwellings with outline pp.	Dwellings allocated in a devpt. plan	Total site net capacity as at 31.03.17.	Dwellings contributing to the 5 year supply (2017 - 2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Large	799 Garstang Road, Barton	Barton	351530	437305	15/00072		26	2			28	28	0	0	19 (+ 1 replacement dwelling, also under construction) market dwellings + 9 affordable dwellings. SHLAA site BAR_04_01.
Small	833 Garstang Road, Barton	Barton	351424	437573	15/00802 15/00161			2			2	2	0	0	Site also has outline permission for 3 detached dwellings on the same site
Alloc	Land off Garstang Road, Barton	Barton	351536	436845	16/00625				72		72	72	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
Alloc	Rear of Shepherds Farm, 771 Garstang Road, Barton	Barton	351467	437119	16/00807				34		34	34	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
											136				
Small	Adj. Calder House, Calder House Lane, Garstang	Bowgreave	349904	443689	03/01563		1				1	1	0	0	Technical commencement, no progress since 2009
Alloc	Bowgreave House Farm, Garstang Road, Bowgreave	Bowgreave	349583	443910	13/00582 15/00040				29		29	29	0	0	Gross site capacity =30, but one dwelling is a replacement. 30% affordable housing to be provided. SHLAA site BOW_12.
Small	High Gables, 35A Garstang Road, Bowgreave	Bowgreave	349636	444159	16/00226			2			2	2	0	0	
Alloc	Land at Garstang Road, Bowgreave	Bowgreave	349812	443825	15/00420				46		46	46	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
Alloc	Garstang Country Hotel & Golf Club, Garstang Road, Bowgreave	Bowgreave	349504	443814	14/00321 15/00891				95		95	35	60	0	Committee resolved to approve 15/00891 for 95 dwellings on 22.03.17. subject to the signing of a legal agreement. 14/00321 for 7 dwellings on the southern section of the site was approved on 02.10.14. Not less than 30% affordable housing to be provided.
Alloc	Land off Calder House Lane, Barnacre	Bowgreave	350003	443523	15/00928				49		49	49	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 40% affordable housing to be provided.
											222				
Large	Pickering Hotel, Garstang Road, Catterall	Catterall	349937	442897	13/00882 16/00431	7	5				5	5	0	0	SHLAA site CTL_32.
Small	Adj. Rylstone House, Catterall Lane, Catterall	Catterall	348913	442206	14/00641			2			2	2	0	0	
Large	West of Nightingale Way, Catterall	Catterall	349297	443061	13/00607				9		9	9	0	0	SHLAA site CTL_28.
Small	Beech House Farm, Catterall Lane, Catterall	Catterall	348707	442046	15/00067			1			1	1	0	0	Prior approval application
Alloc	Land bounded by Garstang Road, A6 and Joe Lane, Catterall	Catterall	349816	442423	15/00248				242		242	144	98	0	Development includes 42 retirement apartments and not less than 30% affordable housing. SHLAA site CTL_12.
Alloc	Daniel Fold Farm, Daniel Fold Lane, Catterall	Catterall	349415	442960	14/00681				122		122	90	32	0	Not less than 30% affordable housing to be provided. SHLAA site CTL_05.
Large	Catterall Lodge Farm, A6, Catterall	Catterall	349568	442335	16/00055			10			10	10	0	0	Delegated report signed off 25.07.16. awaiting completion of legal agreement re. financial contribution for affordable housing and education provision. SHLAA site CTL_31.
Alloc	Daniel Fold Farm, Daniel Fold Lane, Catterall	Catterall	349350	442691	16/00144				66		66	50	16	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
											457				
Small	Daisy Bank Nursery, adj. 15 St. Davids Avenue, Cleveleys	Cleveleys	331912	442662	16/00549			3			3	3	0	0	
Small	Rear of 84-86 Victoria Road West, Cleveleys	Cleveleys	331597	442800	15/00277			1			1	1	0	0	
Alloc	North of Norcross Lane, Thornton Cleveleys	Cleveleys	333233	441192	13/00200				220		220	70	125	25	No affordable housing will be provided due to viability issues.
Small	63-65 Beach Road, Cleveleys	Cleveleys	331524	443237	16/00096		2				2	2	0	0	Change of use of bed and breakfast to 2 sc flats.
Small	7 Rossall Road, Cleveleys	Cleveleys	331710	442892	16/00238			1			1	1	0	0	
											227				
Large	Fleetwood Docks	Fleetwood	333803	447221	14/00680	305	31	0			31	31	0	0	SHLAA site FWD_31.
Large	North of Jolly Sailor, Radcliffe Road, Fleetwood	Fleetwood	332895	446992	14/00835			14			14	14	0	0	Cleared site. SHLAA site FWD_13.
Large	30/32 Adelaide Street, Fleetwood	Fleetwood	333939	447998	04/00206		18				18	0	18	0	Technical commencement, no progress since 2009. SHLAA site FWD_58.
Large	Adj. 19 Adelaide Street, Fleetwood	Fleetwood	333986	447954	04/00309		18				18	0	18	0	Technical commencement, no progress since 2009. SHLAA site FWD_41.
Small	127 Poulton Road, Fleetwood	Fleetwood	332977	447640	06/00762		1				1	1	0	0	Work recommenced, nearly complete.
Small	52-60 Poulton Road, Fleetwood	Fleetwood	333197	447736	14/00967			9			9	9	0	0	Site cleared.
Small	Adj. 60 Bold Street, Fleetwood	Fleetwood	333564	448303	15/00373			2			2	2	0	0	
Small	48 The Esplanade, Fleetwood	Fleetwood	333089	448127	10/00227		2				2	2	0	0	Technical commencement, change of use from house to 3 flats but net gain is +2.
Small	33 Princes Way, Fleetwood	Fleetwood	331755	447660	13/00390				1		1	1	0	0	
Small	3&5 North Albert Street, Fleetwood	Fleetwood	333839	448044	10/00386		3				3	3	0	0	Technical commencement in 2011.
Small	42-46 Dock Street, Fleetwood	Fleetwood	333993	447916	11/00073		4				4	4	0	0	
Small	South of 63 Witton Avenue, Fleetwood	Fleetwood	332128	446407	14/00040			1			1	1	0	0	
Small	127 Lord Street, Fleetwood	Fleetwood	333530	447735	14/00686			2			2	2	0	0	
Small	108 - 110 London Street, Fleetwood	Fleetwood	333493	448069	15/00141		6				6	6	0	0	

PP SUB TYPE	Site Name	Settlement	Grid reference easting	Grid reference northing	Planning application reference	Dwellings completed at 30.09.16.	Dwellings under construction	Dwellings with full pp.	Dwellings with outline pp.	Dwellings allocated in a devpt. plan	Total site net capacity as at 31.03.17.	Dwellings contributing to the 5 year supply (2017 - 2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	St. Davids Church, Fleetwood Road Fleetwood	Fleetwood	332312	446029	15/00188				4		4	4	0	0	
Small	172-174 Dock Street, Fleetwood	Fleetwood	333650	447679	15/00073			1			1	1	0	0	
Small	38 Adelaide Street, Fleetwood	Fleetwood	333913	448006	15/00679		2				2	2	0	0	
Small	Rear of Teviot Avenue, Fleetwood	Fleetwood	331778	447271	15/00724				2		2	2	0	0	
Small	83 Mount Road, Fleetwood	Fleetwood	333305	448109	15/00763			1			1	1	0	0	Conversion of single dwelling to one flat and one house, so one unit is a replacement dwelling.
Small	Rear The Steamer, Victoria Street, Fleetwood	Fleetwood	334025	448049	15/00884			5			5	5	0	0	
Large	Barneys Bingo Club, Poulton Road, Fleetwood	Fleetwood	333043	447651	16/00478			12			12	12	0	0	
											139				
Small	East of Killcrash, Killcrash Lane, Forton	Forton	348200	451744	06/01091		1				1	1	0	0	Agricultural workers dwelling. Slow progress.
Small	Adj. Woodlands, Wallace Lane, Forton	Forton	348955	452127	13/00585			1			1	1	0	0	
Large	South of Ribblesdale Drive, Forton	Forton	348673	451333	14/00518	26	1				1	1	0	0	3 affordable dwellings on site, all complete. SHLAA site FOR_03.
Small	Adj. Wallace Farmhouse, Wallace Lane, Forton	Forton	348850	451529	14/00220 16/00439/REM			1	2		3	3	0	0	
Small	Adj. 1 Potters Brook Cottages, Potters Brook, Forton	Forton	348902	452462	15/00135			1			1	1	0	0	
Large	South of School Lane, Forton	Forton	348575	451284	13/00864		12				12	12	0	0	All 12 units are affordable dwellings. SHLAA site FOR_09.
Large	Lincluden, Wallace Lane, Forton	Forton	349129	451886	14/00920 15/00929			7			7	7	0	0	15/00929 permits the erection of 1 dwelling in the garden of the existing house. 14/00920 permits the conversion of buildings to 8 dwellings (net gain of 7 units)
Small	North of Ayngarth, Wallace Lane, Forton	Forton	349100	451966	15/00963			1			1	1	0	0	
Small	Clifton House Farm, Kilcrash Lane, Forton	Forton	347901	451483	15/00565		2				2	2	0	0	Prior approval application
Small	Throstles Nest, Whinney Brow Lane, Forton	Forton	349260	451373	15/00122			5			5	5	0	0	Redevelopment of commercial premises and flat with 6 dwellings, so 1 is a replacement dwelling
Small	Offices at White Carr Farm, White Carr Lane, Forton	Forton	350003	451715	15/00777			2			2	2	0	0	Prior notification application
Small	Pinewood Garden Centre, 35 Wallace Lane, Forton	Forton	348931	452149	15/00986			2			2	2	0	0	
Small	Holdens Farm, Stony Lane, Forton	Forton	350389	451402	15/01023			2			2	2	0	0	Prior approval application
Small	Brookfield Farm, Lancaster Road, Forton	Forton	349256	451759	16/00482			4			4	4	0	0	
Small	Bloomfield Garage, Cockerham Road, Forton	Forton	348565	451971	16/00354				4		4	4	0	0	
Small	Cleveley House Farm, Millers Brow, Forton	Forton	349884	450703	16/00718			1			1	1	0	0	Prior approval application
											49				
Large	East of A6 & south of Kepple Lane, Garstang	Garstang	348503	444641	15/00672	4	126				126	126	0	0	Barratts actively building on site. 39 affordable dwellings expected on site. SHLAA site GST_06_01.
Alloc	South of Kepple Lane, Garstang	Garstang	348727	444847	14/00053				75		75	60	15	0	Part of site has had permission for accommodation for travelling showpeople. SHLAA site GST_06. Reserved matters application pending
Small	Fairfield, Kepple Lane, Garstang	Garstang	348530	444721	15/00136		2				2	2	0	0	Approval is for 3 dwellings but 1 is a replacement dwelling. All (building inspection) state all 3 under construction.
Large	Acresfield, A6, Cabus	Garstang	348971	446536	07/01280	23		20			20	20	0	0	Residential park home site. SHLAA site GST_34.
Small	Rear of Kings Arms, High Street, Garstang	Garstang	349212	445251	13/00168			2			2	2	0	0	
Large	North of The Toppings, Garstang	Garstang	349232	444609	13/00800	62	2				2	2	0	0	Development included 19 affordable dwellings - all completed. SHLAA site GST_06_02
Small	Adj. 40 Grizedale Avenue, Garstang	Garstang	348968	445020	15/00532			1			1	1	0	0	
Small	St. Thomas Church Hall, Church Street, Garstang	Garstang	348978	445011	14/00557		4				4	4	0	0	
Small	The Thatch, A6, Garstang	Garstang	348775	446188	14/00767 15/00910		7	2			9	9	0	0	Site also accommodates 1 replacement dwelling
Small	Barn adj. 33 Bonds Lane, Barnacre	Garstang	349436	444729	15/00788			1			1	1	0	0	
Small	Adj. 103 Croston Road, Garstang	Garstang	348854	445911	16/00627			1			1	1	0	0	
Large	Garstang Business & Community Centre, 96 High Street, Garstang	Garstang	349291	445458	16/00550			18			18	18	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Financial contribution to be made in lieu of affordable housing.
Alloc	West of A6, Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang	Garstang	348382	445471	14/00458 16/00241				270		270	45	150	75	14/00458 allowed on appeal for 270 dwellings. 16/00241 for 269 dwellings - committee resolved to approve on 22.03.17. subject to the signing of a legal agreement.
											531				
Small	47 West End, Great Eccleston	Great Eccleston	342478	440216	03/01099		1				1	1	0	0	Technical commencement, no progress since 2009

PP SUB TYPE	Site Name	Settlement	Grid reference easting	Grid reference northing	Planning application reference	Dwellings completed at 30.09.16.	Dwellings under construction	Dwellings with full pp.	Dwellings with outline pp.	Dwellings allocated in a devpt. plan	Total site net capacity as at 31.03.17.	Dwellings contributing to the year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	South of Rydal Mount, Hall Lane, Great Eccleston	Great Eccleston	343442	439759	15/00894		1				1	1	0	0	
Small	Former builders yard, South Street, Great Eccleston	Great Eccleston	342772	440089	14/00238			1			1	1	0	0	
Small	Great Eccleston Lodge, Hall Lane, Great Eccleston	Great Eccleston	342824	439585	14/00643		1				1	1	0	0	Sub division of the existing dwelling into 2 semi detached houses, net gain = 1
Alloc	Land off Copp Lane, Great Eccleston	Great Eccleston	342576	447267	15/00576 16/00973			90			90	90	0	0	Not less than 30% affordable housing. SHLAA site GRE_21.
Small	Wyre Bank, Raikes Road, Great Eccleston	Great Eccleston	343223	440339	16/00640			2			2	2	0	0	Development for 3 dwellings but one is a replacement dwelling.
Large	South of Church View Close, Great Eccleston	Great Eccleston	342745	439937	16/00744				9		9	9	0	0	
											105				
Small	Rear of Ashcroft, Market Street, Hambleton	Hambleton	337506	442495	15/00727				3		3	3	0	0	
Small	Church Hall, Church Lane, Hambleton	Hambleton	337936	442525	13/00668				1		1	1	0	0	
Small	North of Barnfield, Sower Carr Lane, Hambleton	Hambleton	338299	443487	15/00780		1				1	1	0	0	
Small	Mill Haven, Mill Lane, Hambleton	Hambleton	338078	441743	14/00141 17/00022			1			1	1	0	0	
Small	West Of Holly Cottage, Sower Carr Lane, Hambleton	Hambleton	337556	448461	15/00857		1				1	1	0	0	
Small	Fair View, Church Lane, Hambleton	Hambleton	337665	442417	15/00926		1				1	1	0	0	
Small	West of Old Bridge Lane, Hambleton	Hambleton	336896	441290	14/00837 16/001036/REM			3			3	3	0	0	
Large	West of Carr Lane/Barrington Close, Hambleton	Hambleton	337175	442891	14/00786 16/00166/REMM AJ			19			19	19	0	0	16/00059 - approved for removal of conditions re. affordable housing. S106 s for payment of commuted sum in lieu of 3 affordable dwellings. SHLAA site HAM_16.
Small	West of Northlands, Sower Carr Lane, Hambleton	Hambleton	337865	443672	15/00431		1				1	1	0	0	
Small	South of Sower Carr Lane, Hambleton	Hambleton	337673	443663	15/00579		1				1	1	0	0	
Small	East of Beach View, Old Bridge Lane, Hambleton	Hambleton	337142	441124	15/00668			1			1	1	0	0	
Large	East of Carr Lane, Hambleton	Hambleton	337305	442956	15/00500	18	29	4			33	33	0	0	Includes 15 affordable dwellings, 8 are under construction & 7 complete. SHLAA site HAM_14.
Small	Land bt. The Mews & Beach View, Old Bridge Lane, Hambleton	Hambleton	337094	441173	16/00301				1		1	1	0	0	
Small	St Francis of Assisi RC Church, Church Lane, Hambleton	Hambleton	337577	442358	16/00227			4			4	4	0	0	
Small	South of 2 Cold Row Cottages, Carr Lane, Hambleton	Hambleton	337305	443902	16/00867			2			2	2	0	0	
Alloc	Land at Arthurs Lane, Hambleton	Hambleton	337854	442728	16/00217				165		165	75	90	0	Not less than 30% affordable housing to be provided.
											238				
Large	North of Hollins Bank, Hollins Lane, Forton	Hollins Lane	349522	450964	16/00062 16/00383		10	2			12	12	0	0	Commuted sum to be paid in lieu of on site affordable housing provision. Site now incorporates former HM site 2661. SHLAA site HLN_02.
Small	North of Pear Tree Croft, Hollins Lane, Forton	Hollins Lane	349527	451147	15/00009				3		3	3	0	0	
Alloc	North of New Holly Hotel and Bodkirk Cottage, Hollins Lane, Forton	Hollins Lane	349266	450547	15/00449 15/00450				19		19	19	0	0	15/00449 for 9 dwellings, approved on eastern edge of site. Not less than 30% affordable housing on 15/00450 for 19 dwellings on larger site = 6 affordable dwellings. SHLAA site HLN_03.
Small	Haighlands, Hollins Lane, Forton	Hollins Lane	349379	450674	15/00711				4		4	4	0	0	Development of 5 dwellings but 1 is a replacement dwelling.
Alloc	Land north of Conder Mount, Hollins Lane, Forton	Hollins Lane	349434	450666	15/00968				8		8	8	0	0	SHLAA site HLN_04.
											46				
Small	Burns House, Hornby Lane, Inskip	Inskip	345025	439115	07/01366	1	1				1	1	0	0	Unit 1 complete.
Small	Burns House Farm, Hornby Lane, Inskip	Inskip	345025	439115	13/00540		1				1	1	0	0	Technical commencement.
Small	West of Field View, Pinfold Lane, Inskip	Inskip	346850	439864	13/00287		1				1	1	0	0	Agricultural workers dwelling
Large	South of Preston Road, Inskip	Inskip	346138	437870	15/00497	1	9	17			26	26	0	0	20 market units + 7 affordable units
Small	Mid Fylde Piggeries, Moss Lane, Inskip	Inskip	345908	439231	15/00278		3				3	3	0	0	Prior approval application
Alloc	Land to north & south of Preston Road, Inskip	Inskip	346010	437988	16/00481				55		55	55	0	0	Not less than 30% affordable housing to be provided.
Small	Tudor Turf Farm, Sowerby Road, Inskip	Inskip	347318	438848	16/00790			1			1	1	0	0	Prior approval application

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											88				
Small	Upper Birks Farm, Eagland Hill, Bradshaw Lane, Pilling	Pilling	342721	445103	03/00060		1				1	1	0	0	Technical commencement
Small	1 Head Dyke Farm, Head Dyke Lane, Pilling	Pilling	339345	446631	03/00691		1				1	1	0	0	Technical commencement
Small	Adj. Rosedale House, Bradshaw Lane, Pilling	Pilling	341397	447191	13/00211		1				1	1	0	0	Building commenced in 2010 but no progress since 2011. Amended b.reg. plan submitted in 2015.
Small	North of Thornbank, School Lane, Pilling	Pilling	340366	448739	16/00369		1				1	1	0	0	Technical commencement
Small	Adj. Thorncroft, Bradshaw Lane, Pilling	Pilling	341396	447390	13/00285		1				1	1	0	0	
Large	Auction Mart, Lancaster Road, Pilling	Pilling	341190	447863	07/01211		1	29			30	30	0	0	Technical commencement. No progress since 2011. Financial contribution for affordable housing. Pending application 17/00064 which increases capacity to SHLAA site PIL_16.
Small	Sandside Farm, Wheel Lane, Pilling	Pilling	339373	449733	10/00618		1				1	1	0	0	Commenced in 2011, work stopped in 2013. Agricultural workers dwelling.
Small	Adj. Old Bell Cottage, School Lane, Pilling	Pilling	340472	448297	12/00027		1				1	1	0	0	Very slow progress on conversion.
Small	Momens Farm, New Lane, Pilling	Pilling	343318	445250	12/00778		1				1	1	0	0	Work on hold.
Small	Carr House Farm, Green Dicks Lane, Pilling	Pilling	338127	448992	12/00430		1				1	1	0	0	Slow progress
Small	Beech House, Duck Street, Pilling	Pilling	339251	449115	14/00109			2			2	2	0	0	
Small	Joiners Workshop, Taylors Lane, Pilling	Pilling	341184	448528	14/00216			1			1	1	0	0	
Small	Land off Lancaster Road, Pilling	Pilling	341359	447820	13/00885 15/00529			6			6	6	0	0	Site also has permission for 11 affordable dwellings.
Alloc	North of Garstang Road, Pilling	Pilling	342156	447586	14/00526				40		40	40	0	0	Application 16/00317 signed off for approval subject to a new legal agreement to reduce affordable housing to 5 units. SHLAA site PIL_30.
Small	Adj. Roseberry House, Smallwood Hill Road, Pilling	Pilling	339703	448258	16/00850				1		1	1	0	0	
											89				
Small	The Croft, Poulton	Poulton	334901	438833	74/00939			1			1	1	0	0	Permission kept live by construction of associated dwelling. Site currently forms part of rear garden to 8 Moreton Drive.
Small	South of 17 Falcon Drive, Poulton	Poulton	333817	438795	85/00250			1			1	1	0	0	Permission kept live by construction of adjacent dwellings. Site appears to be retained as potential access to land further south.
Large	Land at Station Road, Poulton	Poulton	335166	439701	10/00855	11	21	7			28	28	0	0	Redrow actively building on site. SHLAA site PFY_01.
Large	Land at Breck Road/Station Road, Poulton	Poulton	335109	439867	13/00145		49				49	49	0	0	Site under construction. SHLAA site PFY_01_01.
Alloc	Land off Garstang Road East, Poulton	Poulton	336143	439498	Allocated in Local Plan. 15/00298 awaiting s106 Agreement.			516			516	150	250	116	Build out rates modified to consider delivery of infrastructure. SHLAA site PFY_01_01.
Large	Land north of The Laurels, off Garstang Road East, Poulton	Poulton	335793	439357	04/01484			21			21	21	0	0	Technical commencement in 2007. Two of the units must be affordable housing. SHLAA site PFY_44.
Large	Land north of 21 Little Poulton Lane, Poulton	Poulton	335864	439672	15/00514				4		4	4	0	0	SHLAA site PFY_02_01.
Large	Normoss Farm, Normoss Road, Poulton	Poulton	334412	437538	15/00297			17			17	17	0	0	Gross capacity = 21 units (4 replacement dwellings). Financial contribution for affordable housing.
Small	Adj. Seafield, 101 Breck Road, Poulton	Poulton	335103	439986	15/00612		1				1	1	0	0	Nearing completion
Large	Royal Oak, 64 Breck Road, Poulton	Poulton	335072	439837	14/00928			12			12	12	0	0	SHLAA site PFY_69.
Large	Brimelows Garage, 54 Hardhorn Road, Poulton	Poulton	334796	439143	15/00166			12			12	12	0	0	Site also includes 1 replacement dwelling. SHLAA site PFY_70.
Small	Adj. 340 Hardhorn Road, Poulton	Poulton	335184	437466	15/00213			1			1	1	0	0	
Small	Adj. 2 Lockwood Avenue, Poulton	Poulton	334808	439650	14/00650		3				3	3	0	0	
Small	Rear of 35 - 45 Tithebarn Street, Poulton	Poulton	334532	439625	13/00448				6		6	6	0	0	
Large	Fairfield Nurseries, Puddle House Lane, Poulton	Poulton	335723	437531	14/00429				5		5	5	0	0	SHLAA site PFY_67.
Small	East of 54 Longhouse Lane, Poulton	Poulton	334971	437679	14/00857			1			1	1	0	0	
Small	Rear of Leaches Farm, 125 Blackpool Road, Poulton	Poulton	333405	439844	14/00492			2			2	2	0	0	
Small	Adj. 12 Ash Drive, Poulton	Poulton	334947	438938	14/00651			1			1	1	0	0	
Small	Bridge House, 183 Breck Road, Poulton	Poulton	335444	440508	16/00292/FUL		1				1	1	0	0	Permission for 1 dwelling and 1 replacement dwelling
Small	Adj. 45 Oldfield Carr Lane, Poulton	Poulton	335181	438366	15/00896 15/00898			1			1	1	0	0	
Small	13 Newton Drive East, Poulton	Poulton	333709	437222	15/00826		1				1	1	0	0	

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Small	The Club, 2 Elletson Street, Poulton	Poulton	334860	439726	15/00895		1				1	1	0	0	
Small	61 Blackpool Old Road, Poulton	Poulton	334494	439368	15/00846			1			1	1	0	0	
Large	East of Carr Head Lane, Poulton	Poulton	335251	438652	14/00607 16/00444		4	95			99	99	0	0	Development of 100 dwellings but 1 is a replacement dwelling. Not less than affordable housing to be provided. SHLAA site PFY_43.
Small	Breck Lodge Rest Home, 78-80 Bre Road, Poulton	Poulton	335162	439924	16/00096			1			1	1	0	0	Permission for 8 bed extension = 1 unit.
Alloc	Land off Moorland Road, Poulton	Poulton	335397	440065	16/00225 16/00659			48			48	48	0	0	Not less than 30% affordable housing to be provided. SHLAA site PFY_45.
Small	Adj. 1 Westwood Avenue, Poulton	Poulton	335492	439215	16/00712			1			1	1	0	0	
Small	Pool Lodge, Shirley Heights, Poulton	Poulton	334566	440068	16/00702				3		3	3	0	0	
Small	5 Lockwood Avenue, Poulton	Poulton	334837	439687	16/00605			7			7	7	0	0	
Small	Adj. 57 Oldfield Carr Lane, Poulton	Poulton	335259	438480	16/00711				2		2	2	0	0	
											847				
Small	Hankinson Farm, Moss Side Lane, Stalmine	Stalmine	339143	445133	03/00371		2				2	2	0	0	Technical commencement
Small	Trees Farm, Neds Lane, Stalmine	Stalmine	337646	444329	13/00275		1				1	1	0	0	
Small	Adj. Meadowcroft, Moss Side Lane, Stalmine	Stalmine	337860	445057	14/00228			1			1	1	0	0	
Small	Murldale, Moss Side Lane, Stalmine	Stalmine	337874	444988	14/00403			2			2	2	0	0	
Alloc	South and west of Birch Grove, Stalmine	Stalmine	337548	445045	14/00226				77		77	77	0	0	Not less than 30% affordable housing to be provided. SHLAA site STA_05.
Large	Land north east of Mill Lane, Stalmine	Stalmine	337694	445333	14/00532 15/00868 16/00293		3	2	4		9	9	0	0	SHLAA site STA_04.
Small	Land west of Old Toms Lane, Stalmine	Stalmine	337833	445337	14/00773				3		3	3	0	0	
Small	Land at Moor End House, Stricklands Lane, Stalmine	Stalmine	337689	444875	14/00627				2		2	2	0	0	
Small	Stables adj. West Dene, 3 Carr End Lane, Stalmine	Stalmine	337269	444881	14/00816			1			1	1	0	0	
Small	South of Beech Dene Farm, Carr Lane, Stalmine	Stalmine	337316	444179	15/00041				1		1	1	0	0	
Small	High Lawn, Mill Lane, Stalmine	Stalmine	337641	445254	14/01014				3		3	3	0	0	Redevelopment of house and garden with 4 dwellings so 1 is a replacement dwelling.
Small	Hallgate Farm, Hallgate Lane, Stalmine	Stalmine	337245	445626	15/00311			1			1	1	0	0	
Small	Adj. Dolveris, Smithy Lane, Stalmine	Stalmine	337340	445332	15/00210			1			1	1	0	0	
Small	Rear of Rathsheen, Stricklands Lane, Stalmine	Stalmine	337678	444794	15/00479				4		4	4	0	0	
Small	South View, Brick House Lane, Hambleton	Stalmine	337163	443732	15/00422				1		1	1	0	0	
Small	Rear of Trevelyan, 19 Stricklands Lane, Stalmine	Stalmine	337654	444772	15/00818				4		4	4	0	0	
Small	Kilmory, Stricklands Lane, Stalmine	Stalmine	337635	444869	15/00874				3		3	3	0	0	
Small	Berdon Cottage, Stricklands Lane, Stalmine	Stalmine	337520	444826	15/01012			1			1	1	0	0	
Small	Adj. Ash Lea Farm, Carr End Lane, Stalmine	Stalmine	337205	445118	16/00016				6		6	6	0	0	
Small	East of Moor End Cottages, Back Lane, Stalmine	Stalmine	337724	444818	16/00456				1		1	1	0	0	
Small	Adj. Teye House, Moss Side Lane, Stalmine	Stalmine	337763	445139	16/00731			1			1	1	0	0	
Small	North west of Meadowcroft, Moss Side Lane, Stalmine	Stalmine	337829	445099	16/01067				1		1	1	0	0	
Small	Rear of Moor End Cottages, Back Lane, Stalmine	Stalmine	337739	444807	16/00971			1			1	1	0	0	
Small	New Hall Farm, Moss Side Lane, Stalmine	Stalmine	338151	444965	17/00082			2			2	2	0	0	Prior approval application
											129				
Large	Land north and east of Bourne Road Thornton.	Thornton	333783	444296	10/00215 15/00402	225	27	36			63	63	0	0	2 affordable houses to be provided under 15/00402.
Large	Land north and east of Bourne Road Thornton.	Thornton	333983	444090	12/00074			186			186	120	66	0	Current owner states that site is being actively marketed with 3-4 developers showing interest.
Small	245 Fleetwood Road South, Thornton	Thornton	333625	441773	15/01011				1		1	1	0	0	
Small	103 Marsh Road, Thornton	Thornton	333305	442881	12/00389		1				1	1	0	0	
Large	Ashdell Nurseries, 112 Victoria Road East, Thornton	Thornton	333470	442359	14/00772	32	8	24			32	32	0	0	SHLAA site THN_02.

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Small	228 Fleetwood Road North, Thornton	Thornton	333667	443267	13/00209		3				3	3	0	0	Redevelopment of house and farm buildings with 4 dwellings but 1 is a replacement unit. Work commenced 20.04.16.
Large	South of Bourne Way, west of Fleetwood Road North, Thornton	Thornton	333276	443874	14/00131	55	45	0			45	45	0	0	10 affordable dwellings on site all complete. SHLAA site THN_12.
Small	Crosslands, River Road, Thornton	Thornton	335407	442895	15/00960		4				4	4	0	0	
Small	Adj. 238-240 Fleetwood Road South Thornton	Thornton	333551	441636	14/00393			1			1	1	0	0	
Small	21 - 23 Fleetwood Road North, Thornton	Thornton	333634	442337	15/00033		4				4	4	0	0	Prior notification application
Small	Briarcliffe, 16 River Road, Thornton	Thornton	335417	442959	15/00475				2		2	2	0	0	
Small	1 Butts Road, Thornton	Thornton	334016	443585	15/00581			1			1	1	0	0	
Small	Units 6A & 7A Marsh Mill Village, Fleetwood Road North, Thornton	Thornton	333521	442553	15/00825			2			2	2	0	0	Prior notification application
Large	Prospect Farm, Skippool Road, Thornton	Thornton	335282	440631	15/00753			8			8	8	0	0	Development for 9 dwellings but one is a replacement dwelling. SHLAA site THN_13.
Alloc	Land east of Lambs Road, Thornton	Thornton	334995	441807	14/00553				165		165	96	69	0	Not less than 30% affordable housing to be provided. SHLAA site THN_40.
Large	South of River Road, Thornton	Thornton	335436	443024	16/00416				9		9	9	0	0	
Alloc	The Bourne Poacher, 325 Fleetwood Road North, Thornton	Thornton	333363	443772	16/00853			42			42	42	0	0	Delegated report report signed off for approval in March 2017 subject to the signing of a legal agreement. Retirement apartments.
											569				
Small	Other Settlements	x		x							110	245	0	0	
Large	Other Settlements	x		x							135				
											245				
											4117				

Commitments at "Other settlements"

Barnacre	6
Bilsborrow	11
Bleasdale	3
Cabus	14
Churchtown	1
Cloughton	10
Knott End/Preesall	133
Lower dolphinholme	2
Myerscough	7
Nateby	4
Nether Wyresdale	5
Out Rawcliffe	20
Preesall & Preesall Hill	5
Scorton	10
St Michaels	7
Winmarleigh	7
total	245

Small	Stirzaker House Farm, Sandholme Lane, Barnacre	Barnacre	351938	444144	02/00611		1				1	1	0	0	Agricultural workers dwelling. Building commenced in 2007 but no progress since 2009
Small	Clarksons Farm, Parkhead Lane, Barnacre	Barnacre	351255	445732	06/00126	1	1				1	1	0	0	Progress on the 2nd barn is slow.
Small	Heald Farm, Parkhead Lane, Barnacre	Barnacre	351940	445684	03/01544	1	1				1	1	0	0	Small barn complete in 2005. Work ceased on large barn in 2010.
Small	Former reservoir, Eidsforth Lane, Barnacre	Barnacre	351698	447246	13/00257 15/00876		2				2	2	0	0	Slow progress.
Small	Sullomside, Strickens Lane, Barnacre	Barnacre	352415	444863	13/00632		1				1	1	0	0	
Small	Former Roto Ltd. Church Lane, Bilsborrow	Bilsborrow	351310	439946	04/00847	2		2			2	2	0	0	
Small	St. Hilda's Church Rooms, Church Lane, Bilsborrow	Bilsborrow	351278	439871	14/00198 16/00193			3			3	3	0	0	
Small	West of Hollinwood, Myerscough Hall Drive, Bilsborrow	Bilsborrow	350925	440113	14/00293				1		1	1	0	0	
Small	Adj. The Ridge, Bilsborrow Lane, Bilsborrow	Bilsborrow	351168	439738	14/00874			2			2	2	0	0	
Small	Eskdale, Garstang Road, Bilsborrow	Bilsborrow	351128	440468	15/00503				1		1	1	0	0	
Small	Higher Barn, Lower House Farm, Bilsborrow Lane, Bilsborrow	Bilsborrow	353616	441010	16/00940			1			1	1	0	0	Prior approval application
Small	Manor House Farm, St. Michaels Road, Bilsborrow	Bilsborrow	347692	440086	17/00051				1		1	1	0	0	Agricultural workers dwelling
Small	Brooks Farm, Bleasdale	Bleasdale	356596	445848	03/00722		1				1	1	0	0	Technical commencement
Small	Unit 1 Bleasdale Estate Yard, Bleasdale Lane, Bleasdale.	Bleasdale	356250	446343	10/00636		2				2	2	0	0	Technical commencement, no progress since 2011.

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Small	Clay Lane Head Farm, Lancaster Rd Cabus	Cabus	349036	447316	14/00200			1			1	1	0	0	
Small	Warren Bank, Lancaster New Road, Cabus	Cabus	349198	449560	14/00488				1		1	1	0	0	
Large	Hillbank, Gubberford Lane, Scorton	Cabus	349303	447200	14/00785				5		5	5	0	0	Approval is for the demolition of a house and redevelopment with 6 dwellings. unit is a replacement dwelling.
Small	South of Pennine View, Snapewood Lane, Cabus	Cabus	348942	447414	15/00126 16/01057/REM			1			1	1	0	0	
Small	Barn at Kiln Trees Farm, Cabus Nod Lane, Cabus	Cabus	348295	448508	15/00440		2				2	2	0	0	Prior approval application
Small	Adj. Clay Lane Head Farm, Lancaster Road, Cabus	Cabus	349063	447267	15/00877		2				2	2	0	0	
Small	Barn (2) Kiln Trees Farm, Cabus Nod Lane, Cabus	Cabus	348278	448508	16/00755			1			1	1	0	0	Prior approval application
Small	Rear 53 Lancaster Road, Cabus	Cabus	349054	446316	16/00437			1			1	1	0	0	
Small	Kirkland Farm, Tamacre Lane, Kirkstall	Burchtown	347411	442740	03/00721		1				1	1	0	0	Technical commencement
Small	Westfield Farm, Garstang By Pass Road, Claughton	Claughton	349769	442088	13/00150		7				7	7	0	0	
Small	North of Poplar Cottage, Garstang Road, Claughton	Claughton	350968	441134	14/00992		1				1	1	0	0	
Small	Rear of Poplar Cottage, Garstang Rd Claughton	Claughton	350940	441129	16/00501		1				1	1	0	0	
Small	Adj. Broad Oak, Garstang Road, Claughton	Claughton	350166	442181	16/00521				1		1	1	0	0	
Large	North west of Pilling Lane, Preesall	Knott End/Preesall	335967	448779	01/00046 & 07/01245			72			72	72	0	0	Permission kept live by construction of adjacent dwellings. The recommencement of development and build out rates confirmed with the owner/developer in May 2017. SHLAA site KNO_15.
Small	Adj. Wavertree, Hackensall Road, Knott End	Knott End/Preesall	335199	448088	15/00883		1				1	1	0	0	Technical commencement
Small	Adj. Maracana, Rosslyn Avenue, Preesall	Knott End/Preesall	336532	448362	07/00260		1				1	1	0	0	Technical commencement, no progress since 2009
Small	Hackensall Hall Farm, Whinney Lane, Knott End	Knott End/Preesall	334870	447624	97/00027		6				6	6	0	0	Plots 1 and 6 commenced in 2002, no progress since 2004.
Small	Preesall Service Station, Sandy Lane, Preesall	Knott End/Preesall	336916	447746	15/00074 16/00706/FUL			6			6	6	0	0	
Small	Land at east end of Nicksons Lane, Preesall	Knott End/Preesall	337082	447668	15/00577		1				1	1	0	0	
Small	57 Lancaster Road, Knott End	Knott End/Preesall	335953	448264	15/00806			1			1	1	0	0	
Large	North of Rosemount Avenue, Preesall	Knott End/Preesall	336212	448616	16/00010				44		44	44	0	0	Committee resolved to approve this application on 01.06.16. Affordable housing to be provided but yet to be agreed. SHLAA site KNO_05.
Small	Adj. Primrose House, 5 Daggars Lane, Preesall	Knott End/Preesall	336694	447430	16/01053			1			1	1	0	0	
Small	Dolphinholme House Farm, Wagon Road, Dolphinholme	Lower Dolphinholme	352427	453540	16/00555			2			2	2	0	0	Prior notification application
Small	East of Myerscough House Farm, Stanzaker Hall Drive, Catterall	Myerscough	348883	441228	07/01287		1				1	1	0	0	Slow progress. Agricultural workers dwelling.
Small	Primrose Cottage, Garstang Road, Myerscough	Myerscough	351134	439153	14/00877			2			2	2	0	0	
Small	Myerscough House Farm, Stanzaker Hall Drive, Myerscough	Myerscough	348897	441229	15/00472		2				2	2	0	0	Prior notification application
Small	934 Garstang Road, Myerscough Planks, Myerscough	Myerscough	351264	438867	16/01026				2		2	2	0	0	
Small	Chapel House, Longmoor Lane, Nateby	Nateby	346434	444872	14/00769		1				1	1	0	0	
Small	Primrose Hill Farm, off Cartmell Lane, Nateby	Nateby	345763	444828	15/00031			1			1	1	0	0	Prior approval application
Small	Brook Farm, Longmoor Lane, Nateby	Nateby	345626	444287	16/00092			1			1	1	0	0	Agricultural workers dwelling
Small	Adj. The Bowers Barn, Bowers Lane, Nateby	Nateby	347023	445368	15/00511			1			1	1	0	0	
Small	Wyreside Hall, Wagon Road, Nether Wyresdale	Nether Wyresdale	352187	452800	11/00839		5				5	5	0	0	Slow progress
Small	Bank Farm, Hales Rush Lane, Out Rawcliffe	Out Rawcliffe	340200	443500	03/01170		1				1	1	0	0	Technical commencement
Large	2 Ash Villas, Lancaster Road, Out Rawcliffe	Out Rawcliffe	342432	441863	11/00827 13/00456		14				14	14	0	0	Live/work units. SHLAA site OUT_09.
Small	Bucks Farm, Back Lane, Out Rawcliffe	Out Rawcliffe	339056	444282	13/00854		1	3			4	4	0	0	
Small	South of Belle View Farm, Lancaster Road, Out Rawcliffe	Out Rawcliffe	342457	441942	16/00726				1		1	1	0	0	Agricultural workers dwelling

PP SUB TYPE	Site Name	Settlement	Grid reference easting	Grid reference northing	Planning application reference	Dwellings completed at 30.09.16.	Dwellings under construction	Dwellings with full pp.	Dwellings with outline pp.	Dwellings allocated in a devpt. plan	Total site ne capacity as 31.03.17.	Dwellings contributing to the year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	Mill View Cottages, 255 Park Lane, Preesall	Preesall	336764	446847	15/00045				1		1	1	0	0	
Small	Willow Trees, Cart Gate, Preesall	Preesall Hill	337126	447093	12/00696		1				1	1	0	0	Work re-commenced on live/work unit
Small	Saracens Head Hotel, 200 Park Lane, Preesall	Preesall Hill	336621	447318	14/00817 16/00356/FUL		3				3	3	0	0	Conversion of pub to 3 apartments (net gain +2) + 1 new build det.dwelling.
Small	East of The Lodge, Scorton Hall Park, Scorton	Scorton	350268	448858	05/01168		1				1	1	0	0	Technical commencement, no progress since 2009
Small	Stonehead Farm, Trough Road, Scorton	Scorton	353361	452070	09/00871		1				1	1	0	0	Building work recommenced on site
Small	Johela Heights, Snowhill Lane, Nethley, Wyresdale	Scorton	350565	448673	16/01109			1			1	1	0	0	
Small	Woodlands, Station Lane, Scorton	Scorton	349353	449393	14/00741		1				1	1	0	0	
Small	Scorton P.O. The Square, Scorton	Scorton	350167	448810	14/00675			2			2	2	0	0	
Small	Adj. Garthwood Barn, Sandwell Brow, Scorton	Scorton	350317	449394	15/00050		1				1	1	0	0	
Small	West of Wyresdale House, Sandwell Brow, Scorton	Scorton	350346	449438	16/00396				2		2	2	0	0	
Small	Adj. Wyresdale House, Sandwell Brow, Scorton	Scorton	350368	449450	16/00969				1		1	1	0	0	
Small	Rear of Compton House, Garstang Road, St. Michaels	St. Michaels	346177	441414	07/00320		1				1	1	0	0	Technical commencement
Small	Rear of The Coppice, Blackpool Road, St. Michaels	St. Michaels	345745	441115	13/00114		1				1	1	0	0	
Small	Wyre Bank, Blackpool Road, St. Michaels	St. Michaels	344660	440845	14/00224			1			1	1	0	0	Agricultural workers dwelling
Small	South of Garstang Road, St. Michaels	St. Michaels	346460	441536	15/00997				4		4	4	0	0	
Small	Smithy Lane, Farm, Park Lane, Winmarleigh	Winmarleigh	347998	448588	03/000430		1				1	1	0	0	Technical commencement
Small	The Coach House, Church Lane, Winmarleigh	Winmarleigh	347033	447662	03/01606		3				3	3	0	0	Technical commencement, no progress since 2010.
Small	1 Snowhill Cottages, Church Lane, Winmarleigh	Winmarleigh	346510	447603	12/00831		1				1	1	0	0	
Small	North of Green Farm, Park Lane, Winmarleigh	Winmarleigh	348012	448437	15/00241			2			2	2	0	0	Prior approval application
						4	72	107	66	0	245	245	0	0	

Appendix 2 Large sites with planning permission only

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Dwellings contributing to the 5 year supply (2017 - 2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Large	799 Garstang Road, Barton	Barton	15/00072	28	20	8									28	0	0	19 (+ 1 replacement dwelling, also under construction) market dwellings + 9 affordable dwellings. SHLAA site BAR_04_01.
				28														
		Bowgreave		0														
Large	Pickering Hotel, Garstang Road, Catterall	Catterall	13/00882 16/00431	5	5										5	0	0	SHLAA site CTL_32.
Large	Catterall Lodge Farm, A6, Catterall	Catterall	16/00055	10		5	5								10	0	0	Delegated report signed off 25.07.16. awaiting completion of legal agreement re. financial contribution for affordable housing and education provision. SHLAA site CTL_31.
Large	West of Nightingale Way, Catterall	Catterall	13/00607	9	9										9	0	0	
				24														
		Cleveleys		0														
Large	Fleetwood Docks	Fleetwood	14/00680	31	31										31	0	0	SHLAA site FWD_31.
Large	North of Jolly Sailor, Radcliffe Road, Fleetwood	Fleetwood	14/00835	14	4	5	5								14	0	0	Cleared site. SHLAA site FWD_13.
Large	30/32 Adelaide Street, Fleetwood	Fleetwood	04/00206	18					5	5	8				0	18	0	Technical commencement, no progress since 2009. SHLAA site FWD_58.
Large	Adj. 19 Adelaide Street, Fleetwood	Fleetwood	04/00309	18					5	5	8				0	18	0	Technical commencement, no progress since 2009. SHLAA site FWD_41.
Large	Barneys Bingo Club, Poulton Road, Fleetwood	Fleetwood	16/00478	12	5	7									12	0	0	
				93														
Large	South of Ribblesdale Drive, Forton	Forton	14/00518	1	1										1	0	0	3 affordable dwellings on site, all complete. SHLAA site FOR_03.
Large	South of School Lane, Forton	Forton	13/00864	12	5	7									12	0	0	All 12 units are affordable dwellings. SHLAA site FOR_09.
Small	Lincluden, Wallace Lane, Forton	Forton	14/00920 15/00929	7		7									7	0	0	15/00929 permits the erection of 1 dwelling in the garden of the existing house. 14/00920 permits the conversion of buildings to 8 dwellings (net gain of 7 units)
				20														
Large	East of A6 & south of Kepple Lane, Garstang	Garstang	15/00672	126	25	25	25	25	26						126	0	0	Barratts actively building on site. 39 affordable dwellings expected on site. SHLAA site GST_06_01.
Large	Acresfield, A6, Cabus	Garstang	07/01280	20		10	10								20	0	0	Residential park home site. SHLAA site GST_34.
Large	North of The Toppings, Garstang	Garstang	13/00800	2	2										2	0	0	Development included 19 affordable dwellings - all completed. SHLAA site GST_08.
Large	Garstang Business & Community Centre, 96 High Street, Garstang	Garstang	16/00550	18		8	10								18	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Financial contribution to be made in lieu of affordable housing.
				166														
Small	South of Church View Close, Great Eccleston	Great Eccleston	16/00744	9			9								9	0	0	
		Great Eccleston		9														
Large	West of Carr Lane/Barrington Close, Hambleton	Hambleton	14/00786 16/00166/REMM AJ	19		10	9								19	0	0	16/00059 - approved for removal of conditions re. affordable housing. S106 signed for payment of commuted sum in lieu of 3 affordable dwellings. SHLAA site HAM_16.
Large	East of Carr Lane, Hambleton	Hambleton	15/00500	33	20	13									33	0	0	Includes 15 affordable dwellings, 8 are under construction & 7 complete. SHLAA site HAM_14.
				52														
Large	North of Hollins Bank, Hollins Lane, Forton	Hollins Lane	16/00062 16/00383	12	12										12	0	0	Committed sum to be paid in lieu of on site affordable housing provision. Site 2605 now incorporates former HM site 2661. SHLAA site HLN_02.
				12														
Large	South of Preston Road, Inskip	Inskip	15/00497	26	26										26	0	0	20 market units + 7 affordable units
				26														
Large	Auction Mart, Lancaster Road, Pilling	Pilling	07/01211	30		10	15	5							30	0	0	Technical commencement. No progress since 2011. Financial contribution for affordable housing. Pending application 17/00064 which increases capacity to 33. SHLAA site PIL_16.
				30														

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Large	Land at Station Road, Poulton	Poulton	10/00855	28			10	18							28	0	0	Redrow actively building on site. SHLAA site PFY_01.
Large	Land at Breck Road/Station Road, Poulton	Poulton	13/00145	49	30	19									49	0	0	Site under construction. SHLAA site PFY_01_01.
Large	Land north of The Laurels, off Garstang Road East, Poulton	Poulton	04/01484	21	10	11									21	0	0	Technical commencement in 2007. Two of the units must be affordable housing. SHLAA site PFY_44.
Large	Normoss Farm, Normoss Road, Poulton	Poulton	15/00297	17		7	10								17	0	0	Gross capacity = 21 units (4 replacement dwellings). Financial contribution for affordable housing.
Large	Royal Oak, 64 Breck Road, Poulton	Poulton	14/00928	12				10	2						12	0	0	SHLAA site PFY_69.
Large	Brimelows Garage, 54 Hardhorn Road, Poulton	Poulton	15/00166	12				10	2						12	0	0	Site also includes 1 replacement dwelling. SHLAA site PFY_70.
Large	East of Carr Head Lane, Poulton	Poulton	14/00607 16/00444	99	10	25	25	25	14						99	0	0	Development of 100 dwellings but 1 is a replacement dwelling. Not less than 10 affordable housing to be provided. SHLAA site PFY_43.
Large	Land north of 21 Little Poulton Lane, Poulton	Poulton	15/00514	4	4										4	0	0	
Large	Fairfield Nurseries, Puddle House Lane, Poulton	Poulton	14/00429	5	5										5	0	0	
				247														
Small	Land north east of Mill Lane, Stalmine	Stalmine	14/00532 15/00868 16/00293	9	9										9	0	0	SHLAA site STA_04.
				9														
Large	Land north and east of Bourne Road, Thornton.	Thornton	10/00215 15/00402	63	30	33									63	0	0	2 affordable houses to be provided under 15/00402.
Large	Land north and east of Bourne Road, Thornton.	Thornton	12/00074	186		15	35	35	35	35	31				120	66	0	Current owner states that site is being actively marketed with 3-4 developers showing interest.
Large	Ashdell Nurseries, 112 Victoria Road, East, Thornton	Thornton	14/00772	32	10	15	7								32	0	0	SHLAA site THN_02.
Large	South of Bourne Way, west of Fleetwood Road North, Thornton	Thornton	14/00131	45	45										45	0	0	10 affordable dwellings on site all complete. SHLAA site THN_12.
Small	Prospect Farm, Skippool Road, Thornton	Thornton	15/00753	8	8	0	0								8	0	0	Development for 9 dwellings but one is a replacement dwelling. SHLAA site THN_13.
Small	South of River Road, Thornton	Thornton	16/00416	9	9	0	0								9	0	0	
				343														
Large	Other Settlements	x	x	130	5	25	42	38	20									
				130														
				#REF!														

Commitments at "Other settlements"

Barnacre	0
Bilsborrow	0
Bleasdale	0
Cabus	5
Churchtown	0
Claughton	0
Knott End/Preesall	116
Lower dolphinholme	0
Myerscough	0
Nateby	0
Nether Wyresdale	0
Out Rawcliffe	14
Preesall & Preesall Hill	0
Scorton	0
St michaels	0
Winmarleigh	0
total	135

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	Dwellings contributing to the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Large	North west of Pilling Lane, Preesall	Knott End/Preesall	01/00046 & 07/01245	72		20	20	20	12						72	0	0	Permission kept live by construction of adjacent dwellings. The recommencer of development and build out rates confirmed with the owner/developer in May 2017. SHLAA site KNO_15.
Large	North of Rosemount Avenue, Preesall	Knott End/Preesall	16/00010	44			18	18	8						44	0	0	Committee resolved to approve this application on 01.06.16. Affordable housing to be provided but yet to be agreed. SHLAA site KNO_05.
Large	2 Ash Villas, Lancaster Road, Out Rawcliffe	Out Rawcliffe	11/00827 & 13/00456	14	5	5	4								14	0	0	Live/work units. SHLAA site OUT_09.
Small	Hillbank, Gubberford Lane, Scorton	Cabus	14/00785	5	5													Approval is for the demolition of a house and redevelopment with 6 dwellings, unit is a replacement dwelling.
				135											130	0	0	

Appendix 2 Small sites with planning permission only

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing to the 5 year supply (2017 - 2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	833 Garstang Road, Barton	Barton	15/00802 15/00161	2	2	0	0	Site also has outline permission for 3 detached dwellings on the same site
				2				
Small	Adj. Calder House, Calder House Lane, Garstang	Bowgreave	03/01563	1	1	0	0	Technical commencement, no progress since 2009
Small	High Gables, 35A Garstang Road, Bowgreave	Bowgreave	16/00226	2	2	0	0	
				3				
Small	Adj. Rylstone House, Catterall Lane, Catterall	Catterall	14/00641	2	2	0	0	
Small	Beech House Farm, Catterall Lane, Catterall	Catterall	15/00067	1	1	0	0	Prior approval application
				3				
Small	Daisy Bank Nursery, adj. 15 St. Davids Avenue, Cleveleys	Cleveleys	16/00549	3	3	0	0	
Small	Rear of 84-86 Victoria Road West, Cleveleys	Cleveleys	15/00277	1	1	0	0	
Small	63-65 Beach Road, Cleveleys	Cleveleys	16/00096	2	2	0	0	Change of use of bed and breakfast to 2 sc flats.
Small	7 Rossall Road, Cleveleys	Cleveleys	16/00238	1	1	0	0	
				7				
Small	127 Poulton Road, Fleetwood	Fleetwood	06/00762	1	1	0	0	Work recommenced, nearly complete.
Small	52-60 Poulton Road, Fleetwood	Fleetwood	14/00967	9	9	0	0	Site cleared.
Small	Adj. 60 Bold Street, Fleetwood	Fleetwood	15/00373	2	2	0	0	
Small	48 The Esplanade, Fleetwood	Fleetwood	10/00227	2	2	0	0	Technical commencement, change of use from house to 3 flats but net gain is +2.
Small	33 Princes Way, Fleetwood	Fleetwood	13/00390	1	1	0	0	
Small	3&5 North Albert Street, Fleetwood	Fleetwood	10/00386	3	3	0	0	Technical commencement in 2011.
Small	42-46 Dock Street, Fleetwood	Fleetwood	11/00073	4	4	0	0	
Small	South of 63 Witton Avenue, Fleetwood	Fleetwood	14/00040	1	1	0	0	
Small	127 Lord Street, Fleetwood	Fleetwood	14/00686	2	2	0	0	
Small	108 - 110 London Street, Fleetwood	Fleetwood	15/00141	6	6	0	0	
Small	St. Davids Church, Fleetwood Road, Fleetwood	Fleetwood	15/00188	4	4	0	0	
Small	172-174 Dock Street, Fleetwood	Fleetwood	15/00073	1	1	0	0	
Small	38 Adelaide Street, Fleetwood	Fleetwood	15/00679	2	2	0	0	
Small	Rear of Teviot Avenue, Fleetwood	Fleetwood	15/00724	2	2	0	0	
Small	83 Mount Road, Fleetwood	Fleetwood	15/00763	1	1	0	0	Conversion of single dwelling to one flat and one house, so one unit is a replacement dwelling.
Small	Rear The Steamer, Victoria Street, Fleetwood	Fleetwood	15/00884	5	5	0	0	
				46				
Small	East of Killcrash, Killcrash Lane, Forton	Forton	06/01091	1	1	0	0	Agricultural workers dwelling. Slow progress.
Small	Adj. Woodlands, Wallace Lane, Forton	Forton	13/00585	1	1	0	0	
Small	Adj. Wallace Farmhouse, Wallace Lane, Forton	Forton	14/00220 16/00439/REM	3	3	0	0	

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	Adj. 1 Potters Brook Cottages, Potters Brook, Forton	Forton	15/00135	1	1	0	0	
Small	North of Ayngarth, Wallace Lane, Forton	Forton	15/00963	1	1	0	0	
Small	Clifton House Farm, Kilcrash Lane, Forton	Forton	15/00565	2	2	0	0	Prior approval application
Small	Throstles Nest, Whinney Brow Lane, Forton	Forton	15/00122	5	5	0	0	Redevelopment of commercial premises and flat with 6 dwellings, so 1 is a replacement dwelling
Small	Offices at White Carr Farm, White Carr Lane, Forton	Forton	15/00777	2	2	0	0	Prior notification application
Small	Pinewood Garden Centre, 35 Walla Lane, Forton	Forton	15/00986	2	2	0	0	
Small	Holdens Farm, Stony Lane, Forton	Forton	15/01023	2	2	0	0	Prior approval application
Small	Brookfield Farm, Lancaster Road, Forton	Forton	16/00482	4	4	0	0	
Small	Bloomfield Garage, Cockerham Road, Forton	Forton	16/00354	4	4	0	0	
Small	Cleveley House Farm, Millers Brow, Forton	Forton	16/00718	1	1	0	0	Prior approval application
				29				
Small	Fairfield, Kepple Lane, Garstang	Garstang	15/00136	2	2	0	0	Approval is for 3 dwellings but 1 is a replacement dwelling . AI (building inspection) state all 3 under construction.
Small	Rear of Kings Arms, High Street, Garstang	Garstang	13/00168	2	2	0	0	
Small	Adj. 40 Grizedale Avenue, Garstang	Garstang	15/00532	1	1	0	0	
Small	St. Thomas Church Hall, Church Street, Garstang	Garstang	14/00557	4	4	0	0	
Small	The Thatch, A6, Garstang	Garstang	14/00767 15/00910	9	9	0	0	Site also accommodates 1 replacement dwelling
Small	Barn adj. 33 Bonds Lane, Barnacre	Garstang	15/00788	1	1	0	0	
Small	Adj. 103 Croston Road, Garstang	Garstang	16/00627	1	1	0	0	
				20				
Small	47 West End, Great Eccleston	Great Eccleston	03/01099	1	1	0	0	Technical commencement, no progress since 2009
Small	South of Rydal Mount, Hall Lane, Great Eccleston	Great Eccleston	15/00894	1	1	0	0	
Small	Former builders yard, South Street, Great Eccleston	Great Eccleston	14/00238	1	1	0	0	
Small	Great Eccleston Lodge, Hall Lane, Great Eccleston	Great Eccleston	14/00643	1	1	0	0	Sub division of the existing dwelling into 2 semi detached houses, net gain =
Small	Wyre Bank, Raikes Road, Great Eccleston	Great Eccleston	16/00640	2	2	0	0	Development for 3 dwellings but one is a replacement dwelling.
				6				
Small	Rear of Ashcroft, Market Street, Hambleton	Hambleton	15/00727	3	3	0	0	
Small	Church Hall, Church Lane, Hambleton	Hambleton	13/00668	1	1	0	0	
Small	North of Barnfield, Sower Carr Lane, Hambleton	Hambleton	15/00780	1	1	0	0	
Small	Mill Haven, Mill Lane, Hambleton	Hambleton	14/00141 17/00022	1	1	0	0	

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	West Of Holly Cottage, Sower Carr Lane, Hambleton	Hambleton	15/00857	1	1	0	0	
Small	Fair View, Church Lane, Hambleton	Hambleton	15/00926	1	1	0	0	
Small	West of Old Bridge Lane, Hambleton	Hambleton	14/00837 16/001036/REM	3	3	0	0	
Small	West of Northlands, Sower Carr Lane, Hambleton	Hambleton	15/00431	1	1	0	0	
Small	South of Sower Carr Lane, Hambleton	Hambleton	15/00579	1	1	0	0	
Small	East of Beach View, Old Bridge Lane, Hambleton	Hambleton	15/00668	1	1	0	0	
Small	Land bt. The Mews & Beach View, Old Bridge Lane, Hambleton	Hambleton	16/00301	1	1	0	0	
Small	St Francis of Assisi RC Church, Church Lane, Hambleton	Hambleton	16/00227	4	4	0	0	
Small	South of 2 Cold Row Cottages, Carr Lane, Hambleton	Hambleton	16/00867	2	2	0	0	
				21				
Small	North of Pear Tree Croft, Hollins Lane, Forton	Hollins Lane	15/00009	3	3	0	0	
Small	Haighlands, Hollins Lane, Forton	Hollins Lane	15/00711	4	4	0	0	Development of 5 dwellings but 1 is a replacement dwelling.
				7				
Small	Burns House, Hornby Lane, Inskip	Inskip	07/01366	1	1	0	0	Unit 1 complete.
Small	Burns House Farm, Hornby Lane, Inskip	Inskip	13/00540	1	1	0	0	Technical commencement.
Small	West of Field View, Pinfold Lane, Inskip	Inskip	13/00287	1	1	0	0	Agricultural workers dwelling
Small	Mid Fylde Piggeries, Moss Lane, Inskip	Inskip	15/00278	3	3	0	0	Prior approval application
Small	Tudor Turf Farm, Sowerby Road, Inskip	Inskip	16/00790	1	1	0	0	Prior approval application
				7				
Small	Upper Birks Farm, Eagland Hill, Bradshaw Lane, Pilling	Pilling	03/00060	1	1	0	0	Technical commencement
Small	1 Head Dyke Farm, Head Dyke Lane, Pilling	Pilling	03/00691	1	1	0	0	Technical commencement
Small	Adj. Rosedale House, Bradshaw Lane, Pilling	Pilling	13/00211	1	1	0	0	Building commenced in 2010 but no progress since 2011. Amended b.reg. p submitted in 2015.
Small	North of Thornbank, School Lane, Pilling	Pilling	16/00369	1	1	0	0	Technical commencement
Small	Adj. Thorncroft, Bradshaw Lane, Pilling	Pilling	13/00285	1	1	0	0	
Small	Sandside Farm, Wheel Lane, Pilling	Pilling	10/00618	1	1	0	0	Commenced in 2011, work stopped in 2013. Agricultural workers dwelling.
Small	Adj. Old Bell Cottage, School Lane, Pilling	Pilling	12/00027	1	1	0	0	Very slow progress on conversion.
Small	Momens Farm, New Lane, Pilling	Pilling	12/00778	1	1	0	0	Work on hold.
Small	Carr House Farm, Green Dicks Lane, Pilling	Pilling	12/00430	1	1	0	0	Slow progress
Small	Beech House, Duck Street, Pilling	Pilling	14/00109	2	2	0	0	

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	Joiners Workshop, Taylors Lane, Pilling	Pilling	14/00216	1	1	0	0	
Small	Land off Lancaster Road, Pilling	Pilling	13/00885 15/00529	6	6	0	0	Site also has permission for 11 affordable dwellings.
Small	Adj. Roseberry House, Smallwood Road, Pilling	Pilling	16/00850	1	1	0	0	
				19				
Small	The Croft, Poulton	Poulton	74/00939	1	1	0	0	Permission kept live by construction of associated dwelling. Site currently for part of rear garden to 8 Moreton Drive.
Small	South of 17 Falcon Drive, Poulton	Poulton	85/00250	1	1	0	0	Permission kept live by construction of adjacent dwellings. Site appears to be retained as potential access to land further south.
Small	Adj. Seafield, 101 Breck Road, Poulton	Poulton	15/00612	1	1	0	0	Nearing completion
Small	Adj. 340 Hardhorn Road, Poulton	Poulton	15/00213	1	1	0	0	
Small	Adj. 2 Lockwood Avenue, Poulton	Poulton	14/00650	3	3	0	0	
Small	Rear of 35 - 45 Tithebarn Street, Poulton	Poulton	13/00448	6	6	0	0	
Small	East of 54 Longhouse Lane, Poulton	Poulton	14/00857	1	1	0	0	
Small	Rear of Leaches Farm, 125 Blackpool Road, Poulton	Poulton	14/00492	2	2	0	0	
Small	Adj. 12 Ash Drive, Poulton	Poulton	14/00651	1	1	0	0	
Small	Bridge House, 183 Breck Road, Poulton	Poulton	16/00292/FUL	1	1	0	0	Permission for 1 dwelling and 1 replacement dwelling
Small	Adj. 45 Oldfield Carr Lane, Poulton	Poulton	15/00896 15/00898	1	1	0	0	
Small	13 Newton Drive East, Poulton	Poulton	15/00826	1	1	0	0	
Small	The Club, 2 Elletson Street, Poulton	Poulton	15/00895	1	1	0	0	
Small	61 Blackpool Old Road, Poulton	Poulton	15/00846	1	1	0	0	
Small	Breck Lodge Rest Home, 78-80 Breck Road, Poulton	Poulton	16/00096	1	1	0	0	Permission for 8 bed extension = 1 unit.
Small	Adj. 1 Westwood Avenue, Poulton	Poulton	16/00712	1	1	0	0	
Small	Pool Lodge, Shirley Heights, Poulton	Poulton	16/00702	3	3	0	0	
Small	5 Lockwood Avenue, Poulton	Poulton	16/00605	7	7	0	0	
Small	Adj. 57 Oldfield Carr Lane, Poulton	Poulton	16/00711	2	2	0	0	
				36				
Small	Hankinson Farm, Moss Side Lane, Stalmine	Stalmine	03/00371	2	2	0	0	Technical commencement
Small	Trees Farm, Neds Lane, Stalmine	Stalmine	13/00275	1	1	0	0	
Small	Adj. Meadowcroft, Moss Side Lane, Stalmine	Stalmine	14/00228	1	1	0	0	
Small	Murldale, Moss Side Lane, Stalmine	Stalmine	14/00403	2	2	0	0	
Small	Land west of Old Toms Lane, Stalmine	Stalmine	14/00773	3	3	0	0	
Small	Land at Moor End House, Strickland Lane, Stalmine	Stalmine	14/00627	2	2	0	0	
Small	Stables adj. West Dene, 3 Carr End Lane, Stalmine	Stalmine	14/00816	1	1	0	0	
Small	South of Beech Dene Farm, Carr Lane, Stalmine	Stalmine	15/00041	1	1	0	0	
Small	High Lawn, Mill Lane, Stalmine	Stalmine	14/01014	3	3	0	0	Redevelopment of house and garden with 4 dwellings so 1 is a replacement dwelling.

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	Hallgate Farm, Hallgate Lane, Stalmine	Stalmine	15/00311	1	1	0	0	
Small	Adj. Dolveris, Smithy Lane, Stalmine	Stalmine	15/00210	1	1	0	0	
Small	Rear of Rathsheen, Stricklands Lane, Stalmine	Stalmine	15/00479	4	4	0	0	
Small	South View, Brick House Lane, Hambleton	Stalmine	15/00422	1	1	0	0	
Small	Rear of Trevelyan, 19 Stricklands Lane, Stalmine	Stalmine	15/00818	4	4	0	0	
Small	Kilmory, Stricklands Lane, Stalmine	Stalmine	15/00874	3	3	0	0	
Small	Berdon Cottage, Stricklands Lane, Stalmine	Stalmine	15/01012	1	1	0	0	
Small	Adj. Ash Lea Farm, Carr End Lane, Stalmine	Stalmine	16/00016	6	6	0	0	
Small	East of Moor End Cottages, Back Lane, Stalmine	Stalmine	16/00456	1	1	0	0	
Small	Adj. Taye House, Moss Side Lane, Stalmine	Stalmine	16/00731	1	1	0	0	
Small	North west of Meadowcroft, Moss Side Lane, Stalmine	Stalmine	16/01067	1	1	0	0	
Small	Rear of Moor End Cottages, Back Lane, Stalmine	Stalmine	16/00971	1	1	0	0	
Small	New Hall Farm, Moss Side Lane, Stalmine	Stalmine	17/00082	2	2	0	0	Prior approval application
				43				
Small	245 Fleetwood Road South, Thornton	Thornton	15/01011	1	1	0	0	
Small	103 Marsh Road, Thornton	Thornton	12/00389	1	1	0	0	
Small	228 Fleetwood Road North, Thornton	Thornton	13/00209	3	3	0	0	Redevelopment of house and farm buildings with 4 dwellings but 1 is a replacement unit. Work commenced 20.04.16.
Small	Crosslands, River Road, Thornton	Thornton	15/00960	4	4	0	0	
Small	Adj. 238-240 Fleetwood Road South, Thornton	Thornton	14/00393	1	1	0	0	
Small	21 - 23 Fleetwood Road North, Thornton	Thornton	15/00033	4	4	0	0	Prior notification application
Small	Briarcliffe, 16 River Road, Thornton	Thornton	15/00475	2	2	0	0	
Small	1 Butts Road, Thornton	Thornton	15/00581	1	1	0	0	
Small	Units 6A & 7A Marsh Mill Village, Fleetwood Road North, Thornton	Thornton	15/00825	2	2	0	0	Prior notification application
				19				
Small	Other Settlements	x	x	115	115	0	0	
				115				
			TOTAL	383				

Commitments at "Other settlements"

Barnacre	6
Bilsborrow	11
Bleasdale	3
Cabus	9
Churchtown	1

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
	Claughton	10						
	Knott End/Preesall	17						
	Lower dolphinholme	2						
	Myerscough	7						
	Nateby	4						
	Nether Wyresdale	5						
	Out Rawcliffe	6						
	Preesall & Preesall Hill	5						
	Scorton	10						
	St michaels	7						
	Winmarleigh	7						
	total	110						

Small	Stirzaker House Farm, Sandholme Lane, Barnacre	Barnacre	02/00611	1	1	0	0	Agricultural workers dwelling. Building commenced in 2007 but no progress since 2009
Small	Clarksons Farm, Parkhead Lane, Barnacre	Barnacre	06/00126	1	1	0	0	Progress on the 2nd barn is slow.
Small	Heald Farm, Parkhead Lane, Barnacre	Barnacre	03/01544	1	1	0	0	Small barn complete in 2005. Work ceased on large barn in 2010.
Small	Former reservoir, Eidsforth Lane, Barnacre	Barnacre	13/00257 15/00876	2	2	0	0	Slow progress.
Small	Sullomside, Strickens Lane, Barnacre	Barnacre	13/00632	1	1	0	0	
Small	Former Roto Ltd. Church Lane, Bilsborrow	Bilsborrow	04/00847	2	2	0	0	
Small	St. Hilda's Church Rooms, Church Lane, Bilsborrow	Bilsborrow	14/00198 16/00193	3	3	0	0	
Small	West of Hollinwood, Myerscough Hill Drive, Bilsborrow	Bilsborrow	14/00293	1	1	0	0	
Small	Adj. The Ridge, Bilsborrow Lane, Bilsborrow	Bilsborrow	14/00874	2	2	0	0	
Small	Eskdale, Garstang Road, Bilsborrow	Bilsborrow	15/00503	1	1	0	0	
Small	Higher Barn, Lower House Farm, Bilsborrow Lane, Bilsborrow	Bilsborrow	16/00940	1	1	0	0	Prior approval application
Small	Manor House Farm, St. Michaels Road, Bilsborrow	Bilsborrow	17/00051	1	1	0	0	Agricultural workers dwelling
Small	Brooks Farm, Bleasdale	Bleasdale	03/00722	1	1	0	0	Technical commencement
Small	Unit 1 Bleasdale Estate Yard, Bleasdale Lane, Bleasdale.	Bleasdale	10/00636	2	2	0	0	Technical commencement, no progress since 2011.
Small	Clay Lane Head Farm, Lancaster Road, Cabus	Cabus	14/00200	1	1	0	0	
Small	Warren Bank, Lancaster New Road, Cabus	Cabus	14/00488	1	1	0	0	
Small	South of Pennine View, Snapewood Lane, Cabus	Cabus	15/00126 16/01057/REM	1	1	0	0	
Small	Barn at Kiln Trees Farm, Cabus North Lane, Cabus	Cabus	15/00440	2	2	0	0	Prior approval application
Small	Adj. Clay Lane Head Farm, Lancaster Road, Cabus	Cabus	15/00877	2	2	0	0	
Small	Barn (2) Kiln Trees Farm, Cabus North Lane, Cabus	Cabus	16/00755	1	1	0	0	Prior approval application
Small	Rear 53 Lancaster Road, Cabus	Cabus	16/00437	1	1	0	0	
Small	Kirkland Farm, Tarnacre Lane, Kirkland, Churchtown	Churchtown	03/00721	1	1	0	0	Technical commencement

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	Westfield Farm, Garstang By Pass Road, Claughton	Claughton	13/00150	7	7	0	0	
Small	North of Poplar Cottage, Garstang Road, Claughton	Claughton	14/00992	1	1	0	0	
Small	Rear of Poplar Cottage, Garstang Road, Claughton	Claughton	16/00501	1	1	0	0	
Small	Adj. Broad Oak, Garstang Road, Claughton	Claughton	16/00521	1	1	0	0	
Small	Adj. Wavertree, Hackensall Road, Knott End	Knott End/Preesall	15/00883	1	1	0	0	Technical commencement
Small	Adj. Maracana, Rosslyn Avenue, Preesall	Knott End/Preesall	07/00260	1	1	0	0	Technical commencement, no progress since 2009
Small	Hackensall Hall Farm, Whinney Lane, Knott End	Knott End/Preesall	97/00027	6	6	0	0	Plots 1 and 6 commenced in 2002, no progress since 2004.
Small	Preesall Service Station, Sandy Lane, Preesall	Knott End/Preesall	15/00074 16/00706/FUL	6	6	0	0	
Small	Land at east end of Nicksons Lane, Preesall	Knott End/Preesall	15/00577	1	1	0	0	
Small	57 Lancaster Road, Knott End	Knott End/Preesall	15/00806	1	1	0	0	
Small	Adj. Primrose House, 5 Daggars Lane, Preesall	Knott End/Preesall	16/01053	1	1	0	0	
Small	Dolphinholme House Farm, Wagon Road, Dolphinholme	Lower Dolphinholme	16/00555	2	2	0	0	Prior notification application
Small	East of Myerscough House Farm, Stanzaker Hall Drive, Catterall	Myerscough	07/01287	1	1	0	0	Slow progress. Agricultural workers dwelling.
Small	Primrose Cottage, Garstang Road, Myerscough	Myerscough	14/00877	2	2	0	0	
Small	Myerscough House Farm, Stanzaker Hall Drive, Myerscough	Myerscough	15/00472	2	2	0	0	Prior notification application
Small	934 Garstang Road, Myerscough Planks, Myerscough	Myerscough	16/01026	2	2	0	0	
Small	Chapel House, Longmoor Lane, Nateby	Nateby	14/00769	1	1	0	0	
Small	Primrose Hill Farm, off Cartmell Lane, Nateby	Nateby	15/00031	1	1	0	0	Prior approval application
Small	Brook Farm, Longmoor Lane, Nateby	Nateby	16/00092	1	1	0	0	Agricultural workers dwelling
Small	Adj. The Bowers Barn, Bowers Lane, Nateby	Nateby	15/00511	1	1	0	0	
Small	Wyreside Hall, Wagon Road, Nether Wyresdale	Nether Wyresdale	11/00839	5	5	0	0	Slow progress
Small	Bank Farm, Hales Rush Lane, Out Rawcliffe	Out Rawcliffe	03/01170	1	1	0	0	Technical commencement
Small	Bucks Farm, Back Lane, Out Rawcliffe	Out Rawcliffe	13/00854	4	4	0	0	
Small	South of Belle View Farm, Lancaster Road, Out Rawcliffe	Out Rawcliffe	16/00726	1	1	0	0	Agricultural workers dwelling
Small	Mill View Cottages, 255 Park Lane, Preesall	Preesall	15/00045	1	1	0	0	
Small	Willow Trees, Cart Gate, Preesall	Preesall Hill	12/00696	1	1	0	0	Work re-commenced on live/work unit
Small	Saracens Head Hotel, 200 Park Lane, Preesall	Preesall Hill	14/00817 16/00356/FUL	3	3	0	0	Conversion of pub to 3 apartments (net gain +2) + 1 new build det.dwelling.

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	Dwellings contributing the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Small	East of The Lodge, Scorton Hall Pa Scorton	Scorton	05/01168	1	1	0	0	Technical commencement, no progress since 2009
Small	Stonehead Farm, Trough Road, Scorton	Scorton	09/00871	1	1	0	0	Building work recommenced on site
Small	Johela Heights, Snowhill Lane, Nett Wyresdale	Scorton	16/01109	1	1	0	0	
Small	Woodlands, Station Lane, Scorton	Scorton	14/00741	1	1	0	0	
Small	Scorton P.O. The Square, Scorton	Scorton	14/00675	2	2	0	0	
Small	Adj. Garthwood Barn, Sandwell Bro Scorton	Scorton	15/00050	1	1	0	0	
Small	West of Wyresdale House, Sandwe Brow, Scorton	Scorton	16/00396	2	2	0	0	
Small	Adj. Wyresdale House, Sandwell Br Scorton	Scorton	16/00969	1	1	0	0	
Small	Rear of Compton House, Garstang Road, St. Michaels	St. Michaels	07/00320	1	1	0	0	Technical commencement
Small	Rear of The Coppice, Blackpool Ro St. Michaels	St. Michaels	13/00114	1	1	0	0	
Small	Wyre Bank, Blackpool Road, St. Michaels	St. Michaels	14/00224	1	1	0	0	Agricultural workers dwelling
Small	South of Garstang Road, St. Michael	St. Michaels	15/00997	4	4	0	0	
Small	Smithy Lane, Farm, Park Lane, Winmarleigh	Winmarleigh	03/000430	1	1	0	0	Technical commencement
Small	The Coach House, Church Lane, Winmarleigh	Winmarleigh	03/01606	3	3	0	0	Technical commencement, no progress since 2010.
Small	1 Snowhill Cottages, Church Lane, Winmarleigh	Winmarleigh	12/00831	1	1	0	0	
Small	North of Green Farm, Park Lane, Winmarleigh	Winmarleigh	15/00241	2	2	0	0	Prior approval application
				110	110	0	0	

Appendix 2 Allocations with planning permission only

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Dwellings contributing to the 5 year supply (2017 - 2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Alloc	Land off Garstang Road, Barton	Barton	16/00625	72		10	30	30	2										72	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
Alloc	Rear of Shepherds Farm, 771 Garstang Road, Barton	Barton	16/00807	34		10	10	10	4										34	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
				106																		
Alloc	Bowgreave House Farm, Garstang Road, Bowgreave	Bowgreave	13/00582 15/00040	29		5	15	9											29	0	0	Gross site capacity =30, but one dwelling is a replacement. 30% affordable housing to be provided. SHLAA site BOW_12.
Alloc	Land at Garstang Road, Bowgreave	Bowgreave	15/00420	46			10	20	16										46	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
Alloc	Garstang Country Hotel & Golf Club, Garstang Road, Bowgreave	Bowgreave	14/00321 15/00891	95			10	20	19										35	60	0	Committee resolved to approve 15/00891 for 95 dwellings on 22.03.17. subject to the signing of a legal agreement. 14/00321 for 7 dwellings on the southern section of the site was approved on 02.10.14. Not less than 30% affordable housing to be provided.
Alloc	Land off Calder House Lane, Barnacre	Bowgreave	15/00928	49			5	10	20	20	20	20							49	0	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 40% affordable housing to be provided.
				219																		
Alloc	Land bounded by Garstang Road, A6 and Joe Lane, Catterall	Catterall	15/00248	242		24	40	40	40	40	40	18							144	98	0	Development includes 42 retirement apartments and not less than 30% affordable housing. SHLAA site CTL_12.
Alloc	Daniel Fold Farm, Daniel Fold Lane, Catterall	Catterall	14/00681	122		10	20	30	30	20	12								90	32	0	Not less than 30% affordable housing to be provided. SHLAA site CTL_05.
Alloc	Daniel Fold Farm, Daniel Fold Lane, Catterall	Catterall	16/00144	66			10	20	20	16									50	16	0	Committee resolved to approve on 22.03.17. subject to the signing of a legal agreement. Not less than 30% affordable housing to be provided.
				430																		
Alloc	North of Norcross Lane, Thornton Cleveleys	Cleveleys	13/00200	220			20	25	25	25	25	25	25	25	25				70	125	25	No affordable housing will be provided due to viability issues.
				220																		
		Footwood		0																		
		Forton		0																		
Alloc	South of Kepple Lane, Garstang	Garstang	14/00053	75			10	20	30	15									60	15	0	Part of site has had permission for accommodation for travelling showpeople. SHLAA site GST_06. Reserved matters application pending
Alloc	West of A6, Nateby Crossing Lane & Croston Barn Lane, Nateby, Garstang	Garstang	14/00458 16/00241	270				15	30	30	30	30	30	30	30	30	15		45	150	75	14/00458 allowed on appeal for 270 dwellings. 16/00241 for 269 dwellings - committee resolved to approve on 22.03.17. subject to the signing of a legal agreement.
				345																		
Alloc	Land off Copp Lane, Great Eccleston	Great Eccleston	15/00576 16/00973	90	6	50	34												90	0	0	Not less than 30% affordable housing. SHLAA site GRE_21.
				90																		
Alloc	Land at Arthurs Lane, Hambleton	Hambleton	16/00217	165			15	30	30	30	30	30							75	90	0	Not less than 30% affordable housing to be provided.
				165																		
Alloc	North of New Holly Hotel and Bodkin Cottage, Hollins Lane, Forton	Hollins Lane	15/00449 15/00450	19				10	9										19	0	0	15/00449 for 9 dwellings, approved on eastern edge of site. Not less than 30% affordable housing on 15/00450 for 19 dwellings on larger site = 6 affordable dwellings. SHLAA site HLN_03.
Alloc	Land north of Conder Mount, Hollins Lane, Forton	Hollins Lane	15/00968	8				8											8	0	0	SHLAA site HLN_04.
				27																		
Alloc	Land to north & south of Preston Road, Inskip	Inskip	16/00481	55		9	18	18	10										55	0	0	Not less than 30% affordable housing to be provided.
				55																		

	Site Name	Settlement	Planning application reference	Total site net capacity as at 31.03.17.	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Dwellings contributing to the 5 year supply (2017-2022)	Dwellings contributing to year 6-10 supply	Dwellings contributing to year 11 - 15 supply	Notes including information on deliverability
Alloc	North of Garstang Road, Pilling	Pilling	14/00526	40			20	20											40	0	0	Application 16/00317 signed off for approval subject to a new legal agreement reduce affordable housing to 5 units. SHLAA site PIL_30.
				40																		
Alloc	Land off Garstang Road East, Poulton	Poulton	Allocated in Local Plan. 15/00298 awaiting s106 Agreement.	516		25	25	50	50	50	50	50	50	50	50	50	16		150	250	116	Build out rates modified to consider delivery of infrastructure. SHLAA site PFY_45.
Alloc	Land off Moorland Road, Poulton	Poulton	16/00225 16/00659	48		20	28												48	0	0	Not less than 30% affordable housing to be provided. SHLAA site PFY_45.
				564																		
Alloc	South and west of Birch Grove, Stalmine	Stalmine	14/00226	77		20	22	23	12										77	0	0	Not less than 30% affordable housing to be provided. SHLAA site STA_05.
				77																		
Alloc	Land east of Lambs Road, Thornton	Thornton	14/00553	165		15	27	27	27	27	27	15							96	69	0	Not less than 30% affordable housing to be provided. SHLAA site THN_40.
Alloc	The Bourne Poacher, 325 Fleetwood Road North, Thornton	Thornton	16/00853	42		20	20	2											42	0	0	Delegated report report signed off for approval in March 2017 subject to the signing of a legal agreement. Retirement apartments.
				207																		
		Other Settlements		0																		
				2545																		

Appendix 2 Allocations proposed build out (irrespective of stage in planning process)

	Site name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Amount of allocation with current PP	Amount of allocation without PP	Total deliverable within Plan period	Additional allocation beyond Plan period	Total allocation	
Barton																											
SA1/25	Land off Garstang Rd								10	30	30	2										72		72			
SA1/26	Land rear of Shepherds Farm								10	10	10	4										34		34			
SA1/27	Land to the rear of 867 Garstang Road								6	10	10											0	26	26			
	Total Barton								26	50	50	6										106	26	132	0	132	
Bowgreave																											
SA1/19	Bowgreave House Farm								5	15	9											29		29			
SA1/20	Garstang Rd									10	20	16										46		46			
SA1/21	Land South of Calder House Lane									10	20	19										49		49			
SA1/22	Garstang Country Hotel and Golf Club									5	10	20	20	20	20							95		95			
	Total Bowgreave								5	40	59	55	20	20	20							219	0	219	0	219	
Catterall																											
SA1/23	Daniel Fold Farm								10	20	30	30	20	12								122		122			
SA1/24	Daniel Fold Farm Phase 2									10	20	20	16									66		66			
SA3/6	Joe Lane (Land bounded by Garstang Rd, A6 and Joe Lane)								24	40	40	40	40	40	18							242		242			
	Total Catterall								34	70	90	90	76	52	18							430	0	430	0	430	
Cleveleys																											
SA3/2	North of Norcross									20	25	25	25	25	25	25	25	25	25	25	25	220	75	295			
	Total Cleveleys									20	25	25	25	25	25	25	25	25	25	25	25	220	75	295	43	338	
Fleetwood																											
SA1/1	West of Broadway										10	10	5											25		25	
SA3/1	Fleetwood Dock and Marina												10	30	30	30	20						120		120		
	Total Fleetwood										10	10	15	30	30	30	20					0	145	145	0	145	
Forton																											
SA3/4	Forton Extension										20	20	30	30	40	40	40	40	40	40	40		468		380		
	Total Forton										20	20	30	30	40	40	40	40	40	40	40	0	468	380	88	468	
Garstang																											
SA1/16	West of Cockerham Rd												10	30	30	30							100		100		
SA3/5	Land West of the A6 (Nateby Crossing)										15	30	30	30	30	30	30	30	30	15		270		270			
SA1/17	Land South of Prospect Farm														10	20	20	3					53		53		
SA1/18	South of Kepple Lane									10	20	30	15	15	15							75	30	105			
	Total Garstang									10	35	60	55	75	75	70	50	50	33	15		345	183	528	0	528	
Great Ecclestone																											
SA3/3	West of Gt Ecclestone							6	50	34			40	40	40	40	40	40	40	40	40	90	360	450			
	Total Gt Ecclestone							6	50	34	0	0	40	40	40	40	40	40	40	40	40	90	360	450	140	590	
Hambleton																											
SA1/12	Land at Arthurs Lane									15	30	30	30	30	30							165		165			
	Total Hambleton									15	30	30	30	30	30							165	0	165	0	165	
Hollins Lane																											
SA1/14	North of New Holly Hotel and Bodkin Cottage										10	9	9	10								19	19	38			
SA1/15	Land East of Hollins Lane										8	10	10	10	13							8	43	51			
	Total Hollins Lane										18	19	19	20	13							27	62	89	0	89	
Inskip																											
SA1/13	Inskip Extension								9	18	18	10	25	25	25	25	25	25	25	25	25	55	200	255			

	Site name	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Amount of allocation with current PP	Amount of allocation without PP	Total deliverable within Plan period	Additional allocation beyond Plan period	Total allocation	
	Total Inskip								9	18	18	10	25	25	25	25	25	25	25	25	25	55	200	255	0	255	
Pilling																											
SA1/10	North of Garstang Rd									20	20											40		40			
	Total Pilling									20	20											40	0	40	0	40	
Poulton-le-Fylde																											
SA1/5	South East Poulton												25	25	25	25	25	25	26	30	30		236		236		
SA1/6	Land at Garstang Road								25	25	50	50	50	50	50	50	50	50	50	16		516		516			
SA1/7	Land off Moorland Rd (Rear St. Johns Hall, Poulton)								20	28												48		48			
SA1/8	Land South of Blackpool Rd										20	30	30	30	30	14							154		154		
	Total Poulton								45	53	70	80	105	105	105	89	75	75	76	46	30	564	390	954	0	954	
Stalmine																											
SA1/9	South Stalmine								20	22	23	12	25	25	25	10						77	85	162			
	Total Stalmine								20	22	23	12	25	25	25	10						77	85	162	0	162	
Thornton																											
SA1/2	Lambs Road / Raikes Road								15	27	27	27	27	27	30	30	30	30	30	30	30	165	195	360			
SA1/3	Land Between Fleetwood Rd North and Pheasant Wood											10	25	25	25	25	25	18						153		153	
SA4	Hillhouse EZ										10	30	30	30	30	30	30	30					250		250		
SA1/4	Bourne Poacher								20	20	2											42		42			
	Total Thornton								35	47	39	67	82	82	85	85	85	78	60	30	30	207	598	805	77	882	
Total per annum																											
									6	224	399	507	484	547	559	531	414	360	333	299	221	165			5049		5397

Appendix 3 Lapsed permissions for housing 2004 – 2017 in Wyre

Year	No of net dwellings with extant permission as at 31 March (u/c, full or outline pp)	No. of planning applications for housing lapsed in year	No. of net dwellings lapsed in year
2004/05	1282	2	2 ¹
2005/06	1169	8	33 ²
2006/07	1026	8	21 ³
2007/08	1445	9	13 ⁴
2008/09	1493	15	34 ⁵
2009/10	1925	15	27 ⁶
2010/11	1792	9	45 ⁷
2011/12	1538	18	34 ⁸
2012/13	1594	7	10 ⁹
2013/14	1659	11	51 ¹⁰
2014/15	1995	6	21 ¹¹
2015/16	3340	7	7 ¹²
2016/17	4117	19	84 net ¹³ (109 gross)

¹ 1617 32 Kent St. Fleetwood – 1
1656 23 Lord Street Fleetwood - 1

² 1022 - Bridge Street Garstang – 14
1032 – Wavertree, Hackensall Road, Knott End - 1
1610 - Gwndy, Town End Cottage, Smithy Lane Stalmine – 6,
1695 – HSBC Bank, Albert Square, Fleetwood – 1,
1700 – Tomlinsons Farm, Fluke Hall Lane, Pilling – 1,
1707 – 106 Breck Road, Poulton – 8,
1724 – 107 Warren St. Fleetwood – 1
1839 – Adj. 4 Sycamore Road, Bilborrow – 1

³ 1311 – Adj. Harwood House, Kiln Lane, Hambleton – 1
1320 – Adj. Alrovin, Nicksons Lane, Preesall – 2,
1733 – 145 Promenade Road, Fleetwood – 1
1758 – Crown Lane/Warren Street, Fleetwood - 5
1763 – Lousanna Farmhouse, Lancaster Road, Out Rawcliffe - 1
1894 – Moorland Tennis Club, 217 Breck Road, Poulton - 2
1932 – Great Eccleston Health Centre, Raikes Road, Great Eccleston - 7
1945 – Adj. The Poplars, Lewth Lane, Inskip – 2

⁴ 588 – Adj The Woodlands, Holmeffield Avenue, Cleveleys - 1
709 – Adj. 9 Thornton Gate, Cleveleys – 1
825 – A6/ Kepple Lane, Garstang – 3
1776 – Park Hill Centre, Moss Lane, Garstang – 2
1795 – 1A Peel Road, Fleetwood – 1
1808 – 85 Manor Road, Fleetwood – 2

1840 - 22 Lancaster Road, Knott End – 1
1846 – Adj. Myerscough Cottage, Garstang Road, Myerscough – 1
1999 – Adj. Oblique Court, Green Lane West, Cabus – 1

⁵ 305 – Beech field, Market Street, Hambleton – 1
522 - Adj. 7 Lancaster Road, Great Eccleston – 1
1866 – Old Holly Farm, Cabus Nook Lane, Cabus – 2
1874 – 63 Longhouse Lane, Poulton – 1
1884 – Hornby Farm, Ratcliffe Wharf Lane, Forton – 1
1906 - Greenlands Farm, Garstang Road, Catterall – 3
1907 – Knott End Sea Centre, The Esplanade, Knott End – 2
1912 – Moss Side Farm, Lancaster Road, Pilling – 1
1916 – Bridge House Marina, Nateby – 1
1941 – 2 Victoria Road, Poulton – 5
1955 – Cabus News, 146 Lancaster Road, Cabus – 1
1971 – Ridge Farm, Fluke Hall Lane, Pilling – 1
1976 – New House Farm, Hall Lane, St. Michaels – 3
1977 - North of Bentley Green, Thornton – 10
2060 – Adj. Lower Fairsnape Farm, Bleasdale – 1

⁶ 1394 – Stanah Hill Farm, Stanah Road, Thornton – 1
1881 – Bowerswood Rest Home, Longmoor Lane, Nateby – 1
1890 – Halesworth Farm, Clay Gap Lane, Out Rawcliffe – 1
1918 - -40 Thornton Gate, Cleveleys – 1
1934 – Adj. Red Line Garage, A6, Cabus – 1
1994 - Weavers Farm, Weavers Lane, Cabus – 1
1995 – Westleigh, Market Street, Hambleton – 1
2008 – 41/43 Breck Road, Poulton – 10
2011 – Adj. Thornbank, School Lane, Pilling – 1
2012 – Skitham House Farm, Skitham Lane, Out Rawcliffe – 3
2062 – Bowers House, Bowers Lane, Nateby – 1
2100 – 18 Main Drive, Poulton – 1
2103 – Units 1 & 2 Catterall Gates Lane, Catterall – 2
2110 – Rr. 9 Poulton Road, Poulton – 1
2119 – Myerscough House Farm, Stanzaker Hall Drive, Catterall – 1

⁷ 1424 --Fleetwood Gym, Rhyl Street, Fleetwood – 14
1792 – Adj. Fielden Library, 32 Dock Street, Fleetwood – 3
1997 – 21 Wentworth Avenue, Fleetwood – 1
2048 – 55/55A Rossall Road, Cleveleys – 2
2053 – Norcross House, Norcross Lane, Thornton Cleveleys – 1
2118 – 1 Little Poulton Lane, Poulton – 1
2134 – Rr. 126-132 Heathfield Road, Fleetwood – 2
2175 – 52-60 Poulton Road, Fleetwood – 9
2180 – 8-10 London Street, Fleetwood – 12

⁸ 1004 – Rear Damside Farm, Taylors Lane, Pilling - 1
1315 – 181 Lord Street, Fleetwood – 1

1984 – Rossall Tavern, Ennerdale Avenue, Fleetwood – 5
1993 – Holmefield/Twin Oaks, Holmefield Avenue, Cleveleys – 3
2003 – Oak lodge Nurseries, School Lane, Forton – 1
2101 – 26 Cock Robin Lane, Catterall – 2
2102 – Adj. Thorncroft, Bradshaw Lane, Pilling – 1
2189 – Skye Royd, Holmefield Avenue, Cleveleys – 3
2195 – 11 St. Andrews Avenue, Cleveleys – 1
2200 – 15 St. Davids Avenue, Cleveleys – 7
2201 – 9 Willow Street, Fleetwood – 1
2209 – 14 Formby Avenue, Fleetwood – 1
2214 – Rear 246 Fleetwood Road North, Thornton – 1
2225 – 6 Park Road, Thornton – 1
2230 – 161 Blackpool Old Road, Poulton – 1
2231 – Langdale Road/ Grange Court, Fleetwood – 2
2241 – 5 West Drive West, Cleveleys – 1
2243 – 3 North Albion Street, Fleetwood – 1

⁹ 1958 – New House Farm, New House Lane, Winmarleigh – 1
2243 – 3 North Albion Street, Fleetwood – 1
2247 – Adj. 6 Gordounstone Place, Thornton – 2
2272 – Rr. Willow Lea, 68 Lancaster Road, Garstang – 1
2273 – 20 Hastings Road, Thornton – 3
2286 – 104A Poulton Road, Fleetwood – 1
2295 – 80 Poulton Road, Fleetwood – 1

¹⁰ 2113 – 114/118 Dock Street, Fleetwood – 26
2211 – Highfield, Stones Lane, Catterall – 4
2300 – Royal Oak, 64 Breck Road, Poulton – 12
2305 – 27 Preston Street, Fleetwood – 1
2314 – Queens Hotel, Beach Road, Fleetwood – 2
2326 – 6 Robins Lane, Poulton – 1
2328 – Rr. 123 – 125 Victoria Road West, Cleveleys – 1
2330 – 245 Fleetwood Road South, Thornton – 1
2341 – 63 Larkholme Lane, Fleetwood – 1
2365 – High Compley Farm, Garstang Road West, Poulton – 1
2367 – 42 Wood Green Drive, Thornton – 1

¹¹ 1999 – The Rockery, Green Lane West, Cabus – 6
2104 – 26 Kemp Street, Fleetwood – 11
2196 – Adj. 60 Bold Street, Fleetwood – 1
2274 – Calder House, Albert Terrace, Calder Vale – 1
2339 – Rear 25 Station Road, Poulton – 1
2379 – Reading Rooms, Garstang Road, St. Michaels – 1

¹² 1677 – Adj. Boothfield House, Pilling Lane, Preesall – 1
2270 – 25 North Albert Street, Fleetwood – 1
2291 – Adj. 11 Little Poulton Lane, Poulton – 1
2409 – Moss Cottage Farm Stud, Lancaster Road, Out Rawcliffe – 1

2438 – Adj. 37 Hawthorne Road, Thornton – 1
2440 – White Hall House, Rawcliffe Road, St. Michaels – 1
2443 – South of Nicksons Lane, Preesall - 1

¹³ 2257 - 18 Fairfield Court, Fleetwood -3
2304 – Adj. 323A Fleetwood Road North, Thornton - 1
2313 – 33 Princes Way, Fleetwood - 1
2316 – Kings Arms Car Park, High Street, Garstang - 2
2430 – 52-54 Church Road, Thornton - 2
2457 – East of 27 Stanah Gardens, Thornton - 2
2466 – 13 the Esplanade, Knott End - 2
2472 – Adj. Clovelly, Croston Barn Lane, Cabus – 1

2398 – Herdman House Farm, Peahall Lane, Pilling - 1
2480 - Adj. Riakes Farm, Raikes Road, Thornton - 3
2481 - Elm Farmhouse, Station Lane, Nateby - 2
2493 – Adj. Woodlands, Wallace Lane, Forton - 1
2504 – Rear 15 Lockwood Avenue, Poulton - 1
2510 – 53 Market Place, Garstang - 1
2515 – Wansbeck House, Chatsworth Avenue, Fleetwood – 72 gross/47 net (Registered Provider)
2516 – 314 Park Lane, Preesall - 1
2520 – Carr Head Adult Education Centre, Carr Head Lane, Poulton - 8
2522 – North of 34 Princess Avenue, Poulton – 3 (affordable dwellings)
2527 – Land off Old Toms Lane, Stalmine - 2