



HOUSING LAND POSITION

At 30 September 2012

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1. INTRODUCTION

This annual report examines three key areas:

1. Housing completions in South Ribble in relation to the strategic requirement
2. Future supply of housing from outstanding permissions and allocations
3. 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. The figures show the positive effect of planning policy on maintaining the proportion of brownfield sites. Although no affordable homes have been completed during the six month period, planning permissions have been given on two sites which include the provision of 25 affordable homes.

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

Previous Housing Land Position Papers have dealt with the housing trajectory and five year supply. This will now be done in the Strategic Housing Land Availability Assessment (SHLAA) and the Annual Monitoring Report.

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 Borough-wide completions since April 2003

Completions since 2001 are as follows:

Year	No of Dwellings
2003/04	538
2004/05	657
2005/06	520
2006/07	284
2007/08	320
2008/09	312
2009/10	171
2010/11	221
2011/12	170
Apr - Sep 2012	84
TOTAL	3277

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

2.2 Annual Completions by Locality

Locality	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Apr 11 – Sept 11	Sept 11 – Mar 12	Apr 12 – Sept 12	Total
Bamber Bridge	41	99	207	40	43	37	2	8	2	0	14	493
Buckshaw Village	112	180	152	85	82	110	112	56	20	18	23	950
Higher Walton/Coupe Green/Gregson Lane/ Hoghton	30	7	5	5	5	6	6	20	0	3	2	89
Hutton	33	1	1	16	2	2	1	0	8	0	0	64
Leyland & Farington	88	149	65	90	144	75	32	86	35	21	17	802
Little Hoole	2	1	0	0	3	1	0	0	0	0	0	7
Longton	20	7	4	4	9	11	0	10	8	2	3	78
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	0	1	61
New Longton	11	0	9	0	5	2	2	17	0	1	1	48
Penwortham	36	24	15	19	4	18	7	8	22	8	21	182
Samlesbury	6	0	6	2	3	3	4	4	1	0	1	30
Walmer Bridge	58	21	2	6	2	0	0	1	3	13	0	106
Walton Le Dale	56	72	2	2	3	17	4	4	1	2	1	164
TOTALS	538	657	520	284	320	309	171	221	102	68	84	3274

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

Completions by density

2011/12

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 %
Density <30/ha	46	45%	30	44%	76	45%	39	46%
Density 30-50/ha	39	38%	34	50%	73	43%	30	36%
Density >50/ha	17	17%	4	6%	21	12%	15	18%
TOTAL	102		68		170		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)

2.3 Completions by Greenfield/Brownfield

Land type	2003-04		2004-05		2005-06		2006-07		2007-08		2008-09		April 2009 – Oct 2009		Oct 2009 – April 2010		April 2010 – Sept 2010		Sept 2010 – April 2011		April 2011 – Sept 2011		Oct 2011 – Mar 2012		April 2012 – Sept 2012	
	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	1	1.7	1	0.9	33	22.8	9	11.8	20	19.6	8	11.8	22	26.2
Barn Conversions (regarded as greenfield)	11	2	9	1.4	22	4	6	2.1	5	1.6	7	2.2	2	3.4	2	1.8	1	0.7	2	2.6	3	2.9	1	1.5	3	3.6
Mixed (greenfield & previously developed)	139	26	200	30	23	4	69	24.3	86	26.9	63	20.2	5	8.5	5	4.5	11	7.6	12	15.8	8	7.8	16	23.5	7	8.3
Previously Developed (PDL)	267	49	323	49	423	81	202	71.1	190	59.4	206	66.0	46	77.9	92	82.1	83	57.2	53	69.8	69	65.7	34	50.0	43	51.2
Other Conversions (regarded as PDL)	14	3	8	1.2	10	2	6	2.1	24	7.5	17	5.4	5	8.5	12	10.7	17	11.7	0	0	2	3.9	9	13.2	9	10.7
TOTALS	538		657		520		284		320		312		59		112		145		76		102		68		84	

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

Policy 4 of the emerging 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 57.36%, and this percentage is applied to each year’s completions as a constant.

Site	Location	Completions October 2011 – March 2012	% PDL	Count of PDL	Count of Greenfield
1268	Golden Hill Lane/Wheelton Lane, Leyland	7	57.36%	4	3

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

The resulting previously developed land figure for April 2012 – September 2012:

Previously developed = 52 from previously developed land sites + 4 from mixed sites = 56

Proportion of development on previously developed land = 56/84 = 67%

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

2.4 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	April – Sept 2012
Bamber Bridge	0	10	18	0	0	11	0	0	0	0
Buckshaw	0	0	15	27	0	8	7	0	0	0
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	0
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	0
Walton-le-Dale	0	18	0	0	0	0	0	0	0	0
TOTAL	21	53	36	27	8	35	32	15	11	0

*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. The reason for the change is the fact that individual affordable homes are not always identified on planning applications, leading to inaccuracy when checking completions. Data for 2008 onwards has been collected from Housing Services' records. Some completions are reported by Registered Social Landlords following completion of this report – these will be adjusted in the next report.

Although no affordable homes have been completed during the six month period (April to September 2012), planning permissions have been given on two sites which include the provision of 25 affordable homes.

2.6 Demolitions

Council Tax records show there were five dwellings demolished between April and September 2012.

The Council issued Demolition Notices under Section 80(2) of the Building Act 1984 in respect of 20 dwellings – these grant consent to demolish but do not necessarily mean it actually takes place

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			PDL (Brownfield)	Greenfield	Brownfield & Greenfield	TOTAL
Total outstanding at 31/3/12	Count	77	27	0	104	
	%	74%	26%	0%		
Of which, approved 1/4/12 – 30/9/12	Count	15	7	0	22	
	%	68%	32%	0%		

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

3.2 Outstanding Sites

Site No	Address	Locality	Number Remaining	Dwellings Approved On Site
297	Stanley Grove	Penwortham	3	3
309	Kittlingborne Brow	Higher Walton	80	80
662	Liverpool Road	Longton	1	1
1030	Walton Green	Walton le Dale	1	1
1053	Station Road	New Longton	1	1
1141	Brindle Road	Bamber Bridge	3	3
1192	Wigan Road	Farington	2	2
1257	Marshalls Brow	Penwortham	5	5
1264	Cuerdale Lane	Samlesbury	1	1
1297	Bannister Hall Lane	Higher Walton	6	6
1332	Riverside	Bamber Bridge	1	1
1369	Chain House Lane	Whitestake	1	1
1401	Flag Lane	Penwortham	2	2
1401	Flag Lane	Penwortham	2	2

Site No	Address	Locality	Number Remaining	Dwellings Approved On Site
1449	Princes Road	Walton Le Dale	1	1
1458	Chapel Lane	New Longton	2	2
1477	Hall Carr Lane	Walmer Bridge	2	2
1479	Sheep Hill Lane	New Longton	1	1
1502	Roach Road	Samlesbury	1	1
1505	Park Lane	Mellor Brook	1	2
1519	Dunkirk Lane	Leyland	1	1
1532	Hall Carr Lane	Walmer Bridge	1	1
1535	Medway Close	Lostock Hall	1	1
1538	Greaves Meadow	Penwortham	1	1
1551	Alma Row	Hoghton	2	2
1565	Marsh Lane	Longton	1	1
1566	Knoll Lane	Little Hoole	1	1
1567	Howick Cross Lane	Penwortham	10	10
1579	Hall Carr Lane	Longton	1	1
1580	Ladyacre	Bamber Bridge	6	6
1581	Slater Lane	Leyland	8	8
1587	Brindle Road	Bamber Bridge	1	1
1588	Church Lane	Whitestake	1	1
1591	Braid Close	Penwortham	3	3
1597	Croston Road	Farington Moss	3	3
1601	Golden Hill Lane	Leyland	12	12
1611	Brindle Road	Bamber Bridge	1	1
1625	Hill Road	Penwortham	3	3
1632	Brownedge Road	Lostock Hall	1	1
1634	Church Lane	Farington Moss	2	2
1635	Reedfield Place	Bamber Bridge	1	1
1637	Ellen Street	Bamber Bridge	3	3
1638	West Paddock	Leyland	1	1
1641	Towngate	Leyland	2	2
1643	Cuerdale Lane	Walton-Le-Dale	2	2
1648	New Lane	Penwortham	1	1
1649	Higher Walton Road	Walton Le Dale	3	3

Site No	Address	Locality	Number Remaining	Dwellings Approved On Site
1655	Central Ave	Buckshaw Village	207	211
1655	Central Ave	Buckshaw Village	207	211
1655	Central Ave	Buckshaw Village	207	211
1657	Wesley Street	Bamber Bridge	22	22
1658	Station Road	Bamber Bridge	4	4
1659	Central Avenue	Buckshaw Village	47	120
1662	School Lane	Longton	1	1
1663	Longmeanygate	Leyland	1	1
1664	Hall Lane	Longton	1	1
1665	School Lane	Moss Side	3	3
1666	Carr Lane	Farington	80	80
1668	Whalley Road	Samlesbury	1	1
1670	Drumacre Lane East	Longton	1	1
1671	Stanifield Lane	Farington	64	68
1672	Bells Lane	Hoghton	1	1
1674	Hill Road	Penwortham	1	1
1675	Marsh Lane	Longton	6	6
1676	Church Brow	Walton-Le-Dale	1	1
1677	Long Moss Lane	New Longton	1	1
1678	Gregson Lane	Hoghton	1	1
1679	Broad Oak Lane	Penwortham	1	1
1680	Clayton Gate Drive	Penwortham	3	37
1684	Hugh Lane	Leyland	1	1
1685	Dunkirk Lane	Leyland	35	35
1687	New Lane	Penwortham	2	2
1689	Kellet Lane	Bamber Bridge	1	1
1692	Cuerdale Lane	Walton-le-Dale	1	1
1693	School Lane	Longton	2	2
1695	Hugh Barn Lane	New Longton	11	11
1696	Fowler Lane	Farington Moss	3	3
1698	School Lane	Bamber Bridge	196	196
1699	Sandy Lane	Leyland	1	1
1701	Dunkirk Lane	Leyland	1	1

Site No	Address	Locality	Number Remaining	Dwellings Approved On Site
1703	Moss House Lane	Much Hoole	1	1
1706	Hall Lane	Longton	1	4
1707	Hugh Lane	Leyland	1	1
1709	Goldcrest Drive/Kingfisher Way	Bamber Bridge	10	10
1712	Brindle Road To The South-east Of The Hospital Inn Railway Crossing	Bamber Bridge	42	42
1714	Liverpool Old Road	Much Hoole	1	1
1715	Hall Carr Lane	Longton	9	9
1716	Alderfield	Penwortham	2	3
1717	Slater Lane	Leyland	6	6
1720	Egerton Road	Leyland	2	2
1722	Rhoden Road	Moss Side	5	5
1724	Liverpool Road	Penwortham	1	1
1725	Higher Walton Road	Walton-le-Dale	1	1
1727	Moon Street	Bamber Bridge	4	4
1728	Lawrence Road	Penwortham	2	2
1729	Church Brow	Walton-le-Dale	1	1
1730	Wateringpool Lane	Lostock Hall	79	79
1732	Long Moss Lane	New Longton	27	27
1734	Moor Lane	Hutton	1	1
1735	The Vineyard	Walton-le-Dale	1	1
1736	Watkin Lane	Lostock Hall	3	3
1737	Sandy Lane	Leyland	2	2
1738	School Lane	Bamber Bridge	4	4
1739	Glendale Crescent	Lostock Hall	1	1
TOTALS			1512	1640

Source: Housing Land Database (Query – Outstanding Sites Permitted: All Years)

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*	
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		Planning Permission subject to S106 Agreement
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			52	No planning permission
		1144	161	0		Complete
		1680	34	3		Has permission
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
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,	894	0	42		Has permission

Site Ref In Local Plan	Site Name	Hsg Land D/Base Ref	Net Number Of Dwellings			Comments
			Built	Outstanding permission	Unused Allocation*	
Bamber Bridge						
n	Coote Lane/School Lane, Lostock Hall	1147	55			Complete
o	Slater Lane, Leyland	950	22			Complete
SUB TOTAL			1031	36	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 Permission subject to S106 Agreement
TOTAL					973	

Sources: Local Plan, CAPS and Housing Land Database

*Estimated Capacity pending receipt of application

5. MONITORING: PERMISSIONS GRANTED from 1 April to 30 September 2012

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 Dwellings (net gain)
Full Applications	21
Full Application (Amended)	0
Outline Applications	114
TOTAL	135

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

5.2 New Permissions: Density

	No of Sites			
	Full	Amended	Outline	Reserved
Density <30/ha	6	0	4	4
Density 30-50/ha	3	0	0	0
Density >50/ha	4	0	1	0
TOTAL	13	0	5	4

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