

Town and Country Planning Act 1990 – Section 78
Town and Country Planning (Development Management Procedure) (England) Order 2013
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Appeal by Wainhomes (North West) Ltd
Land at Cardwell Farm, Garstang Road, Barton, Preston

Against the Refusal of Planning Permission by Preston City Council on the Application for:

***“Up to 151 no. dwellings and community building with associated works
(access applied for only).”***

Appeal Ref: APP/N2345/W/20/3258889

Statement of Common Ground (Housing Supply)

between

Preston City Council

&

Wainhomes (North West) Ltd.

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Statement of Common Ground – Housing Supply

I. Introduction

- I.1. This Statement of Common Ground (SoCG) has been prepared jointly by Wainhomes (North West) Ltd (hereinafter referred to as ‘The Appellant’) and Preston City Council (hereinafter referred to as “The Council”).
- I.2. The Statement refers to Appeal Ref: APP/N2345/W/20/3258889 against the decision of the Council to refuse outline planning permission for the site known as land at Cardwell Farm, Garstang Road, Barton, Preston (application reference: 06/2019/0752) for:

Up to 151 no. dwellings and community building with associated works (access applied for only)
- I.3. This SoCG refers only to matters concerned with the 5-year housing land supply position (‘the 5YHLS’). A separate SoCG covering all other planning matters has been prepared. This includes a summary of the background, site location and proposals.
- I.4. This Statement sets out the agreed matters of fact and agreed positions between the Council and the Appellant in respect of housing supply matters for this appeal.
- I.5. Finally, this statement summarises those areas of disagreement between the parties.
- I.6. This final version of the SoCG (Housing Supply) is jointly agreed by:

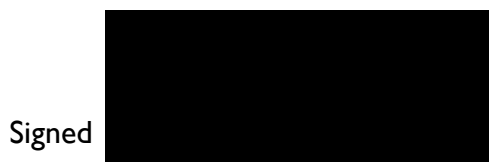


Signed

Date 11/01/2021

BEN PYCROFT

On behalf of Wainhomes (North West) Ltd



Signed

Date 11/01/2021

CHRIS BLACKBURN

On behalf of Preston City Council

2. Matters of agreement

The Council's latest Housing Land Position Statement

- 2.1. The Council's most recent assessment of 5 year supply is set out in the Housing Land Position Statement (HLPS). The base date of this assessment is 1st October 2020 and it covers the five year period 1st October 2020 to 30th September 2025.

The Relevant Five Year Period

- 2.2. Both parties agree that the relevant 5-year period for the determination of this appeal is 1st October 2020 to 31st September 2025.

The Adopted Housing Requirement

- 2.3. Policy 4 of the Core Strategy: "Housing Delivery" sets out the housing requirement for Preston for the period 2010 to 2026 of 507 dwellings per annum. The Core Strategy was adopted in 2012 and is therefore more than five years old.
- 2.4. It is agreed that Policy 4 of the Core Strategy was reviewed less than five years ago in 2017. At this time, following the publication of the new Central Lancashire Strategic Housing Market Assessment, Preston entered into a Memorandum of Understanding with its neighbours South Ribble and Chorley Council's endorsing the requirements set out in Policy 4. This decision was taken to ensure the three authorities continued to meet their own respective Objectively Assessed Needs, but also to meet the aspirations of the Preston, South Ribble and Lancashire City Deal and Government's aspirations to increase the supply of housing.
- 2.5. It is agreed that whilst the Core Strategy was already over five years old when the 2018 and 2019 Frameworks were published, the Council continued to measure its housing land supply against the adopted housing requirement until January 2020. Since January 2020 the Council has measured its five year housing land supply against the local housing need using the standard method.

The Past Shortfall Against the Adopted Housing Requirement

- 2.6. The base date of the adopted plan is 1st April 2010. However, as Policy 4 of the Core Strategy explains, the backlog since 1st April 2003 should be taken into account. The planned housing requirement set out in the Core Strategy is 507 dwellings. By 30th September 2020, 8,873 dwellings should have been completed based on an annual requirement of 507 dwellings. Only 7,963 dwellings were completed in the same period and therefore it is agreed that the backlog against the adopted housing requirement is 910 dwellings.
- 2.7. Should the five year housing land supply be measured against the adopted housing requirement, it is agreed that the past shortfall of 910 dwellings should also be addressed in full in the five year period (i.e. the "Sedgefield" method).

The Buffer

- 2.8. Based on the published results for the Housing Delivery Test, both parties agree that a 5% buffer should be applied to the housing requirement in line with paragraph 73 of the Framework.

Local Housing Need

- 2.9. It is agreed that the Local Housing Need calculated using the standard method set out in national planning guidance is currently 250 dwellings per annum and that this figure applies to the five year period 1st October 2020 to 31st September 2025.

Extent of the deliverable supply

- 2.10. The Council's published position is that the deliverable five year housing land supply at 1st October 2020 is 3,581 dwellings. For the purposes of this appeal, the Appellant agrees that the deliverable supply is 3,581 dwellings.
- 2.11. Against the adopted housing requirement plus the past shortfall and a 5% buffer, this equates to 4.95 years. Against the local housing need and a 5% buffer, this equates to 13.6 years. The respective positions are set out in the following table:

Table 1: Preston City Council's Five Year Supply at 1st October 2020

	Requirement	Adopted Housing Requirement	Local Housing Need
A	Annual requirement	507	250
B	Past shortfall at 30th September 2020	910	0
C	Amount of past shortfall to be addressed in the five year period	910	0
D	Total five year requirement (A X 5 + C)	3,445	1,250
E	Requirement plus 5% buffer (D + 5%)	3,617	1,313
F	Annual requirement plus buffer (E / 5 years)	723	263
	Supply		
G	Five year supply 1st October 2020 to 30 th September 2025	3,581	3,581
H	Years supply (G / F)	4.95	13.6

3. Matters of Disagreement

The five year housing requirement

- 3.1. The Council considers that its five year housing land supply should be measured against the local housing need using the standard method set out in the planning practice guidance. The Appellant considers that the five year housing land supply should be measured against the adopted housing requirement. The Council accepts that if the five year housing land supply should be measured against the adopted housing requirement (plus past shortfall and a 5% buffer) that it cannot demonstrate a deliverable five year housing land supply and footnote 7 and paragraph 11(d) of the Framework would be engaged.

[ENDS]