

HOUSING LAND POSITION

At 31 March 2013

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1. INTRODUCTION

This annual report examines three key areas:

- Housing completions in South Ribble in relation to the strategic requirement
- Future supply of housing from outstanding permissions and allocations
- Monitoring of the impact of planning policies on density, brownfield sites & affordable housing.

Section 2 gives further details on the location and site characteristics of housing completions in recent years. It includes the housing trajectory and five year supply information. The figures show the positive effect of planning policy on maintaining the proportion of brownfield sites – 67% of completions between April 2012 and March 2013 were on previously developed land. A total of 40 affordable homes have been completed and handed over to an RSL during 2012/13 and outstanding planning permissions include a further 151 affordable dwellings.

Sections 3 and 4 examine the supply of land for house building from existing planning consents and site allocations in the Local Plan.

Section 5 details new permissions which have been given during 2012/13.

2. COMPLETIONS DETAILS

Completions are monitored by annual surveys of sites rather than using Building Control records. As agreed by all districts in Lancashire in 1993, a dwelling is considered to be complete when the “roof is on” and the “windows are in”.

In 2008, it was agreed that the surveys would be undertaken twice per year.

2.1 Policy Context

The number of new houses that South Ribble Borough Council should allow was set by the Regional Spatial Strategy (RSS) for the North West in 2008. The RSS introduced a new strategic requirement of 417 dwellings per annum.

The proposed revocation of the RSS and the Coalition Government’s association ‘localism’ agenda will give local authorities the scope to produce locally derived housing requirement figures.

2.2 Current Strategic Requirement and Five Year Supply

South Ribble Council can identify a supply of 2,558 dwellings from 2013/14 up to and including 2017/18*. These figures have been prepared to take account of the updated forecasts prepared for the emerging Site Allocations Development Plan Document. The current RSS requirement is 417 dwellings per annum or 2,085 dwellings over a five year period.

In the ten years since the RSS base date of 2003, completions rates in the Borough were as follows:

	Dwellings
April 2003 – March 2004	538
April 2004 – March 2005	657
April 2005 – March 2006	520
April 2006 – March 2007	284
April 2007 – March 2008	320
April 2008 – March 2009	312
April 2009 – March 2010	171
April 2010 – March 2011	221
April 2011 – March 2012	170
April 2012 – March 2013	168
Total	3361

Source: Housing Land Database (Query: Completions – this year)

The strategic requirement for this period was 4,170 (ten years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 809 dwellings (4,170 less 3,361). However, given current market conditions and the low build out rates over the last few years, it is unrealistic to expect that this undersupply can be met within the five year supply and it will therefore be spread over later years in the SHLAA timeframe (13 years, 2013/14 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the RSS. Therefore, from 2012/13 the Council will need enough land to accommodate an additional 62 dwellings per year (shortfall of 809 divided by 13 years), meaning the strategic requirement will be 479 dwellings per annum.

This will result in the borough having a five year supply requirement of 2,395 dwellings (five years at 479 dwellings per annum).

*Sites included within the South Ribble five year supply comprise:

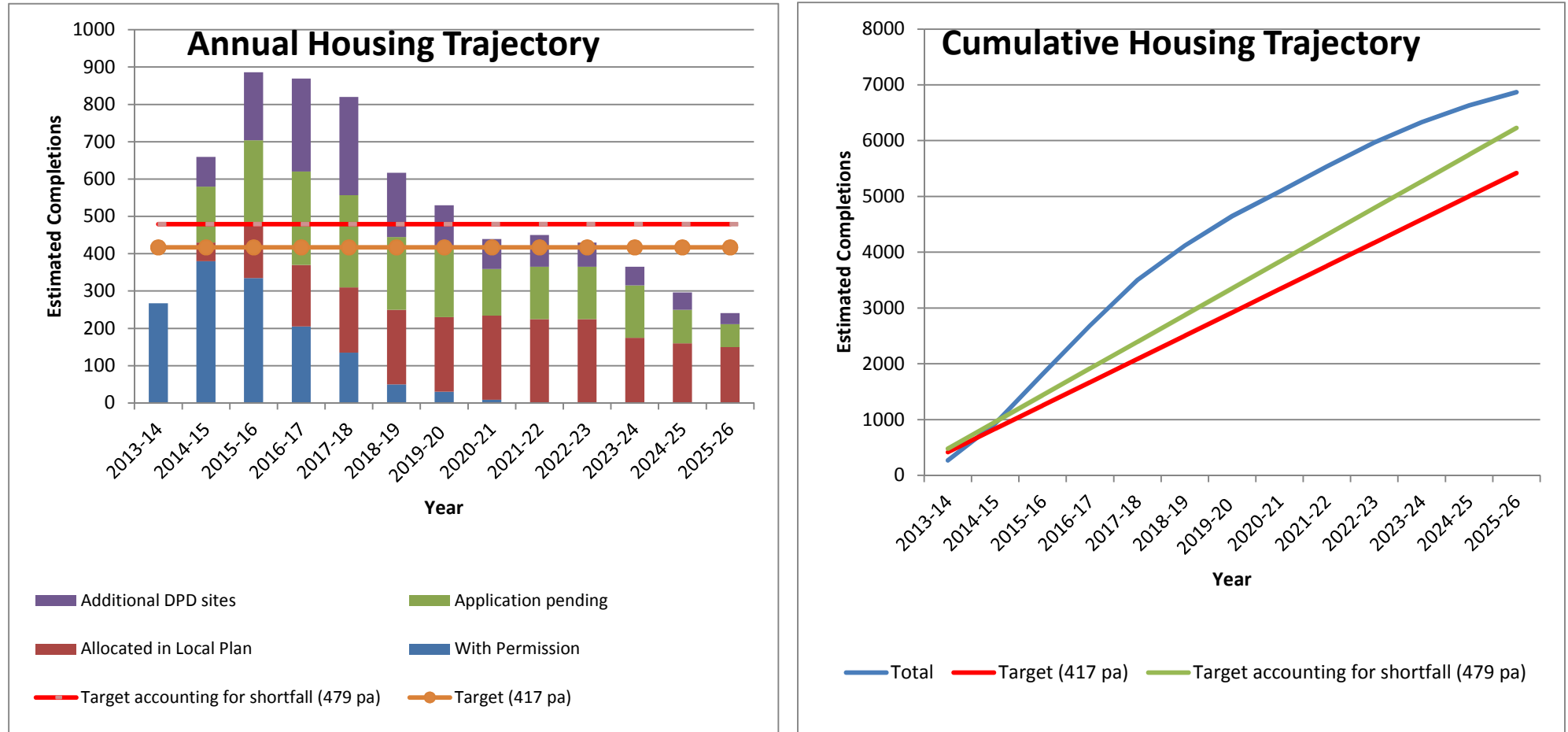
- Sites with planning permission;
- Allocated sites;
- Sites with current applications;
- Small sites where the developer has expressed an intention to develop within five years.

In addition, South Ribble has capacity for 170 dwellings on small sites (less than 0.4 ha) with permission, some of which were not included in the SHLAA because they had not been granted/applied for planning permission when the SHLAA was produced. We have assumed that 10% of these dwellings will not be built, meaning that there is a realistic capacity for 153 dwellings on these small sites. These form part of the five year supply in the borough, meaning the Council has a five year supply of 2,711 dwellings, 316 dwellings above the requirement. Therefore, **the borough currently has a 5.7 year land supply.**

However, it should be borne in mind that the Council is currently at Publication stage of preparing its Site Allocations DPD. Subject to this being adopted later in 2012/13, an additional supply of 773 dwellings would become available over the five year period, **resulting in a 7.3 year land supply (five years, plus an additional 46%).**

2.3 Housing Trajectory at 31 March 2013

The following housing trajectories relate to the current strategic requirement.



2.4 Annual Completions by Locality

Locality	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Apr 12 – Sept 12	Oct 12 – Apr 13	Total
Bamber Bridge	41	99	207	40	43	40	2	8	2	14	0	496
Buckshaw Village	112	180	152	85	82	110	112	56	38	23	42	992
Higher Walton/Coupe Green/Gregson Lane/ Hoghton	30	7	5	5	5	6	6	20	3	2	0	89
Hutton	33	1	1	16	2	2	1	0	8	0	0	64
Leyland & Farington	88	149	65	90	144	75	32	86	56	17	18	820
Little Hoole	2	1	0	0	3	1	0	0	0	0	1	8
Longton	20	7	4	4	9	11	0	10	10	3	10	88
Lostock Hall	39	88	39	3	11	13	0	6	1	0	0	200
Much Hoole	6	8	13	12	4	14	1	1	1	1	0	61
New Longton	11	0	9	0	5	2	2	17	1	1	0	48
Penwortham	36	24	15	19	4	18	7	8	30	21	7	189
Samlesbury & Mellor	6	0	6	2	3	3	4	4	1	1	3	33
Walmer Bridge	58	21	2	6	2	0	0	1	16	0	3	109
Walton Le Dale	56	72	2	2	3	17	4	4	3	1	0	164
TOTALS	538	657	520	284	320	312	171	221	170	84	84	3361

Source: Housing Land Database (Query: Completions by Locality)

2.5 Completions by Density

2011/12 – 2012/13

Completions	Apr 11 – Sept 11 Count	Apr 11 – Sept 11 %	Oct 11 – Mar 12 Count	Oct 11 – Mar 12 %	2011/12 Count	2011/12 %	Apr 12 – Sep 12 Count	Apr 12 – Sep 12 %	Oct 12 – Mar 13 Count	Oct 12 – Mar 13 %
Density <30/ha	46	45%	30	44%	76	45%	39	46%	55	66%
Density 30-50/ha	39	38%	34	50%	73	43%	30	36%	27	32%
Density >50/ha	17	17%	4	6%	21	12%	15	18%	2	2%
TOTAL	102		68		170		84		84	

Source: Housing Land Database (Query: Completions by Density)

2003/04 to 2011/12

Completions	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Density <30/ha	45%	49%	31%	67%	17%	34%	48%	38%	45%
Density 30-50/ha	43%	37%	51%	18%	74%	42%	40	48%	43%
Density >50/ha	12%	14%	18%	14%	9%	24%	11%	14%	12%

Source: Housing Land Database (Query: Completions by Density)

2.6 Completions by Greenfield/Brownfield (previously developed land)

Land type	2003-04		2004-05		2005-06		2006-07		2007-08		2008-09		2009-10		Apr 2010 – Sep 2010		Sep 2010 – Apr 2011		Apr 2011 – Sep 2011		Oct 2011 – Mar 2012		Apr 2012 – Sep 2012		Oct 2012 – Mar 2013	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Greenfield	107	20	117	18	42	8	1	0.4	15	4.7	19	6.1	2	1.2	33	22.8	9	11.8	20	19.6	8	11.8	22	26.2	24	28.6
Barn Conversions (regarded as greenfield)	11	2	9	1.4	22	4	6	2.1	5	1.6	7	2.2	4	2.3	1	0.7	2	2.6	3	2.9	1	1.5	3	3.6	3	3.6
Mixed (greenfield & previously developed)	139	26	200	30	23	4	69	24.3	86	26.9	63	20.2	10	5.9	11	7.6	12	15.8	8	7.8	16	23.5	7	8.3	0	0
Previously Developed (PDL)	267	49	323	49	423	81	202	71.1	190	59.4	206	66.0	138	80.7	83	57.2	53	69.8	69	65.7	34	50.0	43	51.2	57	67.8
Other Conversions (regarded as PDL)	14	3	8	1.2	10	2	6	2.1	24	7.5	17	5.4	17	9.9	17	11.7	0	0	2	3.9	9	13.2	9	10.7	0	0
TOTALS	538		657		520		284		320		312		171		145		76		102		68		84		84	

Source: Housing Land Database (Query: Completions by Land Type)

Policy 4 of the Central Lancashire Core Strategy has a target of 70% of new houses to be built on brownfield land. This is the same as the target contained in the Regional Spatial Strategy.

The Previously Development Land contribution from “mixed sites” is calculated below. The only “mixed site” is “The Oaks” development on Golden Hill Lane. For the site as a whole, the proportion of previously developed land is 57.4%, and this percentage is applied to each year’s completions as a constant.

Site	Location	Completions 2012/13	% PDL	Count of PDL	Count of Greenfield
1268	Golden Hill Lane/Wheelton Lane, Leyland	7	57.4%	4	3

Source: Housing Land Database (Query: Completions by Land Type)

The resulting previously developed land figure for 2012/13:

Previously developed = 109 from previously developed land sites + 4 from mixed sites = 113

Proportion of development on previously developed land = 113/168 = 67.3%

67% of completions between April 2012 and March 2013 were on previously developed land

2.7 Completions of Affordable Housing by Location

Location	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Bamber Bridge	0	10	18	0	0	11	0	0	0	0
Buckshaw	0	0	15	27	0	8	7	0	0	15
Farington	0	0	0	0	0	0	0	0	0	0
Hutton	0	0	0	0	0	8	0	0	0	0
Leyland	6	15	0	0	8	0	23	15	11	18
Lostock Hall	8	0	3	0	0	0	0	0	0	0
Longton, Walmer Bridge, Much Hoole	7	10	0	0	0	8	2	0	0	4
Penwortham	0	0	0	0	0	0	0	0	0	3
Walton-le-Dale	0	18	0	0	0	0	0	0	0	0
TOTAL	21	53	36	27	8	35	32	15	11	40

*Source: 2003 to 2008 – Housing Land Database, 2008 onwards – Housing Services**

Please note: Figures from the Housing Land database relate to properties which have their roof/windows complete. The figures relating to affordable housing from 2008/09 onwards relate to a property being ready for occupation and handed over to a Registered Social Landlord. Data for 2008 onwards has been collected from Housing Services' records. This change has been made to take account of the following:

- individual affordable homes are not always identified on planning applications which can lead to inaccuracies when reporting completions;
- plots identified as affordable housing at planning permission stage may be changed as the development progresses;
- Section 106 agreements allow flexibility for changes to affordable housing conditions should there be issues with identification of an RSL willing and able to exchange contracts for the purchase of the affordable properties.

A total of 40 affordable homes have been completed/handed over to an RSL during 2012/13. In addition, outstanding planning permissions include a further 151 affordable dwellings. Some completions are reported by Registered Social Landlords following completion of this report – figures are adjusted in later reports as they become known.

2.8 Demolitions

The Council issued Demolition Notices under Section 80(2) of the Building Act 1984 in respect of 20 dwellings between 1/4/12 and 31/3/13 – these grant consent to demolish but do not necessarily mean the demolition actually takes place. District Valuation Office records show 13 demolitions during the year.

3. LAND SUPPLY: OUTSTANDING PERMISSIONS

The supply of housing land is comprised partly by allocations (section 5) and partly by planning permissions across the borough.

3.1 Outstanding permissions (sites) by type

All figures are net of demolitions		Previously Developed	Greenfield	Previously Developed & Greenfield	TOTAL
Total outstanding at 31/3/13	Count	73	24	0	97
	%	75	25	0	
Of which, approved 1/4/12 – 31/3/13	Count	12	27	0	39
	%	31	69	0	

Source: Housing Land Database (Queries: Outstanding Sites Permitted: All Years/This Year)

3.2 Outstanding Sites

Site	Ward	Total dwellings approved	Not yet constructed (at 31/3/13)
Brindle Road, Brindle Road to south east of Hospital Inn Railway Crossing	Bamber Bridge East	42	42
Kellet Lane	Bamber Bridge East	1	1
Land adjacent to Ladyacre	Bamber Bridge East	6	6
Rear of Station Road	Bamber Bridge East	4	4
Reedfield Place	Bamber Bridge East	1	1
Station Road	Bamber Bridge East	10	10
Arla Dairies, School Lane	Bamber Bridge North	209	209
Brindle Road	Bamber Bridge North	3	3
Land at Goldcrest Drive/Kingfisher Way	Bamber Bridge North	10	10
Land at Holland Wood off Chorley Road	Bamber Bridge North	1	1
School Lane	Bamber Bridge North	4	4

Site	Ward	Total dwellings approved	Not yet constructed (at 31/3/13)
The Vineyard	Bamber Bridge North	1	1
Ellen Street	Bamber Bridge West	3	3
Moon Street	Bamber Bridge West	4	4
Riverside	Bamber Bridge West	1	1
Hill Road	Broad Oak	1	1
Lords House Farm	Charnock	2	2
Alma Row	Coupe Green & Gregson Lane	2	2
Bank Head Lane	Coupe Green & Gregson Lane	1	1
Bells Lane	Coupe Green & Gregson Lane	1	1
Dunkirk Lane	Earnshaw Bridge	1	1
Land to rear of Dunkirk Lane	Earnshaw Bridge	1	1
Oakdene, Hugh Lane	Earnshaw Bridge	1	1
Rhoden Road	Earnshaw Bridge	5	5
Friars House	Farington East	2	2
Land Adjacent to Yew Tree Farm	Farington East	3	3
Land West and South of Farington Lodge Hotel/Centurion Way	Farington East	68	57
Chain House Lane	Farington West	1	1
Land between Heatherleigh and Moss Lane	Farington West	14	14
Land to rear of Croston Road	Farington West	3	3
Roadferry	Farington West	80	80
Southernwood, 99 Chain House Lane	Farington West	1	1
West of Grasmere Avenue	Farington West	160	160
Former Prestolite premises, Golden Hill Lane	Golden Hill	82	82
Golden Hill Lane	Golden Hill	12	12
Hough Lane	Golden Hill	1	1
Northbrook Road	Golden Hill	1	1
Land fronting Stanley Grove	Howick & Priory	3	3
Pollards Farm, Howick Cross Lane	Howick & Priory	10	10
Land at Braid Close	Kingsfold	3	3
Golden Hill Lane	Leyland Central	3	3

Site	Ward	Total dwellings approved	Not yet constructed (at 31/3/13)
Sandy Lane	Leyland Central	1	1
Sandy Lane	Leyland Central	2	2
Group One, Buckshaw	Leyland St Ambrose	211	187
Parcel A3, Buckshaw Village	Leyland St Ambrose	120	25
Knoll Lane	Little Hoole & Much Hoole	1	1
Land at rear of 55,57 & 59 Hall Carr Lane	Little Hoole & Much Hoole	1	1
Land off Liverpool Road/Jubilee Road, Walmer Bridge	Little Hoole & Much Hoole	72	67
Liverpool Old Road	Little Hoole & Much Hoole	1	1
Moss House Lane	Little Hoole & Much Hoole	1	1
Chapel Lane	Longton & Hutton West	3	3
Chapel Lane	Longton & Hutton West	1	1
Hall Lane	Longton & Hutton West	4	1
Hall Lane	Longton & Hutton West	1	1
Land off School Lane	Longton & Hutton West	14	14
Liverpool Road	Longton & Hutton West	1	1
Marsh Lane	Longton & Hutton West	1	1
Moorside Fold	Longton & Hutton West	1	1
School Lane	Longton & Hutton West	1	1
School Lane	Longton & Hutton West	2	2
The Dolphin Inn	Longton & Hutton West	6	6
Watkin Lane	Lostock Hall	3	3
Middleforth House	Middleforth	5	5
New Lane	Middleforth	2	2
Black Bull Car Park	Moss Side	3	3
Longmeanygate	Moss Side	1	1
Chapel Lane	New Longton & Hutton East	2	1
Drumacre Lane East	New Longton & Hutton East	1	1
Green Lane, Whitestake	New Longton & Hutton East	1	1
Land at Sheephill Lane/Long Moss Lane	New Longton & Hutton East	27	27
Long Moss Lane	New Longton & Hutton East	1	1
Moor Lane	New Longton & Hutton East	1	1
Phase 3, Hugh Barn Lane	New Longton & Hutton East	11	11
Sheep Hill Lane	New Longton & Hutton East	1	1

Site	Ward	Total dwellings approved	Not yet constructed (at 31/3/13)
Station Road	New Longton & Hutton East	1	1
Bannister Hall Farm	Samlesbury & Walton	6	6
Barn adjacent to Home Farm	Samlesbury & Walton	1	1
Church Brow	Samlesbury & Walton	1	1
Cuerdale Lane	Samlesbury & Walton	2	2
Cuerdale Lane	Samlesbury & Walton	1	1
Gregson Lane	Samlesbury & Walton	1	1
Higher Walton Road	Samlesbury & Walton	1	1
Intack Lane	Samlesbury & Walton	1	1
Knot House, Church Brow	Samlesbury & Walton	1	1
Princes Road	Samlesbury & Walton	1	1
Roach Bridge Paper Mill	Samlesbury & Walton	9	9
Rowley Fold Farm	Samlesbury & Walton	1	1
The Foundry, Kittlingborne Brow	Samlesbury and Walton	80	80
Slater Lane	Seven Stars	8	8
Slater Lane	Seven Stars	6	6
Brownedge Road	Tardy Gate	1	1
Glendale Crescent	Tardy Gate	1	1
Land off The Cawsey	Tardy Gate	75	75
Land off Wateringpool Lane	Tardy Gate	80	80
Land at Regent Road	Walton-le-Dale	1	1
Walton Hall Stables	Walton-le-Dale	1	1
Lawrence Road	Whitefield	2	2
Liverpool Road	Whitefield	1	1
		1549	1410

4. LAND SUPPLY: ALLOCATIONS

The following table shows the status of the sites allocated for residential or mixed use schemes in the adopted South Ribble Local Plan.

4.1 Sites Allocated In Local Plan Policies HP1: Allocation of Housing Land and EMP6: Mixed Use Schemes

Incomplete sites are shown in bold type.

Site Ref In Local Plan	Site Name	Hsg Land D/Base Ref	Net Number Of Dwellings			Comments
			Built	Outstanding permission	Unused Allocation ¹	
a	Broad Oak Farm, Penwortham	617	93			Complete
		1112	27			Complete
		1032	85			Complete
		997	225			Complete
c	West of Grasmere Avenue, Farington	1114	0	160		Has permission
d	Chapel Lane, Longton	884	76			Complete
e	Land south of the Maltings, Longton	885	20			Complete
f	Land east Leyland Road, Lostock Hall (Claytongate Drive)	886			15	No planning permission
		1144	161	0		Complete
		1680	37	0		Complete
g	Old Tram Road, Walton Park	887	17			Complete
h	Lime Kiln Farm, Walton Park	888			202	No planning permission
i	Holland House Farm, Walton le Dale	1234	96			Complete
j	Collins Road, Bamber Bridge	906	43			Complete
		972	99			Complete

¹ Estimated capacity pending receipt of application

Site Ref In Local Plan	Site Name	Hsg Land D/Base Ref	Net Number Of Dwellings		Comments
k	Kellet Lane, Bamber Bridge	892		80	No planning permission
l	Land adjacent 385 Brindle Road, Bamber Bridge	893	12		Complete
m	Brindle Road, south of railway, Bamber Bridge	1712	0	42	Has permission
n	Coote Lane/School Lane, Lostock Hall	1147	55		Complete
o	Slater Lane, Leyland	950	22		Complete
	SUB TOTAL		1031	205	334
Policy EMP6 A	Moss Side Vehicle Test Track	L/081		639	No planning permission
Policy EMP6 B	Lostock Hall Gasworks	LH/13	0	200	Planning application – pending consideration
	TOTAL			405	973

Sources: Local Plan, CAPS and Housing Land Database

5. MONITORING: PERMISSIONS GRANTED from 1 April 2012 to 31 March 2013

5.1 New Permissions

Not all planning permissions are genuinely new. Some relate to sites on which the principle of development has already been given as “outline” planning consents. These are termed “reserved matters” applications. Other ‘non-new’ planning permissions are renewals of existing permissions or amendments to previous plans.

	Number of Permissions Granted	Number of Dwellings (net gain)
Full Applications	29	951
Full Application (Amended)	0	0
Outline Applications	3	6
Reserved Matters	7	17
Change of Use	1	1
TOTAL	40	975

Source: Housing Land Database (Queries – Outstanding Sites Permitted: This Year)

5.2 New Permissions: Density

	No of Sites					Total
	Full	Amended	Outline	Reserved	Change of Use	
Density <30/ha	18	0	1	6	1	26
Density 30-50/ha	4	0	0	1	0	5
Density >50/ha	7	0	2	0	0	9
TOTAL	29	0	3	1	1	40

Source: Housing Land Database (Queries – Outstanding Sites Permitted: This Year)