

# Housing Delivery in Preston

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[www.preston.gov.uk](http://www.preston.gov.uk)

[www.helpinpreston.com](http://www.helpinpreston.com)

[www.visitpreston.com](http://www.visitpreston.com)

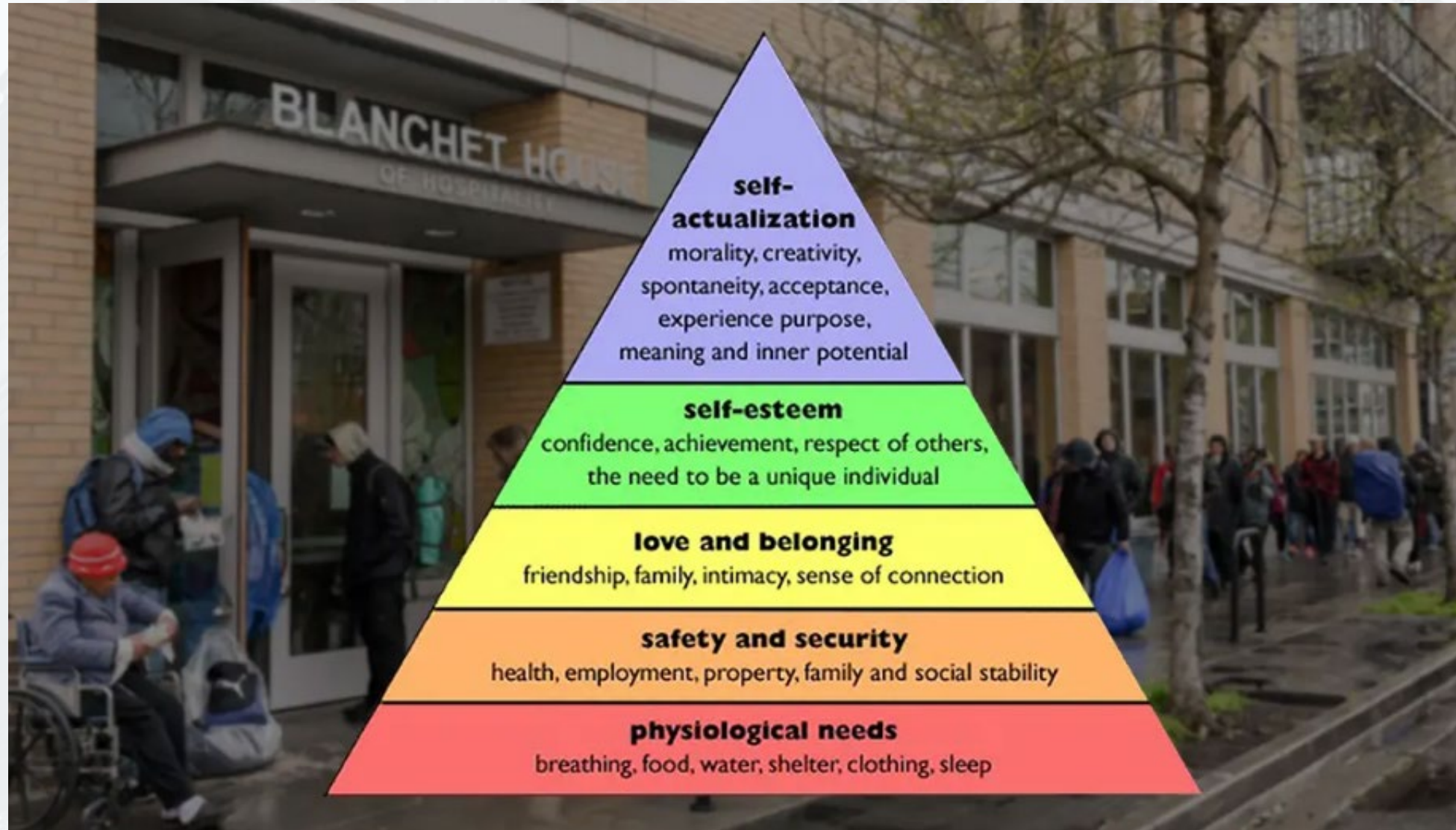
[www.investprestoncity.com](http://www.investprestoncity.com)

“Relative to its housing targets, Preston built more housing than anywhere else in England from 2021 to 2024. Since local housing targets were introduced in 2018, Preston has exceeded its target by a substantial margin every year.”

(Michael Hill, Policy Researcher, Britain Remade 2026)



# Maslow's Hierarchy of Needs



“A house is a physical, tangible building or structure used for shelter, whereas a home is an emotional, personal concept representing a place of comfort, belonging, and memories. While a house is a commodity that can be bought or sold, a home is built through time, love, and experience.”

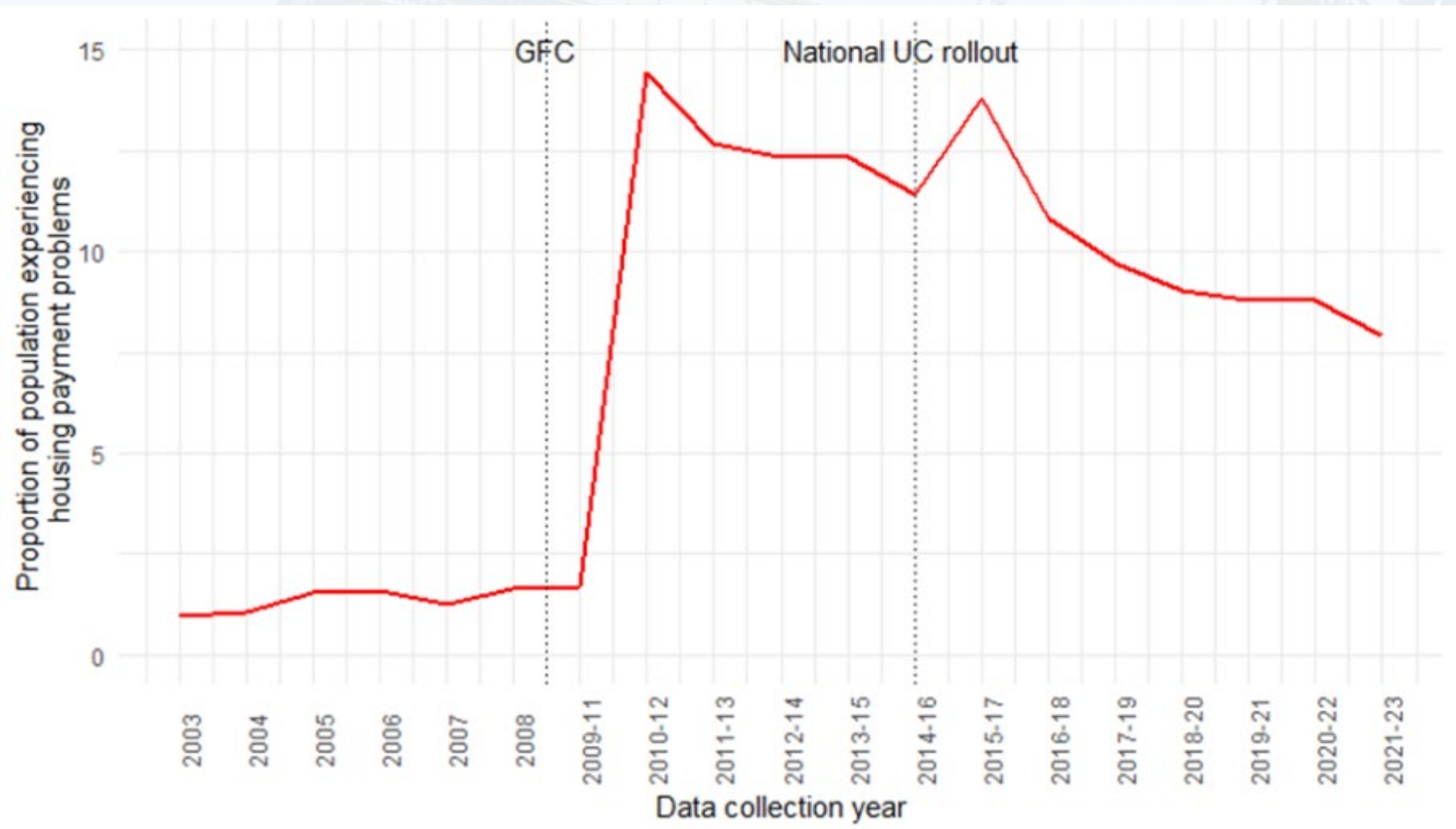


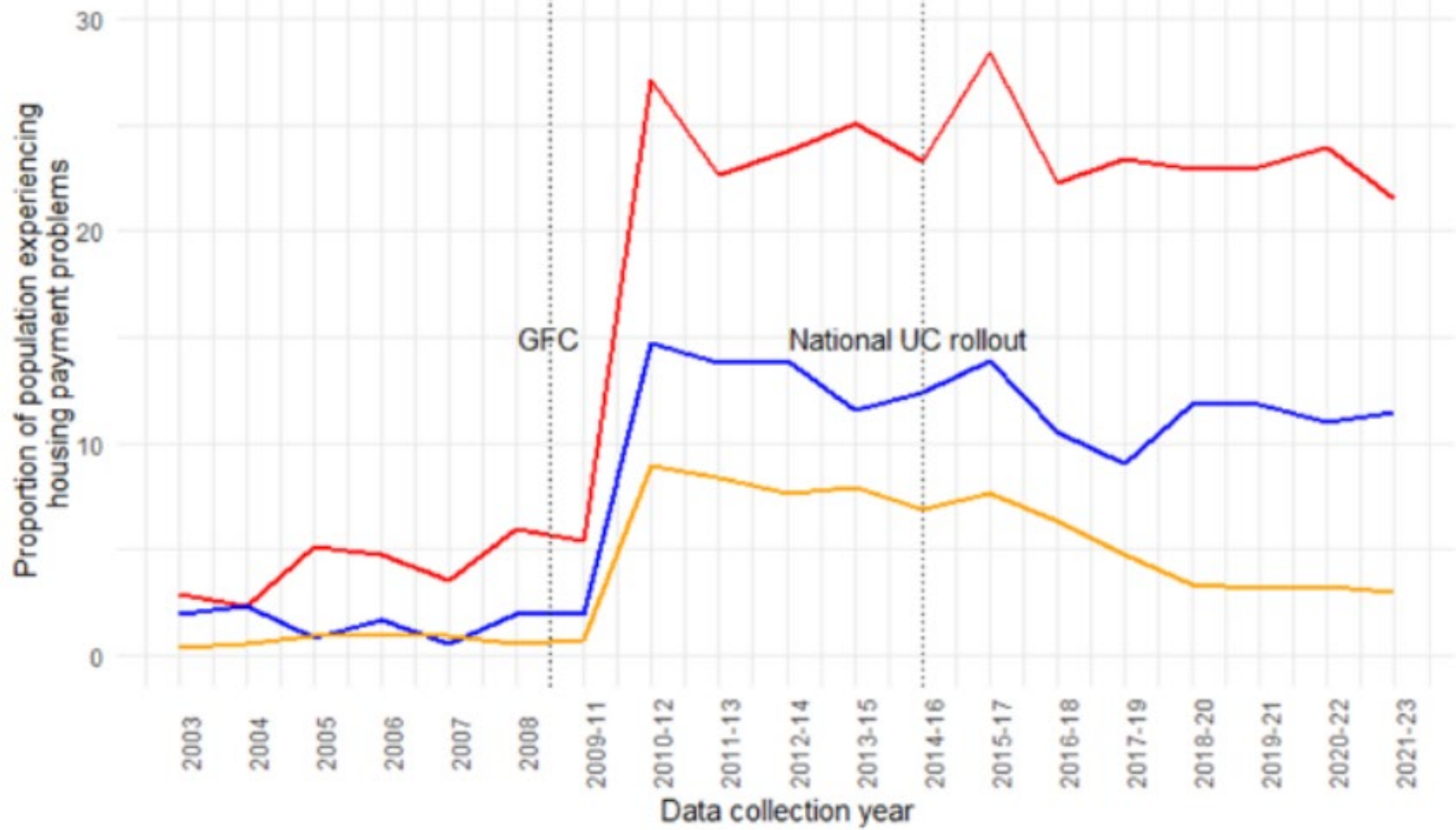
# Housing is a right, not a commodity

- United Nations on Human Rights - With effect from October 2000, the Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights. But there is no article that specifically gives a right to housing.
- Local Authorities have statutory duties on homelessness and housing standards

# Cantril Farm

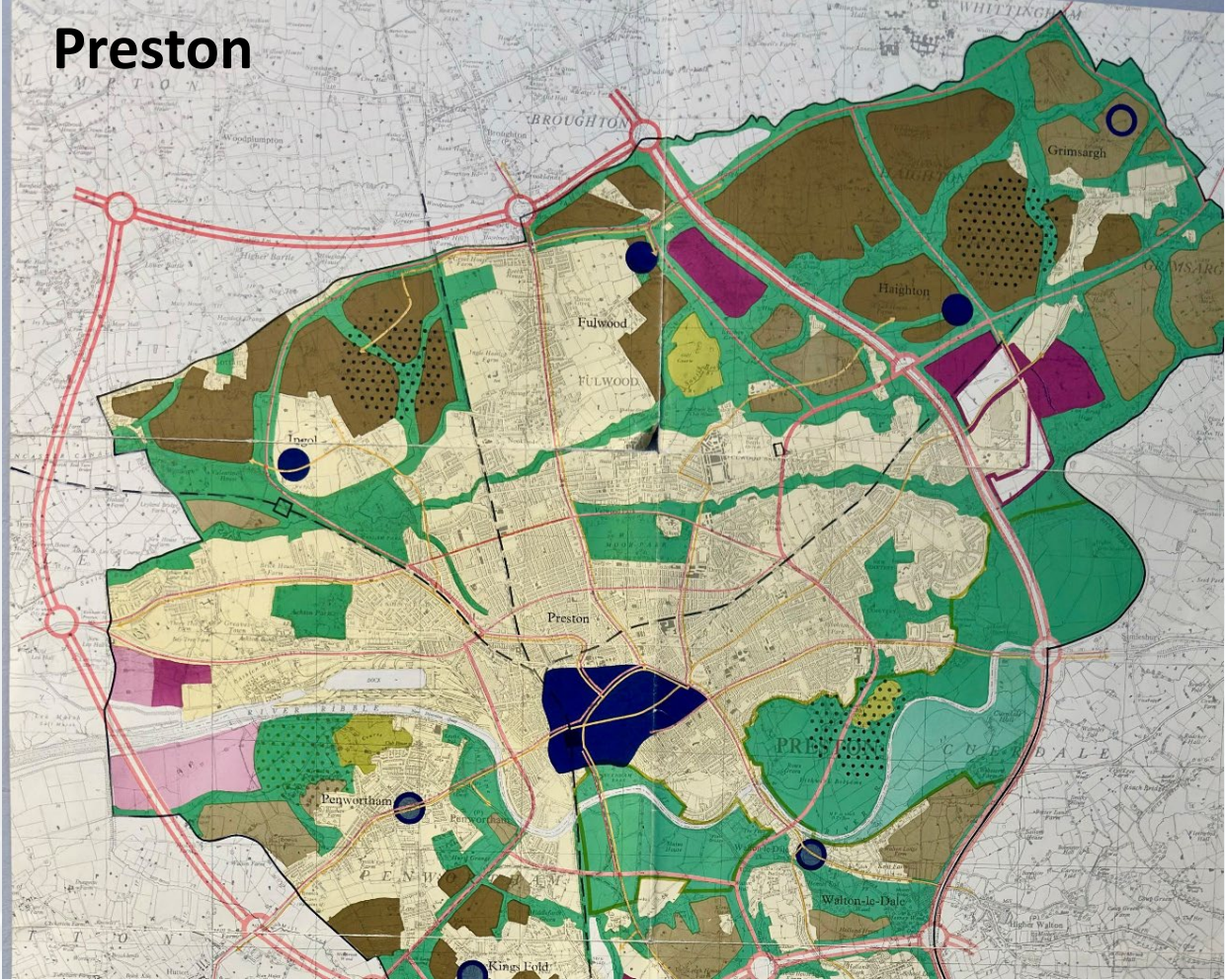
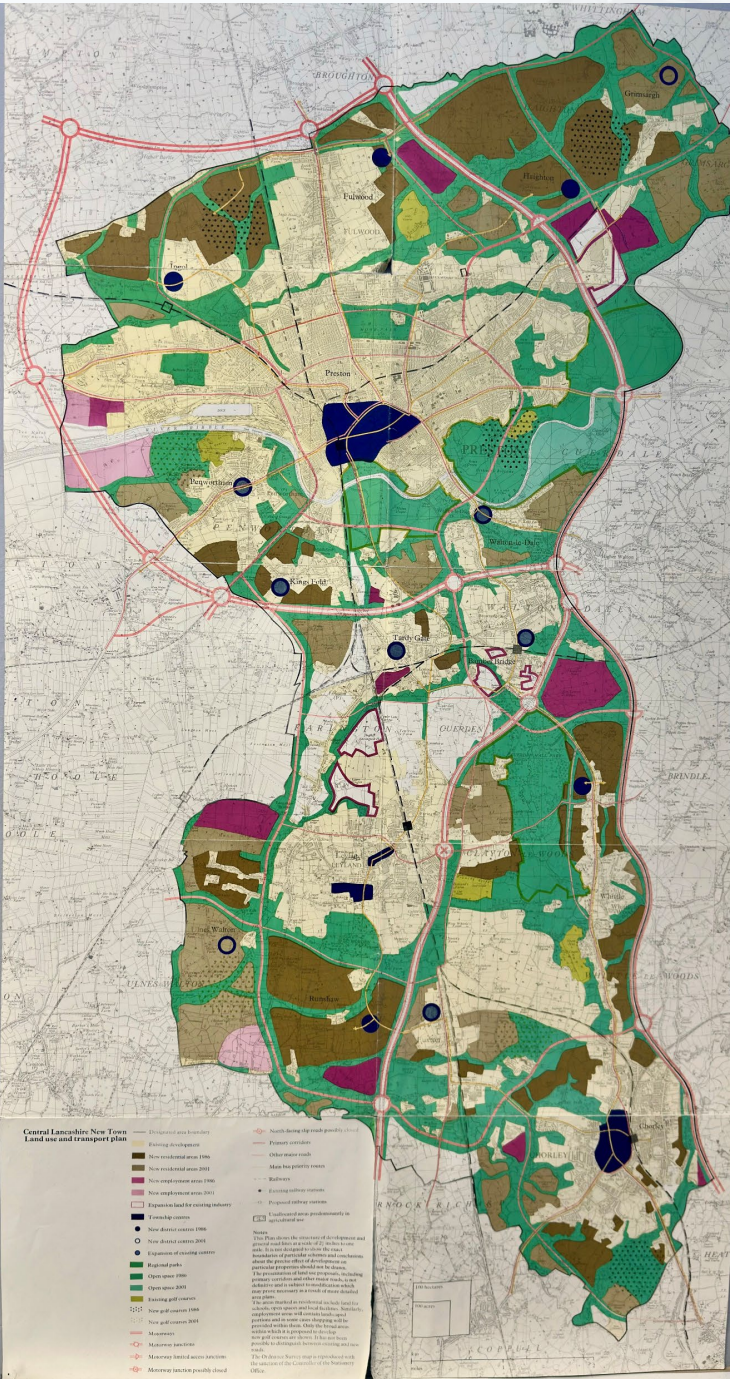






■ Social rental    
 ■ Private rental    
 ■ Owned with mortgage

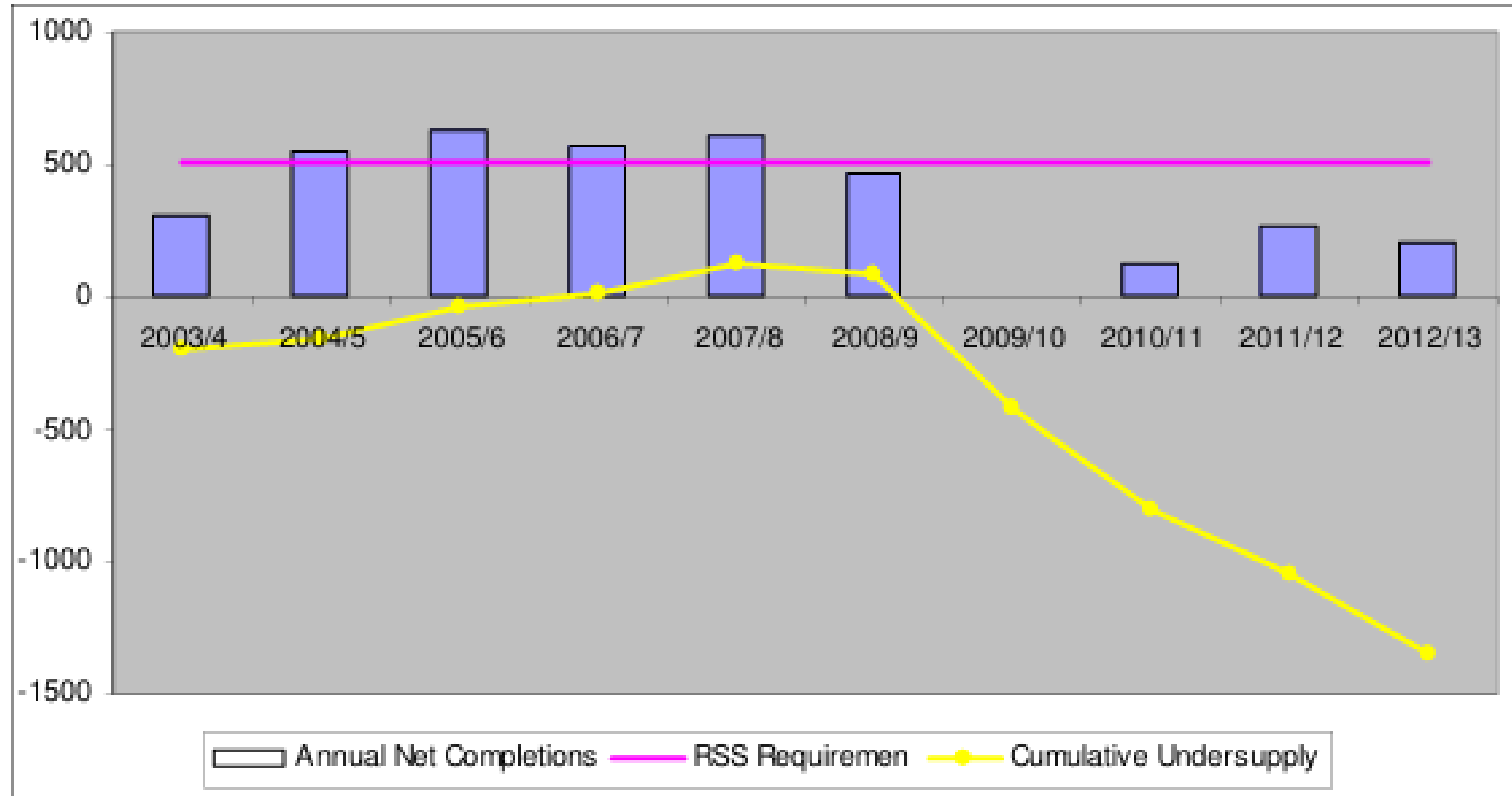
# Central Lancashire New Town Outline Plan c.1970



# Housing completions 2003-13

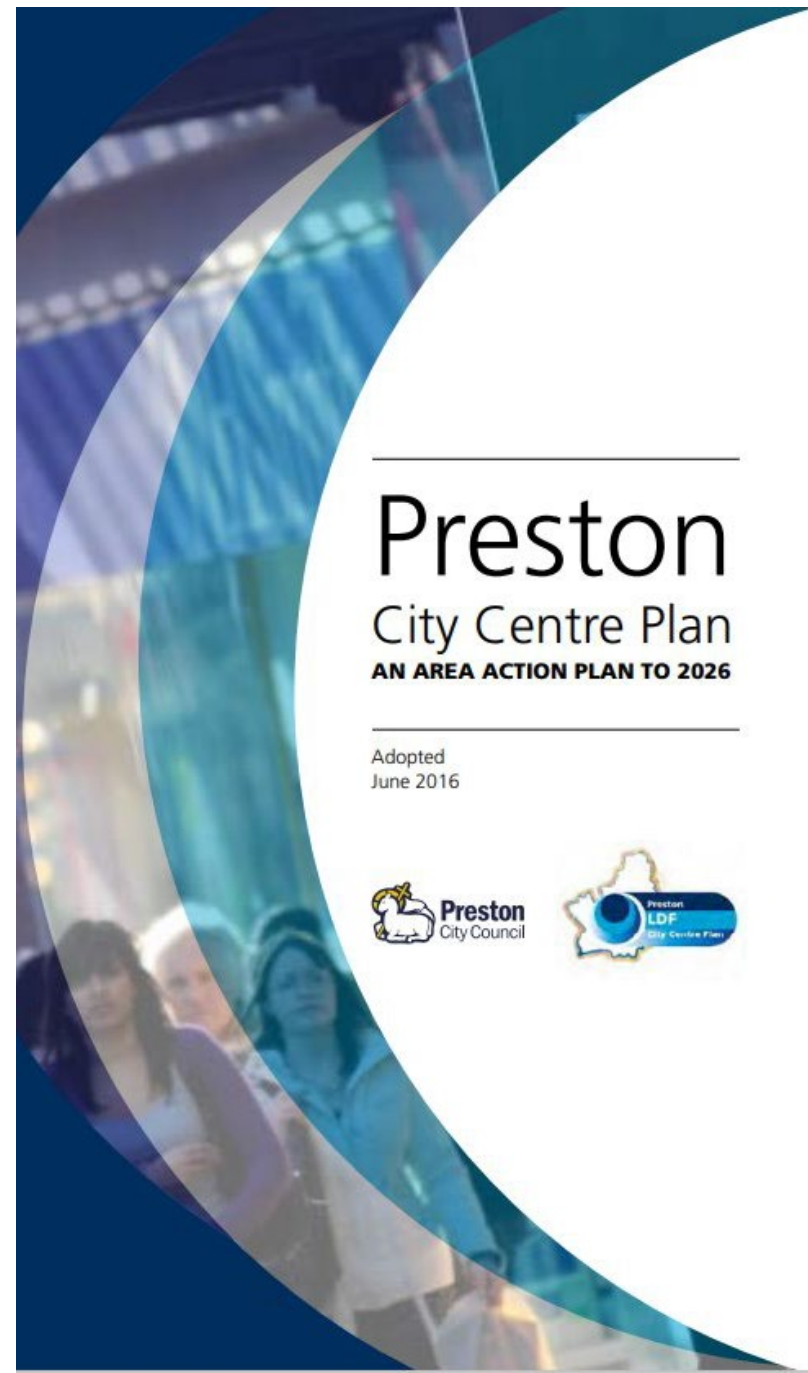
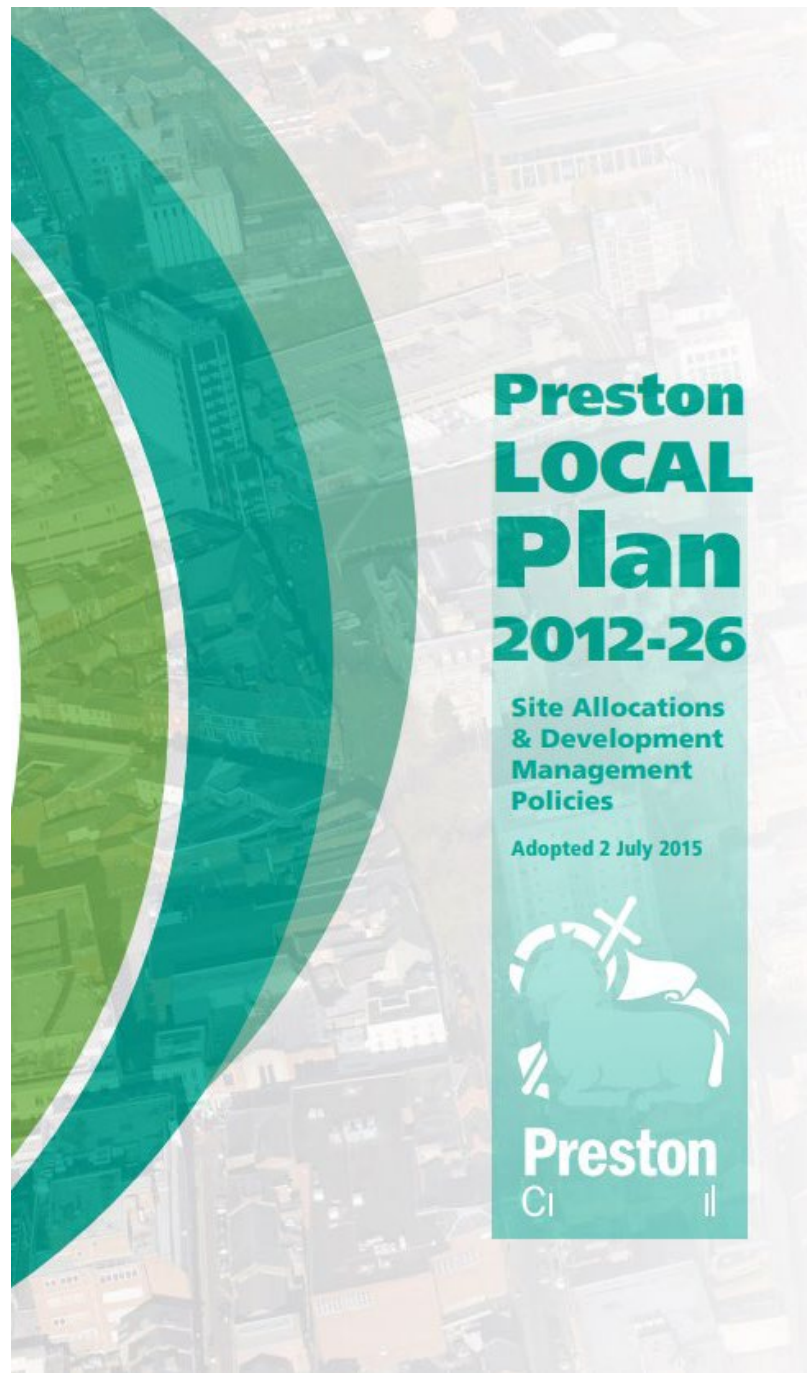
Monitoring Period	Net Completions
April 2003 – March 2004	308
April 2004 – March 2005	544
April 2005 – March 2006	627
April 2006 – March 2007	565
April 2007 – March 2008	609
April 2008 – March 2009	468
April 2009 – March 2010	5
April 2010 – March 2011	127
April 2011 – March 2012	265
April 2012 – March 2013	202
<b>Total Net Completions 2003 – 2013</b>	<b>3,720</b>

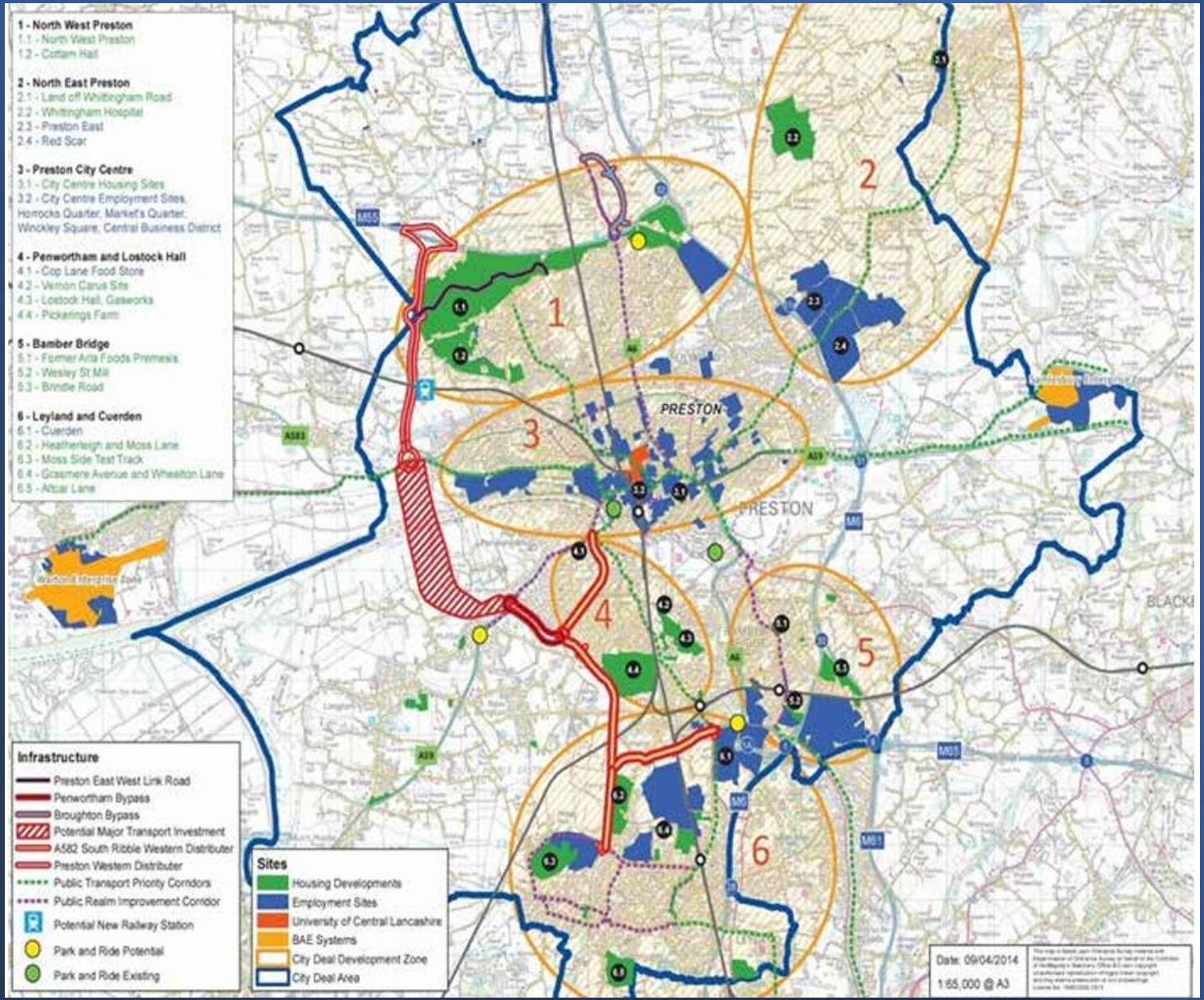
# Cumulative Undersupply 2003-2013



# Affordable home completions 2004-13

<b>Monitoring Period</b>	<b>Gross Affordable Completions</b>
April 2003 – March 2004	No data
April 2004 – March 2005	58
April 2005 – March 2006	0
April 2006 – March 2007	33
April 2007 – March 2008	35
April 2008 – March 2009	45
April 2009 – March 2010	15
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
<b>Total Gross Affordable Completions 2004 – 2013</b>	<b>290</b>





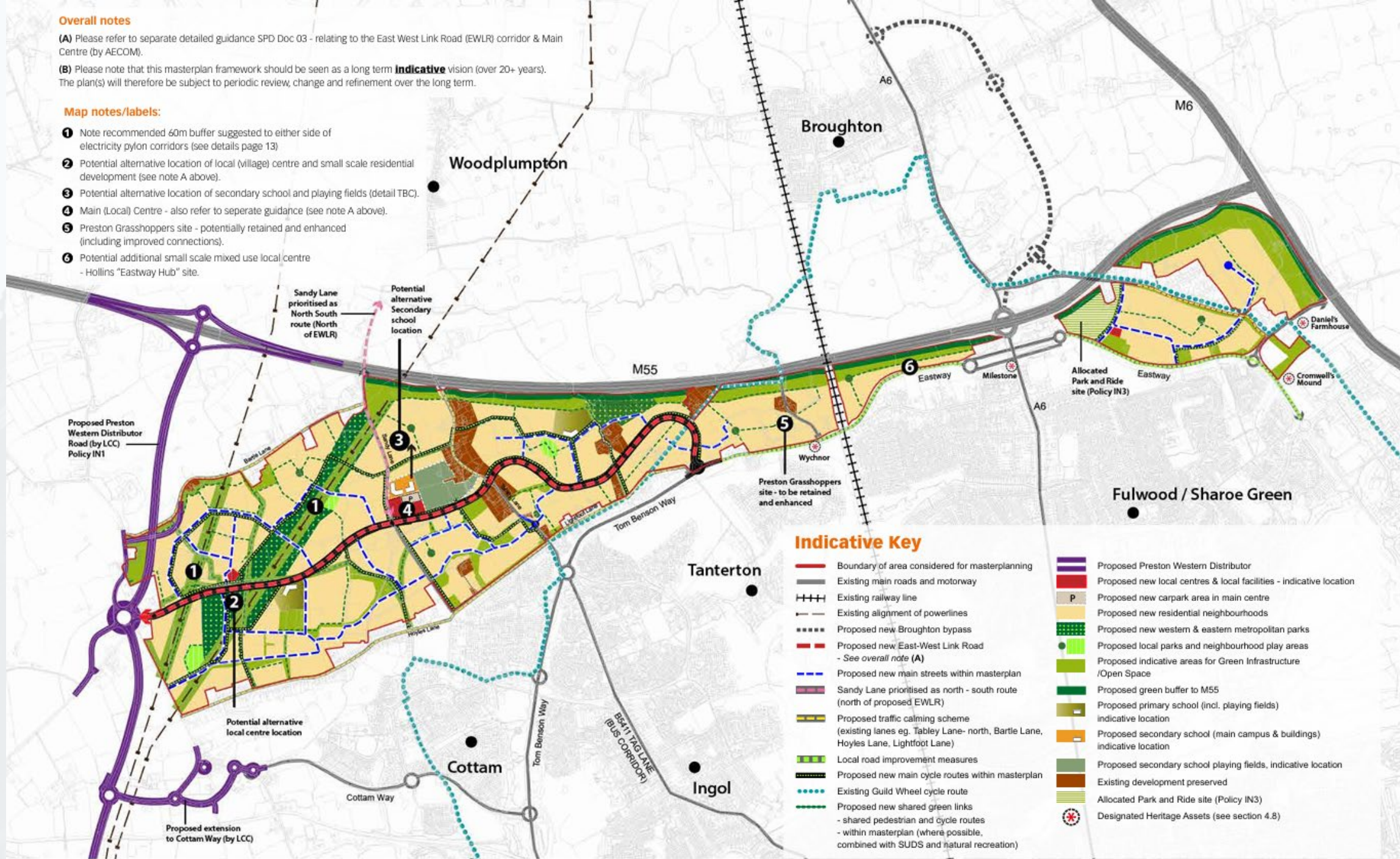
### Overall notes

(A) Please refer to separate detailed guidance SPD Doc 03 - relating to the East West Link Road (EWLR) corridor & Main Centre (by AECOM).

(B) Please note that this masterplan framework should be seen as a long term **indicative** vision (over 20+ years). The plan(s) will therefore be subject to periodic review, change and refinement over the long term.

### Map notes/labels:

- 1 Note recommended 60m buffer suggested to either side of electricity pylon corridors (see details page 13)
- 2 Potential alternative location of local (village) centre and small scale residential development (see note A above).
- 3 Potential alternative location of secondary school and playing fields (detail TBC).
- 4 Main (Local) Centre - also refer to separate guidance (see note A above).
- 5 Preston Grasshoppers site - potentially retained and enhanced (including improved connections).
- 6 Potential additional small scale mixed use local centre - Hollins "Eastway Hub" site.



### Indicative Key

- Boundary of area considered for masterplanning
- Existing main roads and motorway
- Existing railway line
- Existing alignment of powerlines
- Proposed new Broughton bypass
- Proposed new East-West Link Road - See overall note (A)
- Proposed new main streets within masterplan
- Sandy Lane prioritised as north - south route (north of proposed EWLR)
- Proposed traffic calming scheme (existing lanes eg. Tabley Lane- north, Bartle Lane, Hoyles Lane, Lightfoot Lane)
- Local road improvement measures
- Proposed new main cycle routes within masterplan
- Existing Guild Wheel cycle route
- Proposed new shared green links - shared pedestrian and cycle routes - within masterplan (where possible, combined with SUDS and natural recreation)
- Proposed Preston Western Distributor
- Proposed new local centres & local facilities - indicative location
- P Proposed new carpark area in main centre
- Proposed new residential neighbourhoods
- Proposed new western & eastern metropolitan parks
- Proposed local parks and neighbourhood play areas
- Proposed indicative areas for Green Infrastructure /Open Space
- Proposed green buffer to M55
- Proposed primary school (incl. playing fields) indicative location
- Proposed secondary school (main campus & buildings) indicative location
- Proposed secondary school playing fields, indicative location
- Existing development preserved
- Allocated Park and Ride site (Policy IN3)
- Designated Heritage Assets (see section 4.8)

# Planning

1. Culture changed from Development Control to Development Management – positive planning
2. Councils worked with local communities and parish councils
3. Planning Committee was reviewed – not fit for purpose.

# Edith Rigby Way (PWD)

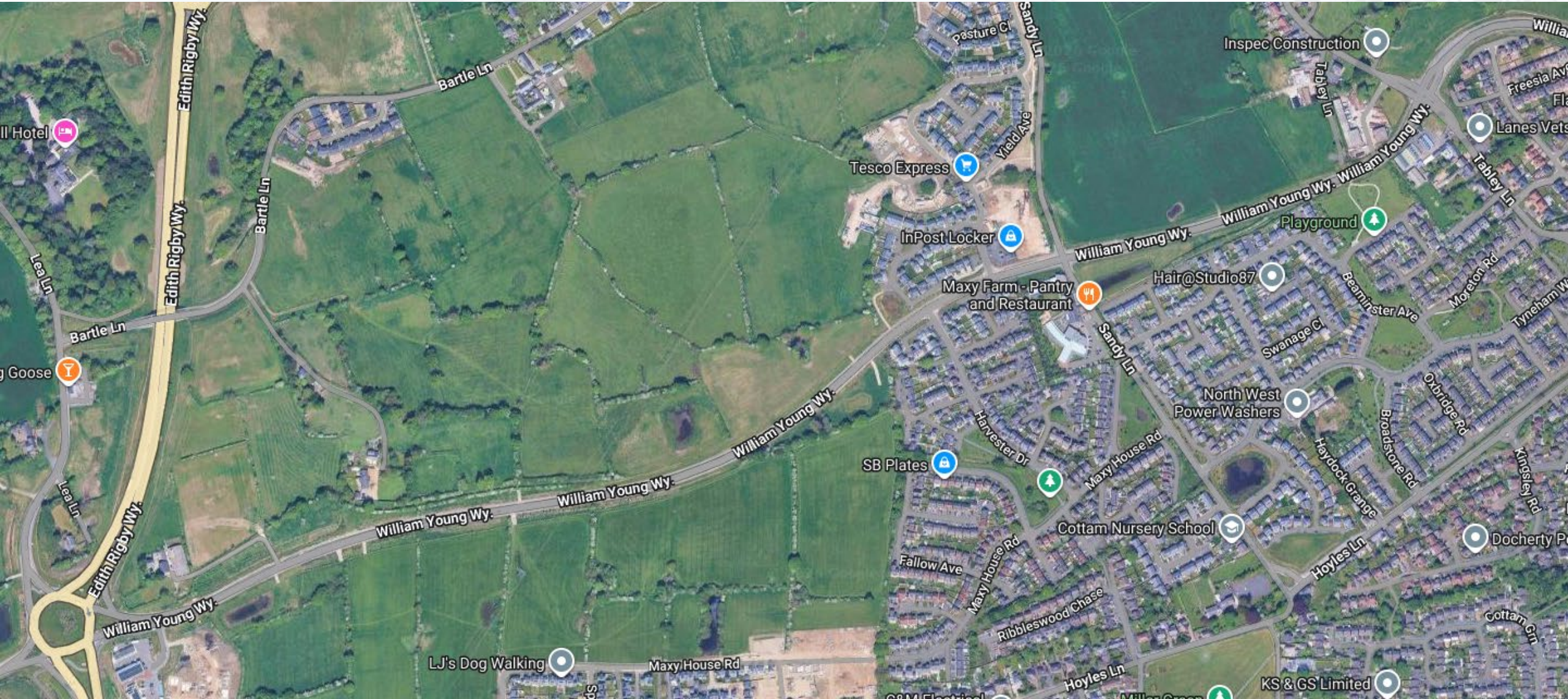


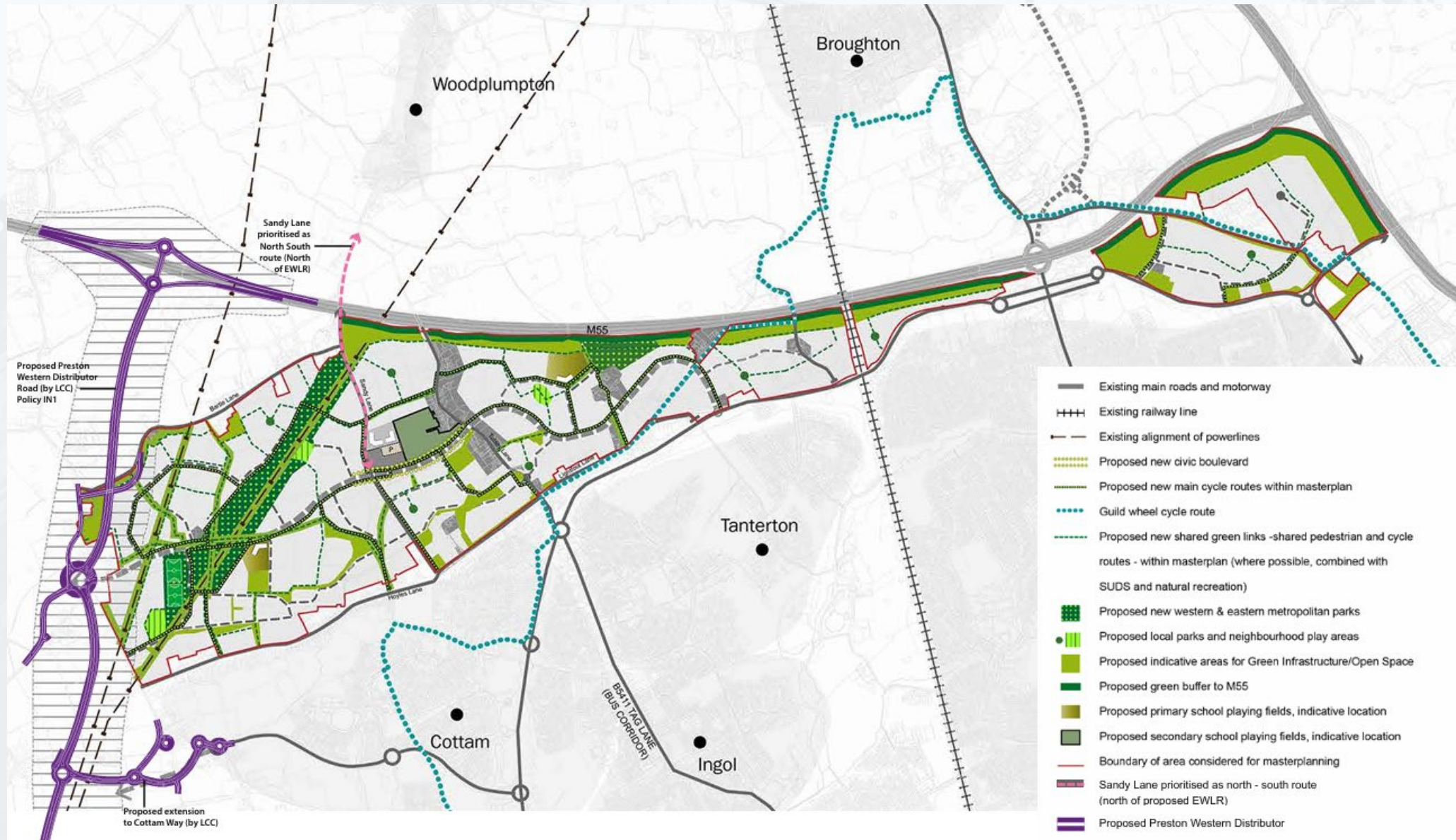


## James Towers Way (Broughton bypass)



# William Young Way (E/W Link)





**Secured up to £10m from city deal to deliver the Linear Park**

# Housing Land Supply Mar 2014-Apr 2025

Monitoring Period	Net Completions	Local Plan Requirement	Standard Method
Apr 2014- Mar 2015	488	507	N/A
Apr 2015- Mar 2016	282	507	N/A
Apr 2016- Mar 2017	791	507	N/A
Apr 2017- Mar 2018	634	507	N/A
Apr 2018- Mar 2019	785	507	241
Apr 2019- Mar 2021	1656*	1014*	250
Apr 2021- Mar 2022	1064	507	266
Apr 2022- Mar 2023	1405	507	268
Apr 2023- Mar 2024	1630	507	269
Apr 2024- Mar 2025	660	507	590

\* NB Data for 2019-2021 presents a combined picture for 2 years due to Covid impact on ability to carry out annual visits in March.

# Affordable housing completions Mar 2014-Apr 2025

Monitoring Period	Affordable Housing Completions
Apr 2014- Mar 2015	16
Apr 2015- Mar 2016	178
Apr 2016- Mar 2017	137
Apr 2017- Mar 2018	197
Apr 2018- Mar 2019	213
Apr 2019- Mar 2021*	430*
Apr 2021- Mar 2022	259
Apr 2022- Mar 2023	433
Apr 2023- Mar 2024	548
Apr 2024- Mar 2025	210

\* NB Data for 2019-2021 presents a combined picture for 2 years due to Covid impact on ability to carry out annual visits in March.

# Making Homes from Houses

Before



After



# Making Homes from Houses

Before



After



# Making Homes from Houses

Before



After



# Making Homes from Houses

Before



After



# CITY LIVING PRESTON

AUTUMN 2020

## PRESTON CITY CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITIES



The strategy directly led to a significant increase in housing delivery, with over 1,400 new homes completed in 2022/23.



# Preston City Living Strategy



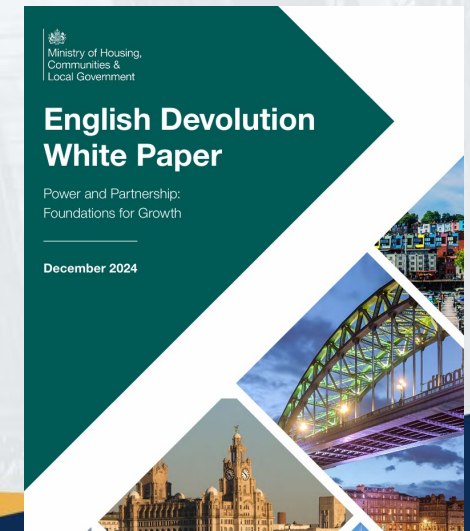
**Bishopgate Gardens**



**The Exchange**

# What next?

- **Council Housing** – acquisition of 18 homes. £5m budget allocation overall.
- **Central Lancashire Local Plan** – City centre and West Preston focus, with Cottam Parkway Station.
- **Preston Regeneration Board** – exploring the potential for a more proactive delivery vehicle for regeneration.
- **Local Government Reorganisation and Combined Authority** presents opportunities for greater public investment and devolved funding.



# Getting Britain Building Again

- Government target is to build 1.5 million homes in 5 years
- Planning and Infrastructure Bill
- Social and Affordable Housing Programme (£39bn UK government initiative aimed at delivering approximately 300,000 new, high-quality, and energy-efficient social and affordable homes over a decade)
- 7 New Towns announced
- Already concerns that this target will not be reached (Centre for Cities, Britain Remade)

# However, Preston has shown that it can be done, so maybe the government need to take note....

“Preston’s success is partly a story of good local leadership. But it is mostly a story of incentives. The City Deal meant that Preston councillors and staff knew that building enough housing would lead to real benefits. And they were able to show those benefits to voters and residents.”

(Britain Remade - Housebuilding Lobby Group 2026)