

## Housing

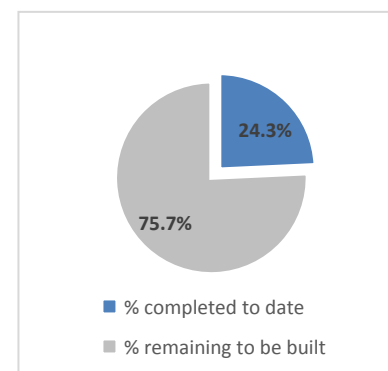
### Notable progress this monitoring period:

- **The Southern end of Croston Road Heatherleigh** – progressing well – 18 completions in the last six months.
- Wesley Street Mill – progressing well - 14 completions in the last six months.
- **Eastway (Barratts)** – Build out continues at a fast rate with completions in the last six months, of 37 units already exceeding the annual target set at 30 units.
- **Hoyles Lane** – (Morris homes) progressing well with 30 units completed in the last six months against a target of 15 units.
- **Lightfoot Lane – phase 2(Redrow)** – delivery faster than predicted with 23 unit completions against a target of 13.
- **Whittingham Road -Ridings Depot Phase 1-** delivery faster than predicted -19 units completed against a target of 5.
- **Cottam and North of Eastway** – the pace of completions on these sites, both Story Homes has slowed.
- **Maxy House Farm** – (Bellway and Wainhomes) – delivery has been slower on these sites than predicted.
- **Altcar Lane** – Reserved matters approved for 232 and 200 dwellings.
- **Land to the north and south of the Cawsey** (Bovis and Morris) - Morris Homes are now on site on land to the south of the Cawsey with a number of units under construction. Additionally the bridge link to complete this section of the Cross Borough Link road between the Cawsey and Carr Wood Way is under construction. On the land to the north of the Cawsey, Bovis have declared an intention to sell the site and it is understood that they have a firm interest from another housing developer.
- **Northern part of Croston Road/Heatherleigh** – This part of the site has outline planning permission and is now out to tender to attract specific interest from the market. All of the roundabout works to the north of the site are complete and this will allow the construction of the spine road to serve the development.
- **Pickerings Farm** – A draft masterplan has been prepared by Taylor Wimpey and Homes England which provides the broad principles of how the site could be developed. The masterplan was received by SRBC Planning committee on 7 November who agreed to consult for a six week period.
- **Brindle Road** – with their appeal allowed at public inquiry Bellway now have planning permission for 193 units on this site. It is expected that build out will commence quickly.

### Priorities and issues:

- **Moss Side Test Track** – The hybrid planning application was submitted in November 2017 for 197 units in full and 753 in outline. LCC Highways has confirmed that it can support 950 dwellings on the site. It is intended therefore to present this to a specifically organised planning committee in January 2019
- **Cuerden** – Outline planning approval is in place for up to 210 dwellings on the western part of the site. The withdrawal of IKEA from Phase 1 of the site has led to a review including timings and phasing. There remains strong commitment to the site and it is anticipated that the housing element could still come forward in a reasonable timescale.
- **Former Whittingham hospital site** – A revised masterplan is being prepared for this site and planning approval will have to be sought as a result. Implications for the City Deal financial model as a result of the revised masterplan, are currently being discussed.
- **Education provision on city deal sites** – The school place planning team have recently undertaken a series of consultation events with primary schools in the North and West Preston school planning areas and all Preston secondary schools in order to establish the appetite of existing schools to offer temporary places and expansion opportunities in advance of more permanent places coming forward. The team are currently reviewing the feedback from these events. The team noted that there was little awareness of the City Deal with head teachers and brought this intelligence back to the Development sites group who will consider options around addressing this as part of their action plan.
- **Housing delivery profile** – the Hive housing site review has resulted in a re-profiling of housing delivery across the city deal area. Whilst overall unit delivery targets are predicted to be achieved over 13 years, the mix of property types and 'value' of these for the city deal model means that financial targets are at risk. A series of scenarios have been developed to illustrate how the finance model could be affected, these are currently being considered by partners.

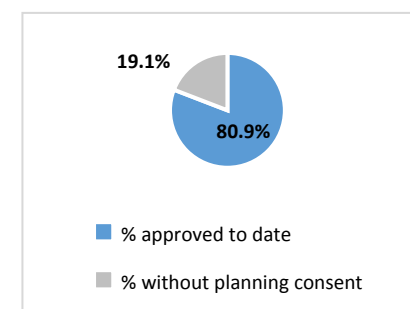
Fig. 1 - Housing delivery update- September 2018



Between April and September 2018 there were 540 completions against a target of 494.

Total completions to date since the commencement of the deal are 4242.

Fig 2: Percentage of housing units with planning consent (outline or full)



Units submitted for planning since April 2018 = 1560

Units consented since April 2018 = 1607

## Commercial floorspace

### Floorspace completed

Actual: 8341.5sqm Target: 669.5sq m

Floorspace submitted for planning: 12,410sq m

Floorspace consented for planning: 17,092 sq m

	Apr-Sept 2018	
	Target	Actual
<b>Jobs outputs</b>		
Jobs accommodated Via commercial floorspace completions*	15	194
Construction jobs connected to Capital Investment**	N/a	103
Business Support activities	N/a	56

## Employment

### Notable progress this monitoring period:

- **Preston East employment sites** – Ongoing enquiries are being handled for new build activity, plus additional land transactions, to bring forward other land, including discussions to expedite site preparation and due diligence activity at the Expansion Area land ahead of 2019/20 projections.
- **UCLan Engineering Innovation Centre (EIC)** - Progress is being maintained on construction of the EIC (due to open Q4 2018/19) along with ongoing activity on the proposed £60m Student Centre.
- **Horrockses (Queen's Retail Park)** – A retail warehouse is currently under construction. Planning permission has been granted for an extension to The Range, along with planning consent for neighbouring existing retail development.
- **Moss Side Test Track** – A Masterplan has been adopted and planning application submitted, included within which is a range of commercial space. The planning application is to be considered at the January 2019 Planning Committee.
- **South Rings Phase 2** - Hybrid units have been fully completed ahead of schedule with strong sales.
- **Samlesbury Aerospace Enterprise Zone (SAEZ)** – Development activity is ongoing with respect to the Advanced Manufacturing Research Centre and its potential location within the SAEZ. In Summer 2018 Sir Frederick Page Way (the Spine Road connecting the A677 & A59) was officially opened providing access to the SAEZ. A range of enquiries continue to be explored by commercial agents and the site is promoted as part of the LEP's Lancashire Advanced Manufacturing & Engineering Cluster.
- **Additional site identified and developed** - A new wedding/conference venue has opened at the Imperial Banqueting Suite, construction has started on the Shankly Hotel (former Post Office) and the contract to demolish the former market hall, to make way for a future Cinema/Leisure complex, has been let.

### Priorities and issues:

The following sites are not on track against baseline targets but mitigation action in place ( 13 sites totalling 120,114 sq m.)

- **Eastway sites (5 in total)** – Planning consent was secured in 2017/18 and construction has begun on a retail scheme but completions are delayed due to infrastructure being prepared on other sites ahead of development activity.
- **Bluebell Way (LCC site)** - Contracts have recently been exchanged for the sale of the site and a planning application is anticipated imminently for a car showroom.
- **Preston Cinema/Leisure scheme** –scheme re-scheduled by c12 months. .
- **City Centre Office schemes** – A Business Case is being developed to attract public sector anchor tenants as current cost and values do not currently support private sector occupiers for new build schemes.
- **Prince's Central Buildings** – The Business Case for this city centre health hub on this site has been delayed due to difficulties in coordinating partner inputs. Officers continue to work to bring partners together and progress this scheme.
- **Cottam Hall** – This remains a viable site and consideration is being given to a retail element, albeit on a smaller footprint to previous schemes.
- **Cuerden Strategic Site** –. Following the announcement by Ikea in the spring of 2018 that it no longer intended to locate to the site, the County Council is working on details of a re-imagined scheme. The outcome of this exercise is likely to be announced in the spring of 2019. There remains very strong interest in the site from potential occupiers, developers and investors.
- **Cop Lane, Penwortham** – Following Tesco pulling out of the site, the recent re-marketing has attracted strong market interest from a range of end users.
- **South Rings**- market intelligence from the agent suggests that this small site is unlikely to come forward at the moment due to viability issues, such as the retail climate.

Sites not on track with baseline targets and no mitigation action in place - (4 sites – total floorspace 9,665 sq m)

- **Former Whittingham Hospital** – There is no commercial use in the current masterplan – understood to be due to a lack of market demand.
- **College House** – There has been little activity to bring the site forward although officers have sought to secure emergency repairs and physical improvements to the exterior of the building.
- **Pickerings Farm** – The masterplan currently out for consultation does not include any commercial element within the scheme.
- **Cottam Hall** – District Centre/Community uses may not come forward on-site due to site viability issues.