



HOUSING LAND POSITION

At 31st March 2015

Planning Department
Preston City Council
Town Hall
Lancaster Road
Preston, PR1 2RL

www.preston.gov.uk

Tel: 01772 906728

Email: planningpolicy@preston.gov.uk

Contents

1. Introduction.....	3
2. Completion Details	4
2.1 Annual Completion 2003 - 2014	
2.2 Empty Homes brought back into use	
2.3 Completions by Density	
2.4 Completions on Previously Developed Land	
2.5 Affordable Housing Completions	
2.6 Demolitions	
3. Housing Land Supply	9
3.1 Housing Supply across the Local Plan period based on outstanding permissions and Local Plan allocations	
3.2 5 year supply position:	
4. Appendix	16

1. Introduction

This report examines three key areas:

- Housing Completions in Preston since 2003.
- Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.
- Future supply of housing and specifically the 5 year housing supply.

Please note, due to the different ways of reporting completion statistics ie gross completion/net completions/site size thresholds, the annual completion figures included in Section's 2.3 and 2.4 will not reconcile with the annual completion figures in Section 2.1.

During 2014/15 the examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies DPD) was held with hearing sessions held between 21 and 30 October 2014. In response to a question from the Inspector prior to the hearings, and following the Wokingham judgment¹, it was agreed by all parties at the hearing that there was no requirement in examining this local plan to reconsider Objectively Assessed Need. This is reflected in the Inspector's report².

The annual requirement is, therefore, 507 dwellings as set out in the Central Lancashire Core Strategy.

Following consideration of all the representations before, during and after the hearing sessions the Inspector was satisfied that Preston could demonstrate a five year supply as required by paragraph 47 of the National Framework. The existence of a five year supply of deliverable housing at a base date of September 2014 is, therefore, a matter of fact.

Government guidance is that the examination of Local Plans is intended to ensure that up-to-date housing requirements and the deliverability of sites to meet a five year supply will have been thoroughly considered and examined prior to adoption, in a way that cannot be replicated in the course of determining individual applications and appeals where only the applicant's/appellant's evidence is likely to be presented to contest an authority's position³. It follows, therefore, that the position as identified during examination sets a baseline in which all sites identified meet the tests of deliverability and on which future years' five year supply figures should be based.

¹ Gladman Developments Ltd and Wokingham Council [CO/1455/2014]

² Report on the Examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies), paragraph 62

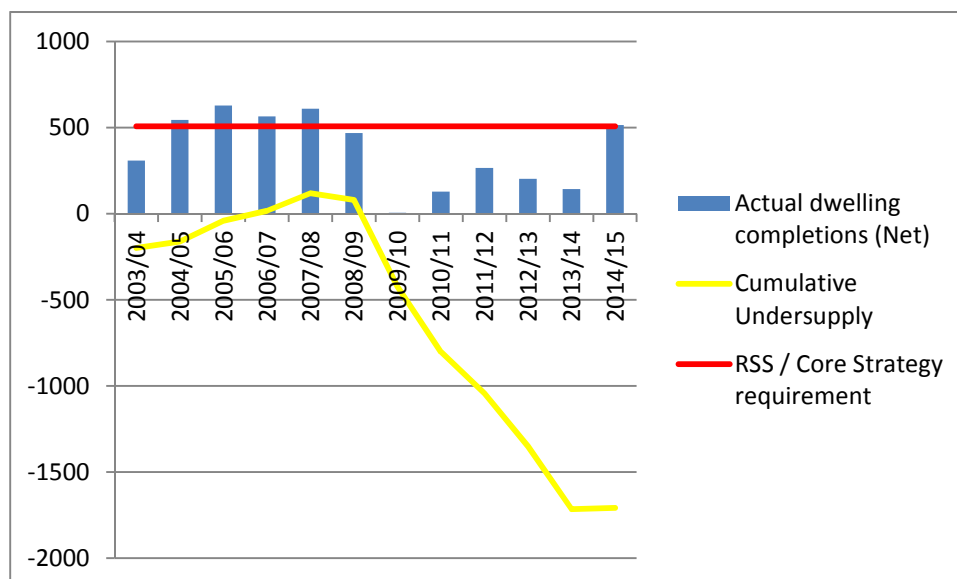
³ Planning Practice Guidance Paragraph: 033 Reference ID: 3-033-20150327

2. Completion Details

2.1 Annual Completion 2003 - 2015

Monitoring Period	Net Completions
April 2003 – March 2004	308
April 2004 – March 2005	544
April 2005 – March 2006	627
April 2006 – March 2007	565
April 2007 – March 2008	609
April 2008 – March 2009	468
April 2009 – March 2010	5
April 2010 – March 2011	127
April 2011 – March 2012	265
April 2012 – March 2013	202
April 2013 – March 2014	142
April 2014 – March 2015	515
Total Net Completions 2003-2015	4,377

The graph below shows annual completions since 2003 along with the (now revoked) RSS requirement to 2010, and Core Strategy requirement from 2010, totalling 6,084 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to 1,707 net dwellings.



2.2 Empty Homes brought back into use

The Inspectors 'Report on the Examination into the Preston Local Plan 2012-26' (June 2015) paragraphs 65-69 deals with the issue of empty homes being brought back into use. The Inspector allows for 375 units to be included within the supply figures from the re-use of empty homes within the existing urban area during the period 2014-2019 as long as the empty stock remains above the 3% vacancy level. The Inspector also confirms at paragraph 69 that it is appropriate for the historical re-use of long-term empty homes to be factored into the historical annual net completions to offset against cumulative undersupply.

This positive approach to the re-use of empty homes is fully endorsed by the National Planning Policy Framework, in terms of making effective use of existing housing stock, as an important source of new housing. The Planning Practice Guidance (paragraph 39) states:

The National Planning Policy Framework encourages local authorities to bring empty housing and buildings back into residential use. Empty homes can help to contribute towards meeting housing need but it would be for individual local authorities to identify and implement an empty homes strategy.

The Council has an Empty Homes Strategy and employs an Empty Homes Team which has aided in bringing 98 empty properties back into use in the last year alone (2014-15 net figure). Therefore the historical re-use of long term empty homes has been factored into the historical annual net completions as follows:

Monitoring Period	Long term empty homes brought back into Use*
April 2006 – March 2007	45
April 2007 – March 2008	54
April 2008 – March 2009	43
April 2009 – March 2010	63
April 2010 – March 2011	51
April 2011 – March 2012	60
April 2012 – March 2013	70
April 2013 – March 2014	112
April 2014 – March 2015	98
Total Number of long term empty homes brought back into use	596

*These figures are net of demolitions

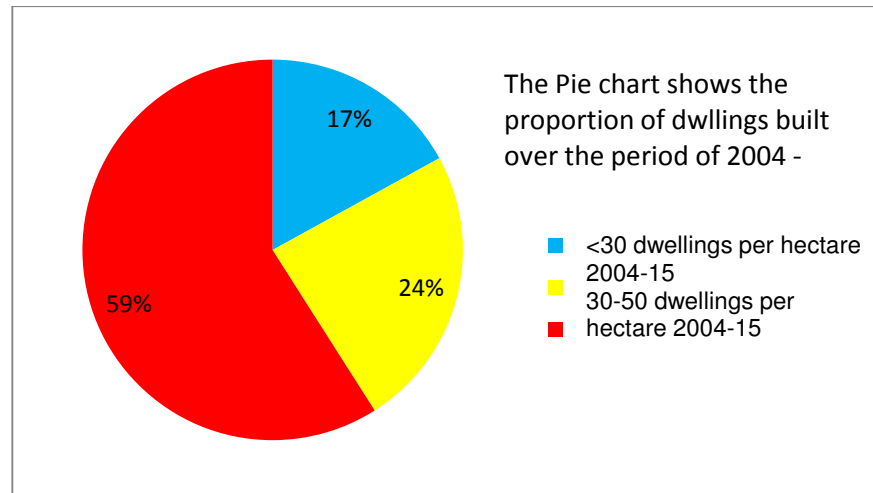
This reduces the cumulative undersupply from 1,707 to 1,111 net dwellings at April 2015.

Housing Land Position
At 31st March 2015

2.3 Completions by Density

Density	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	Totals
<30 dwellings per ha	No Data	175	61	89	11	21	7	31	13	18	16	75	517
30-50 dwellings per ha	No Data	149	128	95	13	28	5	6	87	82	25	90	708
>50 dwellings per ha	No Data	290	193	315	330	188	31	26	16	53	38	278	1758

**Gross completions, net site area of development and schemes of 5 or more dwellings only*

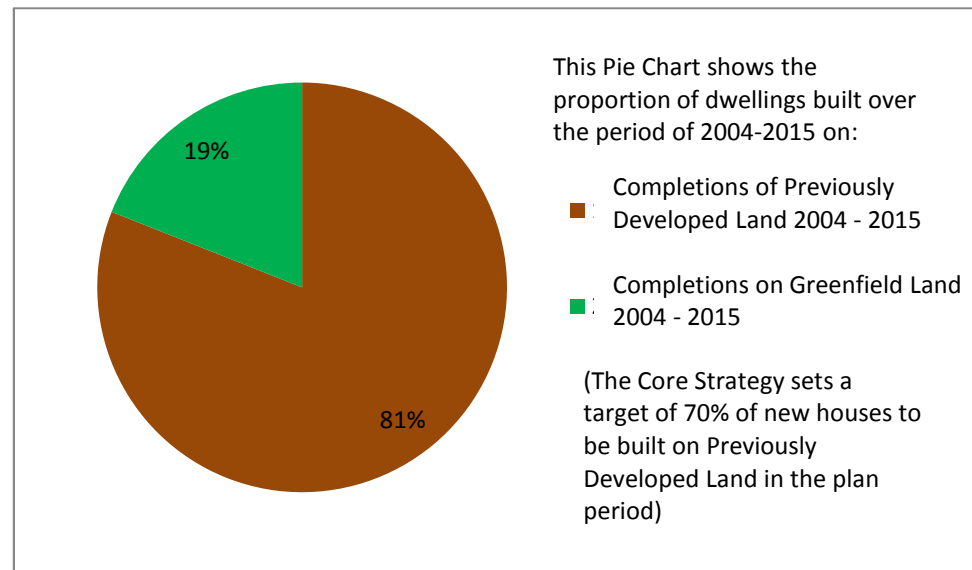


Housing Land Position
At 31st March 2015

2.4 Completions on Previously Developed Land

Land Type	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	Totals
Greenfield	No Data	308 (47%)	141 (22%)	124 (21%)	95 (16%)	5 (1%)	5 (6%)	1 (1%)	13 (5%)	4 (2%)	26 (16%)	106 (20%)	828 (19%)
Previously Developed Land (PDL)	No Data	347 (53%)	493 (78%)	462 (79%)	514 (84%)	480 (99%)	81 (94%)	142 (99%)	272 (95%)	211 (98%)	135 (84%)	428 (80%)	3565 (81%)

**Gross Completions*



2.5 Affordable Housing Completions

Monitoring Period	Gross Affordable Completions
April 2003 – March 2004	No data
April 2004 – March 2005	58
April 2005 – March 2006	0
April 2006 – March 2007	33
April 2007 – March 2008	35
April 2008 – March 2009	45
April 2009 – March 2010	15
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
April 2013 – March 2014	35
April 2014 – March 2015	16
Total Gross Affordable Completions 2004 – 2014	341

2.6 Demolitions

During the 2014-15 monitoring period 15 long term empty properties were demolished which have been netted off the figure provided in section 2.2. A further 1 dwelling (not long term empty property) was recorded as demolished during the same period.

Housing Land Position
At 31st March 2015

3. Housing Land Supply

3.1 Housing Supply across the Local Plan period based on outstanding permissions and Local Plan allocations:

Local Plan Ref	Planning Application Ref	Site Name	Net gain outstanding at April 2015	2015 - 2020	2020 - 2025	2025- 2026	beyond 2026
	06/2006/0651	Former Sharoe Green Hospital	102	55	47		
MD1	06/2012/0145	Cottam Hall (Includes 06/2013/0148 Cottam K - 104 units)	1071	428	543	100	
MD1	06/2009/0499	Former Cottam Brickworks	206	65	141		
	06/2010/0142	Former Police HQ Lawson St (Student Accommodation)	60	60			
	06/2014/0873	Corporation St/Marsh Ln & Edward St (Student Accommodation)	64	64			
	06/2011/0469	Land adj Geoffrey Street Preston	6	6			
MD2	06/2011/0473 & 06/2013/0865	Haydock grange	450	170	175	35	70
	06/2011/0604	Jubilee Trading Estate, Fylde Road (Student Accommodation)	64	30	34		

Housing Land Position
At 31st March 2015

	06/2011/0614	Lancashire House, Winckley Square	35	0	0	35	
	06/2011/0681	Former Spar Distribution Depot, Longridge Road	23	23			
	06/2011/0911	170 Corporation Street (student)	12	12			
	06/2012/0071	6-16 Marsh Lane	20	0	20		
MD2	06/2012/0094	Connemara Lightfoot Lane (Mullarkey)	125	105	20		
	06/2012/0535	Land rear of Lime Chase, Lightfoot Lane	3	3			
MD2	06/2012/0822 & 06/2014/0352 & 06/2014/0353 & 06/2014/0354	Lightfoot Lane Higher Bartle (Redrow)	330	141	150	30	9
	06/2013/0019 & 06/2014/0856	Land rr of Our Lady etc School Eastway	22	22			
	06/2013/0131	101-110 Friargate (Student Accommodation)	62	62			
MD2	06/2013/0140 & 06/2014/0598	Maxy House Farm Sandy Lane (Wainhomes)	288	255	33		
MD2	06/2013/0195	Land at Eastway (Hollins)	140	105	35		

Housing Land Position
At 31st March 2015

	06/2013/0284	The Skeffington Hotel 283 - 240 Ribbleton Lane	8	8			
	06/2013/0293	Land at Lockside Road	16	16			
MD2	06/2013/0349	Land n of Eastway (HCA)	300	180	120		
	06/2013/0361	88-89 Fishergate Hill	7	7			
MD2	06/2013/0428	Land Hoyles Lane/Sidgreave Lane (CEG)	350	105	150	30	65
	06/2013/0455	Whitefriars Whittingham Lane Grimsargh	6	6			
PN City Centre	06/2013/0591	Victoria House 9-11 Ormskirk Road	69	69			
PN City Centre	06/2013/0736	Victoria & Albert Bldgs Fishergate	6	6			
	06/2013/0749	Land at Ashton Basin Tulketh Brow	12	12			
	06/2013/0752	The Golden cross Hotel 60 Lancaster Road	9	9			
	06/2014/0076	Neptune House 328 Marsh Lane	6	6			
	06/2014/0084	East Cliff House East Cliff	8	8			
	06/2014/0112	Maitland House Maitland Street	6	6			
	06/2014/0149	Cotty Brook Site Lea Road Ashton	2	2			
	06/2014/0228	Units 1, 2 & 3 Cunliffe Street	14	14			
PN City Centre	06/2014/0322	Rr 10-11 Camden Place	9	9			

Housing Land Position
At 31st March 2015

	06/2014/0410	Former DJ Ryan Depot, Inglewhite Road	10	10			
	06/2014/0544	198 Tag Lane Ingol	5	5			
	06/2014/0677	88 Gordon St (Student Accommodation)	9	9			
	06/2014/0888	50 Hawkins Street Preston	5	5			
	06/2014/0969	Church of Ascension 450 Watling Street Road Ribbleton Preston	30	30			
	06/2014/0972	46 Deepdale Mill Street	11	11			
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	0	40		
HS1.2		Argyll Rd Depot	300	93	207		
HS1.3		Parker St	50	0	50		
HS1.4	06/2014/0588	Eastway Nurseries, Eastway	24	24	0		
HS1.5	06/2014/0117	Tetrad New Hall Lane (includes 06/2014/0117 Land west of Mosley St 51 units)	114	66	48		
HS1.6		Skeffington Rd/Castleton Rd	38	0	38		
HS1.7		Deepdale Mill Deepdale Mill St	28	0	28		
HS1.8		Shelley Rd/Wetherall St	27	0	27		
HS1.9		Stagecoach Bus Depot Selbourne St	32	0	0	32	
HS1.10		Former Goldenhill School Cromwell Rd	20	20			
HS1.11		Former Tulketh Community Sports College Tag Lane	44	44	0		
HS1.12		Bretherens Meeting Rm Egerton	12	0	12		
HS1.13		Land North of Tom Benson Way	30	30			

Housing Land Position
At 31st March 2015

HS1.14	06/2013/0785	Former Ridings Depot Whittingham Road	220	105	115		
HS1.14	06/2014/0248	Inglewhite Road Longridge	190	105	85		
HS1.14	06/2012/0544 & 06/201/0805	Land s of Whittingham Road	77	76			
HS1.15	06/2014/0535	Former Whittingham Hospital	650	262	338	25	25
HS1.16	06/2013/0837	Land off Forest Grove Barton	44	44			
HS1.17	06/2013/0533 & 06/2014/0929	Land off Ribblesdale Drive Grimsargh	64	64			
MD2		Rest of MD2 not included above	3339	105	336	127	2771
SP4.1 (City Centre Plan)		Former St Josephs Orphanage, Theatre Street	81	81			
SP4.2 (City Centre Plan)		Avenham Street Car Park	42	0	22	20	
SP4.3 (City Centre Plan)		Rear Bull & royal Public House	14	0	14		
SP4.4 (City Centre Plan)		North of Shepherd Street	28	0	0	28	

Housing Land Position
At 31st March 2015

SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	0	35	35	
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	0	7		
OP2 (City Centre Plan)		Winckley Square	153	153			
OP5 (City Centre Plan)		Horrocks Quarter	20	0	20		
		Winckley Square Housing Zone Bid site (minus the part included within OP2 in the City Centre Plan)	78	78			
		Remainder of the City Centre Plan prior notification allowance	4	4			
		Empty Homes allocation (75 pa)	277	277	0	0	
		Sites Under 5	129	129			
		Total	10227	3899	2890	497	2940

3.2 5 year supply position:

The table at section 3.1 identifies the potential for 3,899 units during the 5 year period (2015/16 – 2019/20). The following table sets out how many years' supply this equates to when applying a 5% buffer and using the Liverpool method as specified by the Inspectors 'Report on the Examination into the Preston Local Plan 2012-26' (June 2015) (paragraph 70 -76)⁴:

5 Year Supply as at 31/03/15 Requirement	
a) Housing requirement 2003 - 2026 (507 x 23)	11,661
b) Net completions up to 31/03/15	4,377
c) Net completions up to 31/03/15 + long term empty homes brought back into use (2006 - 2015)	4,973
d) 5 year requirement (507 x 5)	2,535
e) 5 year requirement with 5% buffer	2,662
f) undersupply up to 31/03/2015	1,111
g) Annual undersupply amount to be added onto annual requirement over the remaining 11 years of the plan period	101
h) 5 Year requirement (2,662) + (101x5)	3,167
i) Annual requirement for the 5 year period	633
5 Year Supply Position with 5% Buffer and Liverpool Approach	6.2

⁴ The calculation is based on the Secretary of State's methodology as set out in the decision on the recovered appeal at Gresty Lane, Crewe [APP/R0660/A/13/2209335]

4. Appendix

The following is a schedule of outstanding permissions with capacity for under 5 units (discounted by 10% according to the Strategic Housing Land Availability Assessment methodology).

Planning Application Ref	Site Name	Net gain outstanding at April 2015	2015-2020
06/2011/0554	Lyndeth Barns Lane, Goosnargh	1	1
06/2011/0935	The Grange D'Urton Lane, Broughton	2	2
06/2011/0936	The Grange D'Urton Lane, Broughton	1	1
06/2012/0039	English Martyrs Presbytery 18 Garstang Rd	1	1
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane Catforth	1	1
06/2012/0297	Garages adj 71 Ramsey Ave Ribbleton	1	1
06/2012/0311	47 Broadgate	3	3
06/2012/0321	22 Frenchwood Knoll	1	1
06/2012/0324	59 Maitland St	2	2
06/2012/0494	42 Eldon St	2	2
06/2012/0527	Land rr of St Michaels Vicarage 46 Preston Rd Grimsargh	4	4
06/2012/0572	Land adj 39 Lower Bank Rd Fulwood	1	1
06/2012/0609	17 Alexandra St	2	2
06/2012/0625	Land adj 6 Redmayne St	1	1
06/2012/0694	Land between 61&71 Egerton Rd	2	2
06/2012/0719	143A Marsh Lane	2	2
06/2012/0726	Land adj 126 Victoria Rd	1	1
06/2012/0727	Land adj 843 Whittingham Lane Goosnargh	1	1
06/2012/0737	Angelos Restaurant 33-35 Avenham St	3	3
06/2012/0749	The Greyhound 119 London Rd	1	1
06/2012/0836	Land adj 9 Yewlands Ave	1	1
06/2012/0888	97 Lower Bank Road	1	1
06/2012/0947	Land between 17&21 Seymour Rd	1	1
06/2012/0948	147A Waterloo Rd	2	2
06/2012/0956	10 Shaw Street	1	1
06/2013/0031	2 Cottam Nursery Cottam Lane Ingol	1	1
06/2013/0040	3 Broadway Fulwood	1	1
06/2013/0106	Durton Cottage Durton Lane Broughton	1	1
06/2013/0122	Deepdale Mill Isherwood St	4	4

Housing Land Position
At 31st March 2015

06/2013/0194	Homelands walker Lane	4	4
06/2013/0234	43 Blackpool Rd	-1	-1
06/2013/0268	77 Lowndes Street	2	2
06/2013/0296	35 Lune Street	2	2
06/2013/0312	Land at 62 Lightfoot Lane	1	1
06/2013/0332	Jepps Lane Barton	1	1
06/2013/0341	Withy Trees Cumeragh	1	1
06/2013/0358	Bell Fold Farm Moorside Woodplumpton	1	1
06/2013/0364	29A Ribblesdale Place	4	4
06/2013/0449	Land adj 129 Cromwell Rd Ribbleton	1	1
06/2013/0467	18A Ribblesdale Place	1	1
06/2013/0530	Playground Heatherfield Place	2	2
06/2013/0553	7 Cross St	1	1
06/2013/0560	113-119 New Hall Lane	4	4
06/2013/0585	20 Cross St	1	1
06/2013/0586	Land rr of 6 Langdale Crescent	2	2
06/2013/0609	Orchard House 25 Cottam Hall Lane	1	1
06/2013/0636	18 Cross Street	1	1
06/2013/0747	47 Highgate Avenue	1	1
06/2013/0770	7 St Therasas Drive Fulwood Preston	1	1
06/2013/0792	Shepherd Joinery Talbot Street	1	1
06/2014/0024	Land side of 23 Fulwood Hall Lane	1	1
06/2014/0053	Land adj 35 Woodplumpton Rd Woodplumpton	1	1
06/2014/0093	Catforth Joinery Catforth Road	1	1
06/2014/0141	Land between 167 Yew Tree Ave and 88 Fir Tree Avenue	-1	-1
06/2014/0155	Land between 68 and 82 Fir Tree Avenue	-1	-1
06/2014/0202	518 New Hall Lane	1	1
06/2014/0207	9 Starkie Street (PN in City Centre)	1	1
06/2014/0235	Former Midland House Maritime Way	1	1
06/2014/0262	4 Chatham Place Preston	1	1
06/2014/0265	91 Symonds Road Fulwood	2	2
06/2014/0307	11 – 19 Manchester Road	1	1
06/2014/0310	New House Farm Cow Hill Haighton	-1	-1
06/2014/0335	Turner House Farm Langley Lane Goosnargh	3	3
06/2014/0364	3 Hazel Grove Ribbleton	1	1
06/2014/0407	158 Tulketh Road	2	2
06/2014/0439	Marlings Barn Cumeragh Lane Whittingham	1	1
06/2014/0441	Carr House Farm Preston Road Inskip	1	1
06/2014/0461	Land between 23 & 25 Rowan Avenue Ribbleton	4	4
06/2014/0506	9 – 11 Church Avenue Preston	2	2

Housing Land Position
At 31st March 2015

06/2014/0537	22 - 24 Guidhall Street (PN in City Centre)	2	2
06/2014/0565	Lower Barker Button Street Inglewhite	1	1
06/2014/0581	Land s of 38 Darkinson Lane Lea	4	4
06/2014/0585	Greyfriars Hall Walker Lane Fulwood Preston	2	2
06/2014/0586	Land s of Old Poplar Fdry Inglewhite Rd Longridge	4	4
06/2014/0640	FC Snooker 2 Collinson Street Preston	3	3
06/2014/0676	Beconsall Farm Bartle Lane Lower Bartle	1	1
06/2014/0689	Land n of Woodfield Lea Lane Lea	1	1
06/2014/0719	Old Woodsfold Farm Lewth Lane Catforth	1	1
06/2014/0727	60 & 62 James Street Preston	2	2
06/2014/0795	34-35 Ashton Street Preston	1	1
06/2014/0825	53 Ainslie Road Fulwood	1	1
06/2014/0877	Barn at Patrick House Scotch green Lane Inglewhite	1	1
06/2014/0883	4 Starkie Street Preston	1	1
06/2014/0891	Land At (Grid Ref 538364) Langley Lane Goosnargh	1	1
06/2014/0895	Brentwood 289 Garstang Road Preston	1	1
06/2014/0912	Deafway Brockholes Brow Preston	3	3
06/2014/0935	10 Spa Road Preston	1	1
06/2014/0957	121-123 New Hall Lane Preston	2	2
06/2014/0958	Beech Grove Farm Malley Lane Woodplumpton	3	3
06/2014/0970	New House Farm Ford Lane Goosnargh	2	2
06/2015/0015	40 Thorntrees Avenue Lea	3	3
06/2015/0029	Hoole Fold Farm Garstang Road Barton	2	2
06/2015/0039	13A Winckley Square Preston	1	1

TOTAL	144	143
Minus 10% =		129