

**Dean Farm, 150 Whittingham Lane, Broughton, Preston,
Lancashire, PR3 2JL**

Appeal by Community Gateway Association against the refusal by
Preston City Council for:

*Outline planning application seeking approval for access only for
residential development for up to 32 no. dwellings (all other matters
reserved)*

**DRAFT 5 YEAR HOUSING LAND SUPPLY STATEMENT OF
COMMON GROUND**

PINS reference : APP/N2345/W/21/3278556

LPA reference : 06/2020/0977

September 2021
PWA_21-1146_5YHLSSoCG

CONTENTS

1. INTRODUCTION	2
2. AGREED MATTERS	3
3. MATTERS OF DISPUTE	5

1 INTRODUCTION

1.1 PWA Planning is retained by Community Gateway Association ('the appellant') to lodge an appeal against the refusal of planning application ref. 06/2020/0977, relating to Dean Farm, 150 Whittingham Lane, Broughton, Preston, PR3 2JL ('the site'), by Preston City Council ('the Council').

1.2 The proposed development is described in the Decision Notice as:

'Outline planning application seeking approval for access only for residential development for up to 32no. dwellings (all other matters reserved)'

1.3 This 5 Year Housing Land Supply Statement of Common Ground (5YHLS SoCG) has been prepared by PWA Planning, on behalf of the appellant, and by the Council. It has been prepared in accordance with the Town and Country Planning (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 (as amended) and the Procedural Guide "Planning appeals – England" (2nd July 2020) in particular Annex K.

1.4 As per the instruction of the Inspector during the Case Management Conference on 15th September 2021, it should be read alongside a Statement of Common Ground which also focuses upon the methodology for the assessment of affordable housing need (including the need for entry-level exception sites) and a separate Statement of Common Ground that covers all other general matters relevant to the appeal.

2 AGREED MATTERS

2.1 For the purposes of this appeal, it is not disputed that the Council can demonstrate a five-year supply of deliverable housing land. Whilst there remains a difference between the parties as to how the requirement should be calculated the sites in the supply identified in the Housing Land Position Statement with a base date of 1st April 2021 are not in dispute.

2.2 The Council's published position is that the deliverable five-year housing land supply at 1st April 2021 is 4,075 dwellings. For the purposes of this appeal the Appellants do not dispute that the deliverable supply is 4,075 dwellings.

Local Housing Need

2.3 It is not disputed that the local housing need calculated using the standard methodology set out in national planning guidance is currently 254 dwellings per annum and that this figure applies to the five-year period 1st April 2021 to 31st March 2026.

Adopted Housing Requirement & Past Shortfall

2.4 The base date of the Core Strategy 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 1st April 2021, 9,126 dwellings should have been completed based on the 507 annual requirement. The actual completions at 1st April 2021 stands at 8,498 dwellings, therefore it is not disputed that the shortfall against the adopted housing requirement, at 1st April 2021, is 628 dwellings.

2.5 Should the five-year housing land supply be measured against the adopted housing requirement, it is not disputed that the past shortfall of 628 dwellings should also be addressed in full in the five year period (i.e. the "Sedgefield" method).

The Buffer

2.6 Based on the published results for the Housing Delivery Test, it is not disputed that a 5% buffer should be applied to housing requirement in line with national policy.

Five Year Supply Position

- 2.7 Against the local housing need figure and a 5% buffer, it is not disputed that the Council can demonstrate a **15.3-year** supply of deliverable housing land at 1st April 2021.
- 2.8 Against the adopted housing requirement, plus the past shortfall and a 5% buffer, it is not disputed that the Council can demonstrate a **6.1 year** supply of deliverable housing land at 1st April 2021. The respective positions are set out in Table 1.

Table 1: Preston City Council Five Year Supply at 1 April 2021

	Requirement	Local Housing Need	Adopted Housing Requirement
A	Annual requirement	254	507
B	Past shortfall at 31 March 2021	0	628
C	Amount of past shortfall to be addressed in the five year period	0	628
D	Total five-year requirement (A X 5 + C)	1,270	3,163
E	Requirement plus 5% buffer (D + 5%)	1,334	3,321
F	Annual requirement plus buffer (E / 5 years)	267	664
	Supply		
G	Five-year supply 1 April 2021 to 31 March 2026	4,075	4,075
H	Years supply (G / F)	15.3	6.1

- 2.9 The 'tilted balance' is therefore not engaged for housing land supply reasons, and that is not in dispute.

3 MATTERS OF DISPUTE

- 3.1 Whilst the Council can demonstrate a deliverable five-year supply of housing land, it is disputed as to whether the figures in Core Strategy Policy 4 or local housing need figures should be used to calculate the supply.

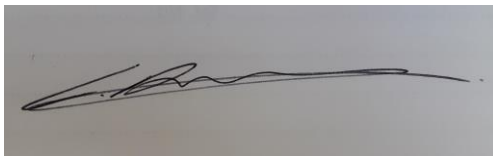
Signed on behalf of the Appellant



Name: Matthew Wyatt

Date: 17th September 2021

Signed on behalf of the Council



Name: Chris Blackburn

Date: 17th September 2021