

Matter 5, ref 22: Preston small sites

Allocations

NPPF Paragraph 70 (2023) (or Paragraph 73 (Dec 2024) states that to promote a good mix of sites local planning authorities should: Identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare.

Of the 6,459 units (2,767 units at SS3, 300 units at SS4, 450 units at SS5 within the plan period, and 2,942 units under allocations in Policy HS4) allocated in the plan within the plan period (some of SS3 may continue to be delivered after the plan period), **921 units** are allocated on sites under 1 ha as set out in Matter 5 MIQs.

Housing supply from sites under 10 units in the Housing Land Position Paper (MO04)

The Housing Land Position Paper March 2025 identifies 385 units left to be delivered as at April 2025 on sites of under 10 units. 10% discount is applied to this to give 346 units.

Of the 385 units identified above, 361 are on sites of under 1ha. When the 10% lapse rate is applied to this figure it gives **325 units** on sites less than 10 units and smaller than 1ha in the supply figures on non allocated sites.

Small sites percentage

The total supply from sites of one hectare or less is **1,246 dwellings** (921 + 325). This is 13.3% of the total housing requirement for Preston (9,360 dwellings), therefore the requirements of the NPPF in relation to small sites have been met.