



**HOUSING LAND
POSITION**
incorporating
update to
**STRATEGIC HOUSING LAND
AVAILABILITY ASSESSMENT**

At 31 March 2019

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1. Introduction

1.1 Purpose of this Report

This report combines the annual updates to both the Strategic Housing Land Availability Assessment and the Housing Land Position Statement.

1.2 Strategic Housing Land Availability Assessment (SHLAA)

A SHLAA is a key part of a local planning authority's evidence base on housing delivery. It aims to identify deliverable sites (1 to 5 years) and developable sites with potential for housing after the five year period. The assessment helps the planning authority (South Ribble Borough Council) prepare the planning documents which are part of the process of delivering sufficient land to provide the housing needed by local communities.

The purpose of a strategic land availability assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed. It focuses on the identification of individual sites with potential for housing which is founded upon partnership working with key stakeholders such as housebuilders, social landlords, local property agents, local communities and other agencies. The SHLAA is an ongoing process, involving regular monitoring and updating.

Some land designations, such as green belt or other policy considerations will mean that there are strong planning reasons to seek to avoid or minimise the release of greenfield sites for housing.

In accordance with the NPPF, local planning authorities should have a clear understanding of housing needs in their area and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

This document includes the seventh partial review and update of the Strategic Housing Land Availability Assessment (SHLAA) first published in 2010. This partial review incorporates an update to the sites contained within the five year deliverable supply 2019/20 to 2023/24 and also identifies the developable supply to the end of the adopted Local Plan period (31/3/26)¹. It also takes account of sites submitted during the monitoring year for SHLAA consideration from landowners, agents and/or developers.

The suitable, deliverable and developable sites that have been identified in the SHLAA (see [Appendix 4](#)) are derived from a number of sources and are based on previous work done by the council. It is important to note that certain assumptions have been made within the assessment based on general guidance from the Ministry of Housing, Communities and Local Government (MHCLG) and on experienced officers' judgements. The SHLAA should be treated as a living document and the information will be liable to change over short periods of time as circumstances change on sites.

Planning applications for residential development are assessed on their individual planning merits in accordance with national and local policy, and other material planning considerations.

¹ A review of the Local Plan and Central Lancashire Core Strategy commenced in 2018 with a view to delivering a single Local Plan. It is anticipated this will be complete and adopted by mid-2022.

Information that is contained within this SHLAA may act as an indication of opportunities or constraints on a site, but applicants must undertake their own detailed research to determine the full potential for residential development opportunities on sites within the SHLAA or those that have not been identified.

1.3 Assessment of Housing Land Position

This document sets out the housing land supply in South Ribble. All sites with planning permission have been visited, and forecasting has been reviewed and updated where applicable to take account of lapse/non-implementation rates, lead-in-times and build rates. Developers of the larger sites have been consulted to clarify their expectations of their own sites. They are contacted at the beginning of each calendar year for their initial thoughts, and again following the completion surveys on sites if it is suspected the situation may have changed. The following assumptions have been made in preparing these forecasts:

- Completion rates – these are assumed to be as anticipated by developers unless they appear to be over-ambitious. If this is considered to be the case, they have been reduced based on officers' experience.
- Calculations of the five year housing land supply take the approach that calculation of the buffer should include any appropriate backlog and that the backlog should be made up over five years.
- Buffer – Future housing completions will be monitored biannually and the five year housing land supply updated twice a year to reflect this. Accordingly, a 5% buffer has been included in the five year housing land supply calculation in accordance with paragraph 73 of the NPPF. It was also the opinion of the Planning Inspector who examined the adopted Local Plan that the shortfall did not demonstrate a persistent under-delivery when taken across a number of years. As a result, she considered it sufficient for the Council to identify a 5% buffer.
- Windfalls – the average number of windfalls completed over the last 15 years has been 156 per annum. It has been assumed that these will continue and, accordingly, 150 windfalls have been included in the housing land supply trajectory. These have been phased to take account of the fact that planning permissions last for three years, so it is likely we are already aware of many of the windfalls which will come forward this year, but less so for following years.

This annual report examines three key areas:

- Housing completions in South Ribble in relation to the strategic requirement
- Future supply of housing from outstanding permissions and allocations
- Monitoring the impact of planning policies on density, brownfield sites and affordable housing.

2. Summary

This document provides a snapshot picture of both the committed and potential housing supply in South Ribble at 31 March 2019.

2.1 Completions

Housing delivery in South Ribble for 2018/19 resulted in 491 completions, a 54% increase compared with the previous year. This is the result of a complex combination of factors which are discussed in Section [5.1](#).

2.2 Brownfield Sites

This provides house builders with up-to-date and publicly available information on all brownfield sites available for housing locally. The register, which is updated annually, is available on the council's website. Brownfield sites accounted for 71% of completions between April 2018 and March 2019, compared with 64% in 2017/18. It is hoped that our pro-active approach to brownfield sites with the introduction of the Brownfield Register will continue to improve delivery on these sites in future years.

2.3 Affordable Homes

A total of 97 affordable homes were completed during 2018/19 and outstanding planning permissions include 18 sites which will contribute to the provision of affordable dwellings, either by providing them on site or by making a financial contribution towards off-site provision (please see section [5.5](#)).

2.4 New Permissions

During 2018/19 a total of 63 planning permissions have been granted relating to residential dwellings. These permissions give approval for 1,382 dwellings. Together with unexpired permissions from previous years, this results in a total remaining capacity of 3,340² permissions for dwellings at 31 March 2019. This figure takes account of dwellings already built on developments which are under construction.

² Total sites with permission

3. Planning Policy

3.1 National Planning Policy Framework

Paragraphs 73 and 74 of the [National Planning Policy Framework](#) (updated February 2019) state:

73. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old³.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply⁴.

74. A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
- b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

3.2 Central Lancashire Core Strategy

Policy 4 (Housing Delivery) of the adopted [Central Lancashire Core Strategy](#) sets a minimum requirement of 417 new dwellings per annum in South Ribble. It also requires that any under-provision since 2003 (the

³ Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴ From November 2018, this is measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

base date of the now revoked North West Regional Spatial Strategy) be made up over the Local Plan period (2010 – 2026).

4. Methodology

The information in the following pages takes account of:

- national planning policy
- the Central Lancashire Core Strategy
- the South Ribble Local Plan
- the assumptions detailed in Section 6 of the 2010 SHLAA, ie in relation to density ranges and net developable areas of sites, remain unchanged unless more reliable and accurate information is available through planning applications or planning permissions for example;
- developers' views – these have been obtained through email surveys early in 2019.⁵

The SHLAA continues to be updated to take account of new information from planning permissions, implementation of development on sites, and the study of new sites. The SHLAA does not make binding judgements on whether sites should be allocated for housing or whether planning permission is likely to be granted.

The initial source of data for housing permissions granted by the council is the weekly planning lists (available through the [council's website](#)). From these lists, details of all planning permissions for residential units are extracted and recorded on the council's housing land monitoring database and the progress of each permission is tracked.

5. Completions

5.1 Annual Completions

Completions are monitored biannually. As agreed by all districts in Lancashire in 1993, a dwelling is counted as complete when the "roof is on" and the "windows are in".

The number of completions in the borough has increased by 54% since 2017/18. Factors which have contributed to this include:

- Help to Buy. Almost nine out of 10 completions using Help to Buy are from first-time buyers, according to figures released by the MHCLG at the end of 2018. Help to Buy is expected to continue until 2023.
- Extra money has been allocated to the Home Building Fund. This is government finance designed to assist developers in England obtaining finance to help with development costs as well as infrastructure work and will prioritise SMEs.
- More certainty following the government's review of CIL as it is now apparent it will continue in its current form.
- Several City Deal sites are coming forward as highway infrastructure is put into place resulting in appropriate highway infrastructure to serve developments.

⁵ Some of the figures submitted by developers have been reduced for the purpose of the projections used in this document where officers have felt they are overly ambitious.

- There has been a renewed thrust from Central Government to increase housebuilding.

In the 16 years since 2003, completion rates in the borough have been as follows.

Table 1 - New Dwelling Completions

	New Dwellings (completed to roof and window stage)	Under/Over Delivery	Cumulative Under/Over Delivery	Windfalls Included	Affordable Dwellings included
Apr '03 – Mar '04	538	121	121	263	21
Apr '04 – Mar '05	657	240	361	239	53
Apr '05 – Mar '06	520	103	464	96	36
Apr '06 – Mar '07	284	-133	331	134	27
Apr '07 – Mar '08	320	-97	234	205	8
Apr '08 – Mar '09	312	-105	129	152	35
Apr '09 – Mar '10	171	-246	-117	44	32
Apr '10 – Mar '11	221	-196	-313	104	15
Apr '11 – Mar '12	170	-247	-560	103	11
Apr '12 – Mar '13	168	-249	-809	72	40
Apr '13 – Mar '14	346	-71	-880	188	48
Apr '14 – Mar '15	486	69	-811	288	84
Apr '15 – Mar '16	371	-46	-857	146	150
Apr '16 – Mar '17	189	-228	-1085	99	25
Apr '17 – Mar '18	318	-99	-1184	120	40
Apr '18 – Mar '19	491	74	-1110	239	97
Total	5562	-1110		2492	722
Mean Average over 16 years	347	-69		156	45

Source: Housing Land Database

Please note: Figures from the Housing Land database (used in the table above for years prior to 2008/09) 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 and handed over to a Registered Provider. Data for 2008 onwards has been collected from Strategic Housing Team records. This change has been made to take account of the following:

- individual affordable homes are not always identified on planning applications which can lead to inaccuracies when reporting completions;
- plots identified as affordable housing at planning permission stage may be changed as the development evolves;
- Section 106 agreements allow flexibility for changes to affordable housing conditions should there be issues with identification of a Registered Provider willing and able to exchange contracts for the purchase of the affordable properties.

The monitored figures for South Ribble exclude some dwellings which do not require planning permission because their creation is subject to permitted development⁶. The Council Tax Register showed an increase of only 287 dwellings. Differences between these figures can occur for a number of reasons, including:

- Increases/decreases due to permitted development, including caravans used as temporary accommodation
- Unreported demolitions
- Dwellings in relation to monitored planning permissions are counted as complete when the property is considered waterproof (ie roof and windows completed) whereas Council Tax registrations take place at a later stage, often in a different financial year.

Windfall Sites

Windfall sites made up 49% of the total completions. The definition of windfall sites in the NPPF is “Sites not specifically identified in the development plan”. They normally comprise previously-developed sites that have unexpectedly become available. The Local Plan, which now allocates some of these sites, had not been adopted when these sites started and, as a result, some large sites are recorded as windfalls, for example the former Roadferry site (41 completions in 2018/19).

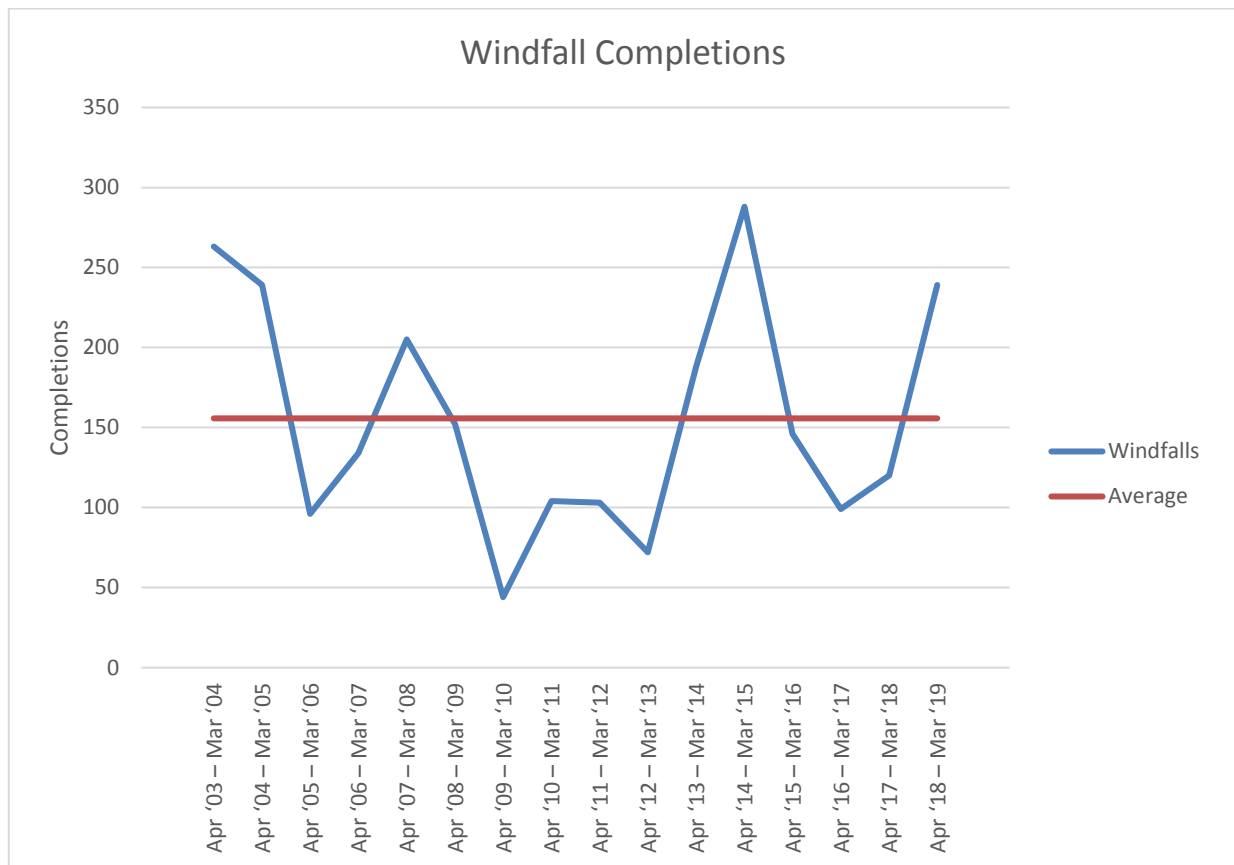
Experience has shown that they are normally sites which have been previously developed for another use that unexpectedly become available for residential development, for example an industrial unit that is no longer fit for its intended use, residential conversions from other uses or part of a residential garden.

Paragraph 70 of the NPPF states:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

⁶ For example, conversion of space over a shop, or over a ground floor office, into a maximum of two flats.

There is no published guidance on how a windfall allowance should be made, so it is at the discretion of the local planning authority on how it calculates this allowance.



This data reveals that South Ribble has a strong record of delivering a substantial number of dwellings on windfall sites of various sizes, under varying economic conditions. Therefore, it is considered to assume that windfall sites, of all sizes, will continue to be delivered in the borough throughout the Local Plan period. An allowance of 150 units per annum for delivery on such sites has been included the trajectory, a lower rate than the average of 156 over the past 16 years.

The windfall allowance in the trajectory is phased to take account of the fact that planning permissions last for three years, so it is likely we are already aware of many of the windfalls which will come forward this year, but less so for following years.

5.2 Annual Completions by Locality

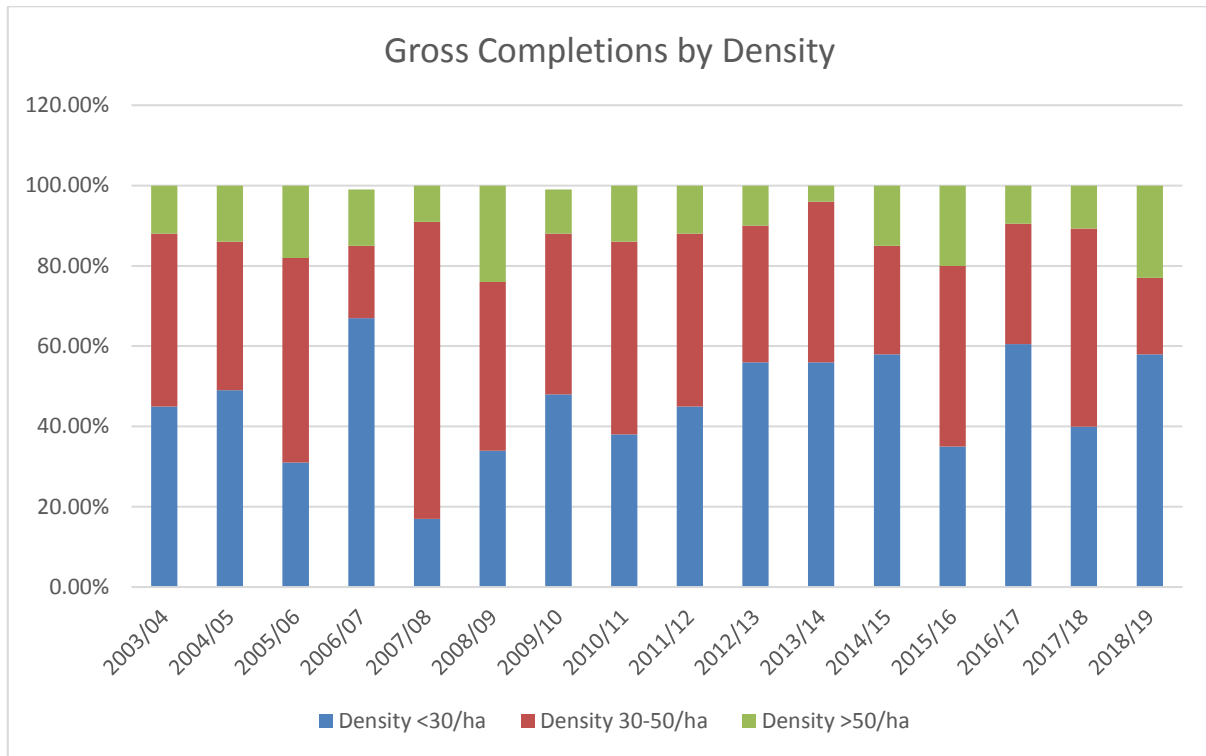
Table 2 - Annual Completions by Locality

Locality	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Bamber Bridge	41	99	207	40	43	40	2	8	2	14	57	103	128	30	31	75	920
Buckshaw Village	112	180	152	85	82	110	112	56	38	65	131	90	8	0	0	0	1221
Higher Walton/Coupe Green/Gregson Lane/ Hoghton	30	7	5	5	5	6	6	20	3	2	3	13	3	2	0	39	149
Hutton	33	1	1	16	2	2	1	0	8	0	0	2	0	1	24	33	124
Leyland & Farington	88	149	65	90	144	75	32	86	56	35	61	165	148	77	174	160	1605
Little Hoole	2	1	0	0	3	1	0	0	0	1	1	0	4	1	0	1	15
Longton	20	7	4	4	9	11	0	10	10	13	15	27	11	8	3	1	153
Lostock Hall	39	88	39	3	11	13	0	6	1	0	2	0	11	46	22	20	301
Much Hoole	6	8	13	12	4	14	1	1	1	1	8	0	0	0	7	13	89
New Longton	11	0	9	0	5	2	2	17	1	1	24	21	1	5	1	2	102
Penwortham	36	24	15	19	4	18	7	8	30	28	2	19	55	15	26	114	420
Samlesbury & Mellor	6	0	6	2	3	3	4	4	1	4	0	1	1	3	5	5	48
Walmer Bridge	58	21	2	6	2	0	0	1	16	3	40	36	0	0	1	0	186
Walton le Dale	56	72	2	2	3	17	4	4	3	1	2	9	1	1	13	19	209
Whitestake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	9	20
TOTALS	538	657	520	284	320	312	171	221	170	168	346	486	371	189	318	491	5562

Source: Housing Land Database

5.3 Completions of Dwellings by Density (%)

Table 3 - Completions by Density (%)



Source: Housing Land Database

As shown in the graph above, a larger proportion of dwellings were delivered with a density below 30 dwellings per hectare than in 2017/18.

5.4 Completions by Land Type (greenfield or brownfield/previously developed land)

Policy 4 of the [Central Lancashire Core Strategy](#) has a target of 70% of new houses to be built on brownfield land.

71% of completions between 1 April 2018 and 31 March 2019 were on previously developed land, compared to 64% in the previous year.

The previously developed land figure for 2018/19 is calculated as follows:

Previously developed = 326 from previously developed land sites + 10 conversions (excl barn conversions) + 12 change of use = 348

Proportion of development on previously developed land = 348/491 = 71%

Table 4 - Completions by Land Type

Land Type	2009/10		2010/11		2011/12		2012/13		2013/14		2014/15		2015/16		2016/17		2017/18		2018/19	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Greenfield	2	1	42	19	28	17	46	27	116	33	156	32	105	28	83	44	113	36	137	28
Barn Conversions (regarded as g'field)	4	2	3	1	4	2	6	4	1	0	2	0	1	0	1	1	1	0	6	1
Mixed (g'field & PDL)	10	6	23	10	24	14	7	4	0	0	0	0	0	0	0	0	0	0	0	0
Previously Developed (PDL)	138	81	136	62	103	61	100	60	225	65	312	64	242	65	92	49	193	61	326	66
Other Conversions (regarded as PDL) and Change of Use	17	10	17	8	11	7	9	5	5	1	16	3	23	6	13	7	11	3	22	5
TOTALS	171		221		170		168		347		486		371		189		318		491	

5.5 Annual Affordable Housing Completions

The National Planning Policy Framework 2019 ([NPPF](#)) defines affordable housing as:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: ...

Please see the Glossary in this document for the “definitions”.

For the purpose of this report only, the completions total takes account of new additions to the overall housing stock and does not include additions created through the transfer of housing stock. Therefore, the figures recorded in this report may differ from the council’s Housing Flows Reconciliation return (required by the Ministry of Housing, Communities and Local Government) and completion rates produced by the Strategic Housing Team, which also take into account changes in tenure of existing housing stock, ie the acquisition of market housing to create additional affordable housing stock.

Table 5 - Affordable Housing Completions by Location

Location	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Affordable dwellings compared to all completions	11%	19%	7%	6%	24%	14%	17%	40%	13%	13%	20%
Bamber Bridge	11	0	0	0	0	13	7	60	0	0	20
Buckshaw	8	7	0	0	15	25	0	0	0	0	
Farington	0	0	0	0	0	0	16	0	15	7	8
Hutton	8	0	0	0	0	0	0	0	0	0	16
Leyland	0	23	15	11	18	0	24	68	0	18	27
Lostock Hall	0	0	0	0	0	0	0	0	10	0	
Longton, New Longton, Walmer Bridge, Much Hoole	8	2	0	0	4	10	15	0	0	0	
Penwortham	0	0	0	0	3	0	22	22	0	6	26
Walton-le-Dale	0	0	0	0	0	0	0	0	0	9	
TOTAL	35	32	15	11	40	48	84	150	25	40	97

Sources: Housing Land Database (figures relating to 2008/09 – 2014/15 were taken from Strategic Housing Team records)

A total of 97 affordable homes have been completed during 2018/19. In addition, outstanding planning permissions include:

- providing affordable dwellings on site (13 sites) totalling 698 dwellings;
- also making a financial contribution for off-site provision (four sites);
- only making a financial contribution for off-site affordable housing (one site).

6. Demolitions

The council issued six Demolition Notices under Section 80(2) of the Building Act 1984 in respect of dwellings between 1/4/18 and 31/3/19. These Notices grant consent to demolish but do not necessarily mean the demolition takes place.

7. Permissions

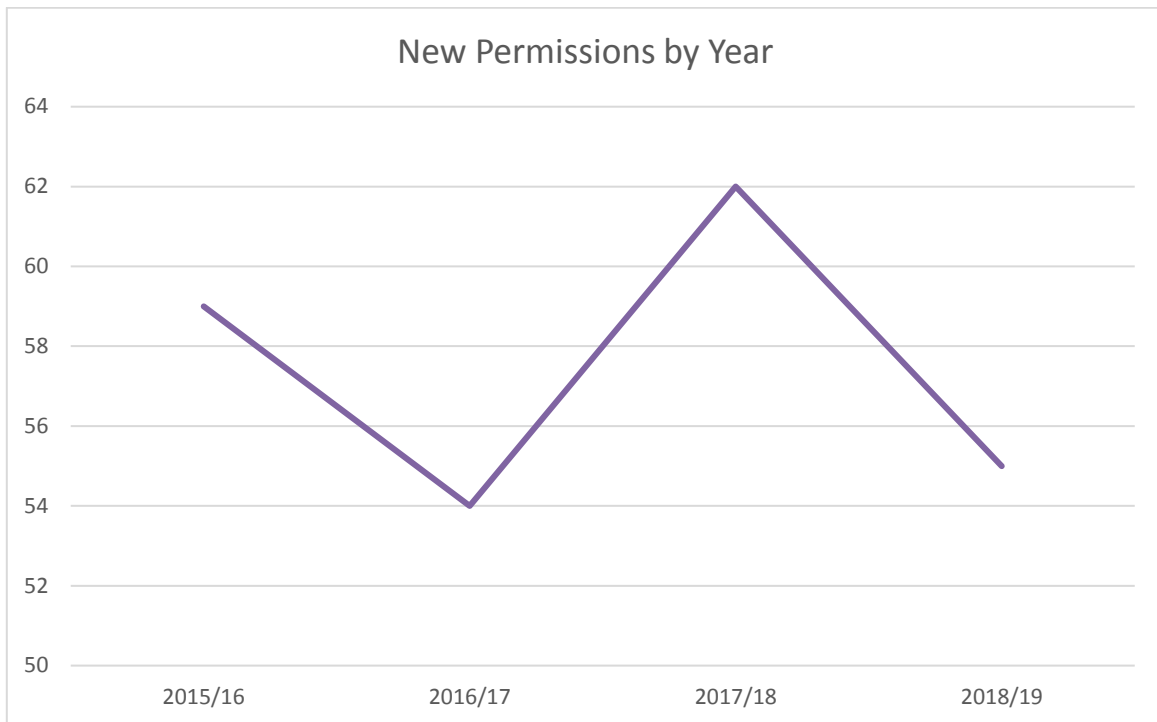
7.1 New Permissions

During 2018/19 55 planning permissions have been granted relating to residential dwellings. These permissions relate to a total of 1,341 dwellings.

Including unexpired permissions from previous years, and excluding duplications, there was permission for a total of 3,340 deliverable dwellings at 31 March 2019.

Total new permissions granted in the last six years were as follows.

Chart 1 - Total New Permissions



Sources: Housing Land Database

The reduction in numbers in 2013/14 and 2014/15, we believe, was influenced by the introduction of the Community Infrastructure Levy on 1 September 2013 which placed an additional burden on developers.

Individual permissions are listed at [Appendix 1](#), and detailed information of each is available on our website:

<http://publicaccess.southribble.gov.uk/online-applications/>

7.2 Density of New Permissions 2018/19

In relation to densities, the revised NPPF states the following:

122. Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

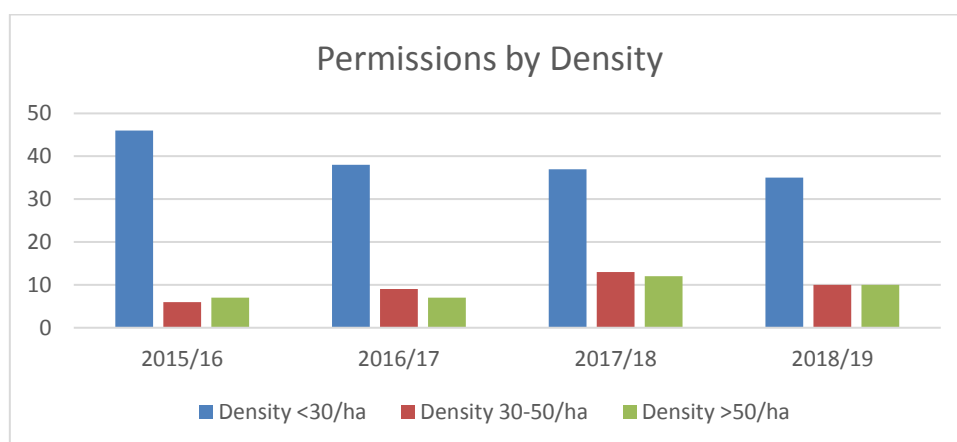
123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

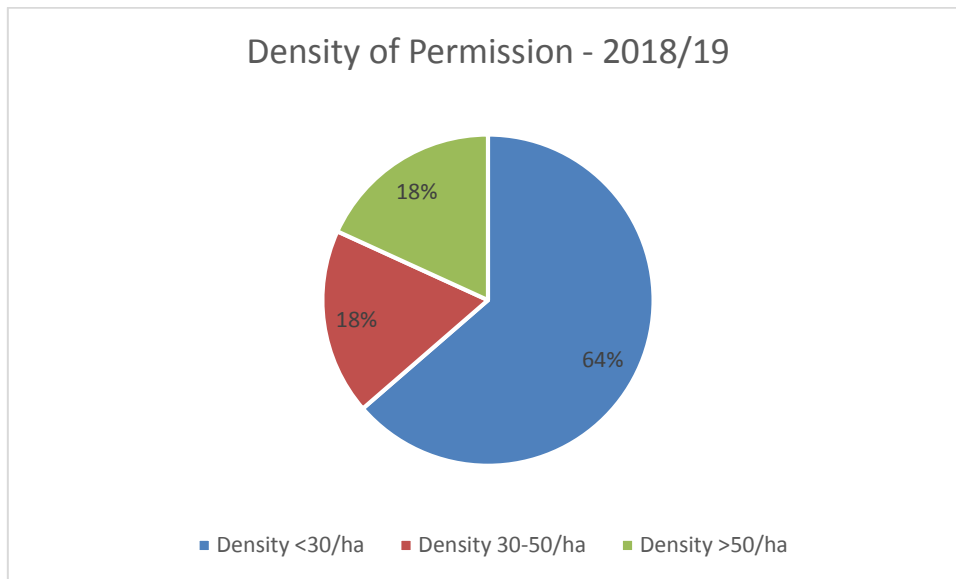
c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

55 permissions were granted in 2018/19. As shown in the following chart, the number of permissions granted with higher densities has fallen over the last four years.



64% of the permissions granted in 2018/19 had a density of less than 30 dwellings per hectare.

Chart 2 - Permissions by Density



Sources: *Housing Land Database*

Ten permissions had a density of over 50 dwellings per hectare, eight of these permissions included apartments.

7.3 Brownfield Permissions

84% of permissions granted in 2018/19 related to development on brownfield land.

7.4 Extant Permissions⁷

A full list of extant permissions is shown at [Appendix 1](#).

8. Housing Land Allocations

[Appendix 3](#) shows the status of the sites allocated for residential or mixed use schemes in Policy D1 of the adopted Local Plan.

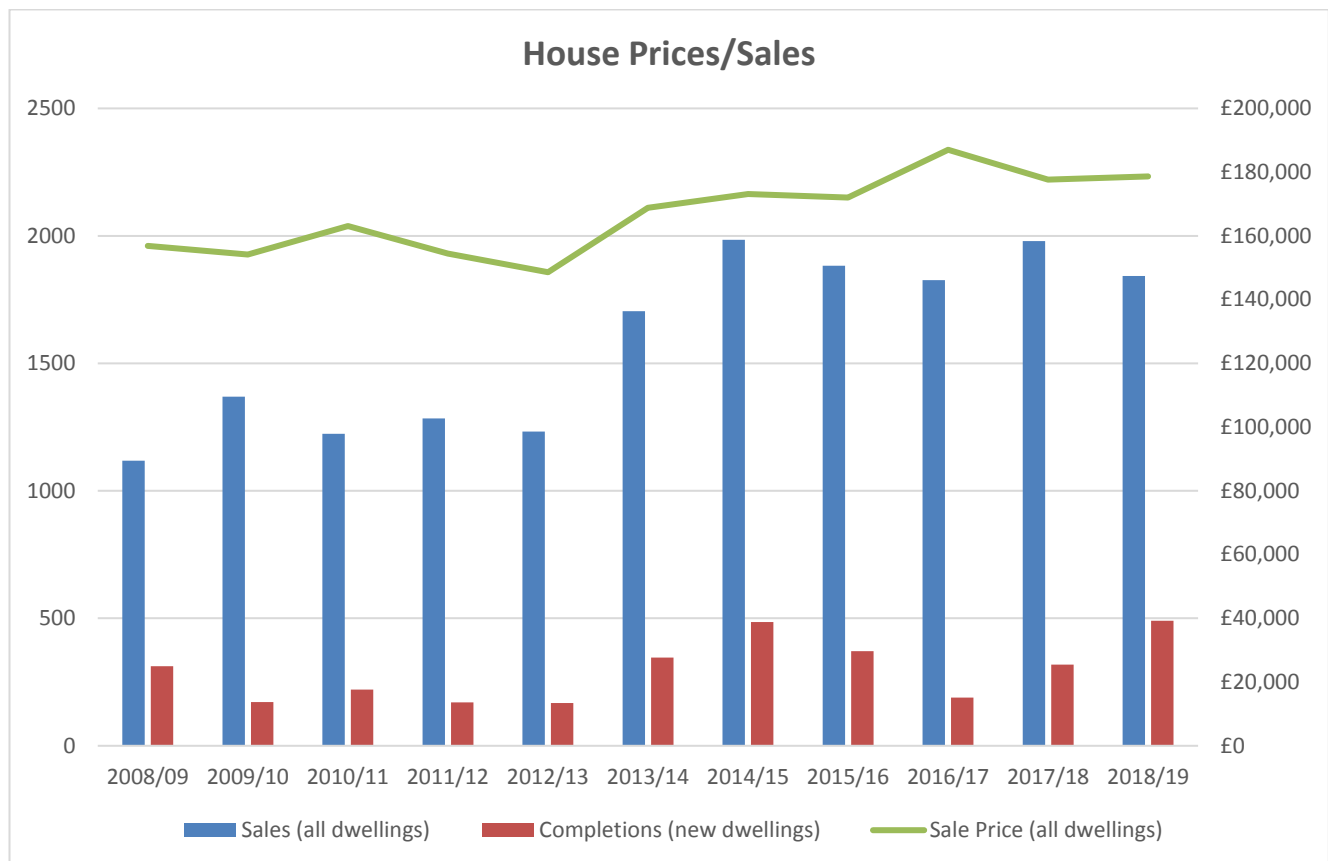
⁷ Permissions which are remaining – includes all permissions, granted in 2018/19 and previous years, which have not expired.

9. Housing Market

The following chart shows the number of new dwelling completions, sales of all dwellings and sale prices of all dwellings over the last ten years in South Ribble. Numbers of sales increased compared with 2017/18. Average sale prices in the borough increased by 0.6% during 2018/19.

There is more discussion around the completion figures in Section 5.1.

Chart 3 - House Prices/Sales



Source: In-house records and [Land Registry](#)

10. The Future

Forecasting future dwelling completions is carried out by officers in the Planning Policy Team in collaboration with colleagues from Development Management. Information is also gathered during site visits and/or from information provided by developers/house builders⁸. The intelligence gathered is used to inform the forecasting of site delivery and to provide a robust evidence base for the calculation of the housing land supply.

⁸ Some of the figures submitted by developers have been reduced for the purpose of the projections used in this document where officers have felt they are overly ambitious.

10.1 Strategic Requirement and Five Year Supply at 31 March 2019

The strategic requirement for the period 2003/04 to 2018/19, based on the adopted Core Strategy, was 6,672 (sixteen years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 1,110 dwellings.

It is essential to identify any under delivery of housing. Paragraph 73 of the [NPPF](#) (2019), states that:

Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁶, or against their local housing need where the strategic policies are more than five years old³⁷. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply³⁹.

The Planning Inspector who examined the adopted Local Plan stated in her final report: "I consider that the evidence relating to the shortfall does not demonstrate a persistent under-delivery when taken across a number of years....Consequently, I consider that it is sufficient for the Council to identify a 5% buffer in accordance with the Framework...."

Furthermore, the results of the [Housing Delivery Test](#) (HDT), published in November 2018, indicate that South Ribble has delivered 126% of the required number of homes over the three years 2015/16 to 2017/18.

Published Housing Delivery Test result for South Ribble

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total homes delivered	HDT: 2018 measurement	HDT: 2018 consequence
	2015/16	2016/17	2017/18		2015/16	2016/17	2017/18			
South Ribble	297	289	193	779	430	237	312	979	126%	None

The Housing Delivery Test is a percentage measurement of the number of **net homes delivered** against the **number of homes required**, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three year period. The delivery figures used for this calculation differ from those reported as completed elsewhere in this document as they are based

on different records. The HDT takes account of, for example, gains and losses such as mobile and temporary dwellings and demolitions and losses resulting from changes of use. The requirement figure (minimum annual local housing need figure) has been calculated by the MHCLG using their standard methodology.

Footnote 37 of the NPPF (2019) provides clarification on the method to calculate local housing need. It states that the standardised methodology should be used to calculate Local Housing Need where strategic policies are more than five years old, and have not been properly reviewed. It also includes the caveat that there may be circumstances in which a justified alternative approach can be used to calculate local housing needs which reflects the content of Paragraph 60 of the NPPF and the updated Planning Policy Guidance (PPG 2A-003). Paragraph 60 states that 'exceptional circumstances justify an alternative approach, which also reflect current and future demographic trends and market signals'.

The following need to be considered:

- The South Ribble housing requirement policy (Policy 4 in the Central Lancashire Core Strategy) is now almost seven years old, therefore it is **more than the five years old referred to in footnote 37 of the NPPF**.
- Following publication of the new Central Lancashire Strategic Housing Market Assessment, South Ribble entered into a joint Memorandum of Understanding and Statement of Co-operation relating to the provision of housing land with Chorley and Preston councils in September 2017. This endorsed the requirements set out in Policy 4 of the Central Lancashire Core Strategy. This was to ensure the three authorities continued to meet their respective Objectively Assessed Needs and also meet the aspirations of the South Ribble, Preston and Lancashire City Deal and the governments' aspirations to increase the supply of housing. **This could be considered to have been a review of the policy in terms of footnote 37 of the NPPF.**
- The Decision Notice relating to appeal PP/F2360/W/18/3198822, Land off Brindle Road, Bamber Bridge, referred to the council's preference to use the standard calculation to assess its five year housing land supply:

"41. Firstly, the figure suggested by the Council would be significantly lower than a 'plan based' housing requirement of 785 dpa which has been arrived at through the CLCS full objectively assessed need. Although the policies are more than 5 years old, this housing requirement was endorsed by the three Central Lancashire Authorities, that include the South Ribble Borough Council, in a signed Memorandum of Understanding, dated September 2017. As such, the appellant has argued that the strategic policies have been reviewed and not found to require updating, in accordance with footnote 37 to paragraph 73 of the 2018 Framework, but **I am not convinced that this represents a review of the policies.**"

The following calculations seek to make up the shortfall within five years and add a 5% buffer. Future completions will be monitored biannually and the five year housing land supply updated twice a year to reflect this.

Sites included within the South Ribble five year supply comprise:

- Sites with planning permission;
- Sites allocated in the adopted Local Plan.
- Anticipated Permitted Development
- Windfall sites⁹

At year end, permissions for dwellings on small sites (less than 0.5 ha) totalled 202, some of which were not included in the SHLAA because they had not been granted/applied for planning permission when the SHLAA was produced. We have assumed that 10% of these dwellings will not be built*, meaning there is a realistic capacity for 182 dwellings on these small sites.

The figures shown in these calculations do not include additional suitable sites identified as part of the SHLAA which are not expected to come forward in the near future. These are shown in [Appendix 4 – Schedule of Suitable Sites](#).

At 31 March 2019, the borough had a gross five year supply of 3,976 dwellings.

If we consider Policy 4 of the Central Lancashire Core Strategy to have been reviewed, we would continue to calculate the housing supply in the same way as previous years. This would result in a **5.93 year land supply, including a 5% buffer and making up the shortfall within five years**. The full calculation is as follows.

Five year requirement = 417 x 5 (not accounting for shortfall)	2,085
Add Shortfall (under-delivery from 2003/04 to date)	1,110
Total required for five years to make up shortfall	3,195
Add 5% buffer	160
Total Five year requirement, making up shortfall within five years and including 5% buffer	3,355
One year requirement, making up shortfall within five years and including 5% buffer	671
Deliverable dwellings in five years	
Large sites with permission	2,073
Medium sites with permission	26
Small sites with permission (less 10%)	182
Additional sites allocated in Local Plan	1,117
Windfalls	600
Total Deliverable	3,998
Land supply (years)	5.96

⁹ The term 'windfall sites' is used to refer to those sites which are not specifically identified in the development plan. Historically, an average of over 100 windfall completions have been achieved per year since 2003/04.

However, if we believe Policy 4 of the Central Lancashire Core Strategy not to have been reviewed, we should use the standardised methodology to calculate the housing land supply. This calculation demonstrates a **five year supply of 17.7 years including a 5% buffer.**

2018 Households based on 2014 projections (published 2016)	47,564
2028 Households based on 2014 projections (published 2016)	49,409
Projected Growth over ten years	1,845
Average over 10 years (ie divided by 10)	184.5
Affordability Adjustment	
**Most Recent Median Workplace-based Affordability Ratio (published March 2019)	6.5
Adjustment factor ie $((LAR-4)/4) \times 0.25$	0.2
As a percentage	15.7%
Minimum Annual Local Housing Need Figure = Baseline plus Affordability Adjustment	213.4
*5% Buffer	10.7
Total Annual Requirement including 5% buffer	224.1
Deliverable five year supply	4,018.0
Deliverable supply excluding 10% of small sites	3,997.8
Land supply (years)	17.8

10.2 Developable and Deliverable Supply

Local Planning Authorities (LPAs) are required to identify sufficient specific sites to deliver housing for at least five years. In relation to deliverability, the NPPF states that:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

At 31 March 2019, the council was able to identify the following numbers of developable dwellings in five or more years' time. The council's adopted Local Plan covers the period 2010/11 to 2025/26, therefore only limited information is available following this period.

Table 6 - Developable Housing Land Supply

Type of Site	Developable Units 2024/25 – 2025/26	Developable post 1/4/26
Large sites with permission	505	534
Additional allocated Local Plan sites	440	1210
Unidentified Windfalls	300	0
TOTALS	1245	1744

At first glance, depending on the method of calculation used, it may appear the authority is at risk of not having a five year supply available by the end of the Plan period to cover the residual requirement. However, the following should be borne in mind:

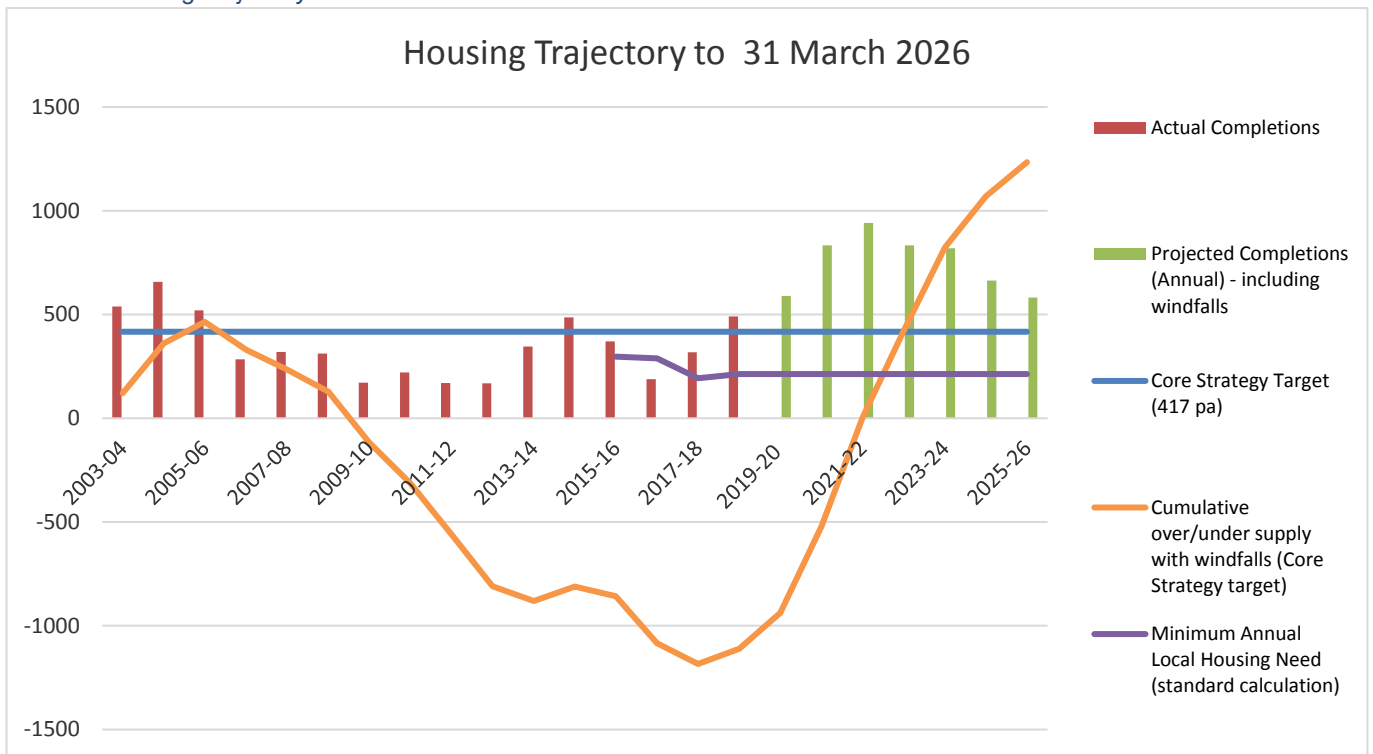
- The anticipated cumulative completions over the plan period predict an overall supply in excess of that required.
- A call for sites for the next Local Plan was undertaken in 2018/19 as part of the review of the Local Plan and some of these additional sites will undoubtedly come forward prior to 2026.
- Policy G3 of the Local Plan (Safeguarded Land for Future Development) requires that identified Safeguarded Land will remain in its existing use for the foreseeable future and beyond the life of this Plan. It is intended to be kept free from new physical development and to be kept open at least during the Plan period or until the Plan is reviewed. The current review of the Local Plan will consider the release of this land should it become necessary to secure sufficient future supply.

10.3 Housing Trajectory at 31 March 2019

It should be noted that inclusion of sites in the trajectory does not mean development will come forward on a site nor does it guarantee planning permission will be granted. It means, to the best of current knowledge, sites are able to deliver housing subject to other factors such as funding, the release of land and/or the provision of additional infrastructure. Any site without valid planning permission will be subject to the normal planning process.

The following cumulative over/under supply shown in the following housing trajectory relates to a strategic requirement of 417 dwellings per annum.

Chart 4 - Housing Trajectory to 31 March 2026



11. Conclusion

Completion rates are expected to rise substantially over the next few years due to the large sites which are now coming forward, several of which are now under construction. Some of these large sites, for example the Moss Side Test Track and Penwortham Mills, are on brownfield land which will substantially increase the proportion of development on this type of site. Similarly, we expect the number of affordable homes to increase with large permissioned sites contributing to their development.

In summary, we are confident that the borough has sufficient land supply to meet the government's requirements. At 31 March 2019, the council could demonstrate a housing supply of over five years. This assumes we make up the shortfall in the next five years and also allows for a 5% buffer. This makes it unnecessary to release any Green Belt or Safeguarded Lane at this point in time.

Appendix 1 – Extant Planning Permissions¹⁰

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
New Mill, Wesley Street	Bamber Bridge East	2017-09-04	196	144	07/2017/2333/REM 07/2012/0728/OUT
Brindle Road, Bamber Bridge (Persimmon) - Phase 1	Bamber Bridge East	2018-12-18	261	261	07/2017/2325/FUL
Brindle Road, Bamber Bridge (Bellway) - Phase 2	Bamber Bridge East	2018-08-31	193	193	07/2017/2900/FUL
Land adj to Linden Lea, Kellet Lane (west of Linden Lea) - Plots 1 & 2	Bamber Bridge East	26/05/2017	2	2	07/2017/0305/REM 07/2015/1329/OUT
Land off Kellet Lane, Bamber Bridge (west and south west of Linden Lea) - plots 3, 4 & 5	Bamber Bridge East	2017-05-25	3	2	07/2017/0306/REM 07/2015/1330/OUT
Lancaster Cottage, Brindle Road, Bamber Bridge	Bamber Bridge East	2017-04-28	1	1	07/2016/1123/FUL
2 Gough Lane, Bamber Bridge	Bamber Bridge East	2016-09-14	2	2	07/2016/0393/FUL
Land Adj 1 Co-operative Street, Bamber Bridge	Bamber Bridge West	2016-03-21	1	1	07/2016/0040/FUL
Mainway Court, Edward Street, Bamber Bridge	Bamber Bridge West	2018-09-21	17	17	07/2018/3017/FUL
49 Leyland Lane	Broadfield	2017-10-31	4	4	07/2017/2532/FUL
131 Broadfield Drive, Leyland	Broadfield	2018-06-13	1	1	07/2018/2430/OUT
Land adj 323 Leyland Road, Lostock Hall	Charnock	2018-10-16	2	2	07/2018/4892/FUL
Brookfield, Alma Row	Coupe Green & Gregson Lane	2015-08-04	2	1	07/2012/0272/FUL
Hoghton Lane Farm, Hoghton Lane, Hoghton	Coupe Green & Gregson Lane	2017-03-30	3	3	07/2016/1334/OUT
Hoghton Lane Farm, Hoghton Lane, Hoghton	Coupe Green & Gregson Lane	2017-03-30	1	1	07/2016/1335/OUT
Duckworth House Farm, Bank Head Lane	Coupe Green & Gregson Lane	2017-11-07	1	1	07/2018/1382/FUL
350 Brindle Road, Bamber Bridge	Coupe Green & Gregson Lane	2019-03-13	1	1	07/2019/0868/FUL
Expac, Dunkirk Mill, Dunkirk Lane	Earnshaw Bridge	2018-03-07	34	9	07/2017/3413/REM 07/2012/0551/REN 07/2008/0422/OUT
105 Slater Lane, Leyland	Earnshaw Bridge	2013-05-11	7	7	07/2018/8792/VAR (reducing number of dwellings to 7) 07/2008/0115/FUL
Land to rear of 106 Dunkirk Lane	Earnshaw Bridge	2017-07-21	2	2	07/2017/1106/FUL
128 Dunkirk Lane (land to rear)	Earnshaw Bridge	2017-11-22	1	1	07/2015/0264/FUL
West of Grasmere Avenue, Farington	Farington East	2016-07-28	160	144	07/2016/0186/REM 07/2011/0711/ORM

¹⁰ Permitted development are also included in this table.

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
Farington Business Park, east of Wheelton Lane (northern section) - Phase 2 (Rowland Homes)	Farington East	2018-09-06	199	199	07/07/2018/0865/REM 07/2018/0868/VAR 07/2013/0288/FUL (234 dwellings outline)
Cuerden Strategic Site (residential part)	Farington East	2017-12-20	128	128	07/2017/0211/ORM - Part 2 Outline
43 Stanifield Lane, Farington	Farington East	2018-07-10	2	2	07/2018/3321/CPD
Brookhouse Farm, Stanifield Lane, Lostock Hall	Farington East	2016-09-06	9	9	07/2016/0558/OUT
Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section	Farington West	2013-08-30	175	175	07/2019/2313/REM 07/2012/0627/ORM
Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	Farington West	2016-03-11	400	400	07/2014/0184/ORM
Garden to rear of 338 Croston Road, Farington Moss	Farington West	2017-05-25	5	5	07/2016/0457/OUT
Land Adj to Naptha Cottage, Naptha Lane	Farington West	2015-11-05	1	1	07/2016/0579/REM 07/2015/0903/OUT
Naptha Farm, Naptha Lane, Whitestake	Farington West	2019-01-28	1	1	07/2018/9728/APD
196A Croston Road, Farington Moss	Farington West	2018-01-19	1	1	07/2017/1438/OUT
Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)	Farington West & Earnshaw Bridge	2015-09-08	175	67	07/2015/1726/REM 07/2012/0627/ORM
Tusons Farm, Gill Lane, Walmer Bridge	Hoole	2019-03-05	2	2	07/2018/9754/FUL
Tusons Farm, Gill Lane, Walmer Bridge	Hoole	2019-03-05	2	4	07/2019/0591/FUL
Moss View Farm, Wham Lane	Hoole	2017-09-07	3	3	07/2017/2445/APD
Moss View Farm, Wham Lane	Hoole	2018-07-16	1	1	07/2018/1471/FUL
Church Farm, Liverpool Old Road, Much Hoole	Hoole	2018-10-19	1	1	07/2018/4271/FUL
Moorhey Farm, Moss House Lane, Much Hoole	Hoole	2016-09-20	1	1	07/2017/2144/FUL 07/2016/0341/FUL

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
Goose Green Farm, Moss House Lane, Much Hoole	Hoole	2018-07-18	2	2	07/2018/2917/FUL
The Bungalow, Moss House Lane	Hoole	2017-09-21	1	1	07/2017/2313/FUL
Land at Orchard Gardens (incl land off Swallow Field)	Hoole	2018-06-18	9	9	07/2018/1482/REM 07/2017/0272/OUT
Chestnut House Farm, Wham Lane, Little Hoole	Hoole	2016-08-16	1	1	07/2016/0483/APD
Joyston, 10 Town Lane, Much Hoole	Hoole	2018-03-09	1	1	07/2018/0589/FUL
Lunds Lane Farm, Town Lane, Much Hoole	Hoole	2018-09-12	6	2	07/2018/4134/FUL 07/2017/2632/FUL
Land adj Banks Farm, Station Road, Little Hoole	Hoole	2018-10-30	2	2	07/2018/6217/OUT
Avondale, Dob Lane, Walmer Bridge	Hoole	2019-02-08	5	5	07/2019/0351/APD
Land fronting Stanley Grove	Howick & Priory	2016-05-27	3	3	07/2016/0414/OUT
35 Blundell Lane, Penwortham	Howick & Priory	2016-06-16	1	1	07/2016/0325/CPD
Land adj to 30 Moor Avenue, Penwortham	Howick & Priory	2017-10-10	1	1	07/2017/0516/FUL
10 Liverpool Road, Penwortham	Howick & Priory	2017-11-27	1	1	07/2017/3129/FUL
Wellington Park, Church Road, Leyland	Leyland Central	2019-02-08	62	62	07/2018/8132/FUL
Leyland & District Conservative Club, 67-69 Towngate	Leyland Central	2017-09-26	2	2	07/2017/2020/FUL
106 Canberra Road, Leyland	Leyland Central	2018-11-14	1	1	07/2018/4679/FUL
Land to rear of 61 Church Road, Leyland	Leyland Central	2018-12-07	5	5	07/2018/5821/OUT
13 Bow Lane, Leyland	Leyland St Ambrose	2015-10-13	1	1	07/2015/1301/OUT
Longton Equestrian Centre, Chapel Lane, Longton	Longton & Hutton West	2019-02-08	9	9	07/2018/8583/FUL
7 Marsh lane, Longton	Longton & Hutton West	2018-09-12	1	1	07/2018/2631/OUT
31 School Lane, Longton	Longton & Hutton West	2016-03-23	1	1	07/2016/0035/REN 07/2013/0024/REN 07/2009/0692/OUT
Barn at Clare Farm, Grange Lane, Hutton	Longton & Hutton West	2017-04-07	1	1	07/2017/0692/APD
124 Liverpool Road, Longton/Land off Orchard Lane, Longton	Longton & Hutton West	2017-03-15	1	1	07/2016/1391/REM 07/2014/0271/OUT
217 Liverpool Road, Hutton	Longton & Hutton West	2017-06-15	1	1	07/2017/1195/FUL
Golden Ball Hotel, 150 Liverpool Road, Longton	Longton & Hutton West	2018-04-10	4	4	07/2018/0416/FUL
Moorfield, Six Acre Lane, Longton	Longton & Hutton West	2015-08-13	1	1	07/2015/1401/APD
Blundells, 155 - 161 Liverpool Road, Longton	Longton & Hutton West	2016-10-13	4	4	07/2016/0659/FUL

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
23 Pear Tree Croft, Longton	Longton & Hutton West	2015-11-11	1	1	07/2015/1402/OUT
212 Liverpool Road, Hutton	Longton & Hutton West	2017-02-15	3	3	07/2016/1339/APD
Land adj to Belmont, Grange Lane, Hutton	Longton & Hutton West	2018-07-20	1	1	07/2018/2907/OUT
Ranch House Farm, Brownhill Lane	Longton & Hutton West	2017-12-18	1	1	07/2017/1321/OUT
Diamond Hall Farm, Moorside Fold, Longton	Longton & Hutton West	2018-10-26	1	1	07/2018/6334/FUL
Peartree Cottage, 91 Chapel Lane, Longton	Longton & Hutton West	2018-12-21	2	2	07/2018/8140/FUL
Rosedale, Gill Lane, Longton	Longton & Hutton West	2019-01-03	3	3	07/2018/8355/OUT
Pilot's Cottage Farm, Grange Lane, Longton	Longton & Hutton West	2019-02-06	1	1	07/2019/0382/APD
Brenfield, 56 Hall Lane, Longton	Longton & Hutton West	2019-02-06	3	3	07/2019/0314/APD
Fiddler's Farm, Grange Lane, Longton	Longton & Hutton West	2019-02-06	3	3	07/2016/0868/APD
111 Todd Lane North, Lostock Hall	Lostock Hall	2018-06-28	1	1	07/2016/1326/OUT
Lostock Hall Youth Centre, Watkin Lane	Lostock Hall	2018-07-10	4	4	07/2018/3261/FUL
60 Wateringpool Lane, Lostock Hall	Lostock Hall	2016-01-17	1	1	07/2016/1174/FUL
The Maltings, Hill Road South	Middleforth	2017-03-22	61	20	07/2017/1266/REM 07/2016/0614/OUT
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 3	Middleforth	2015-12-22	130	130	07/2014/0190/ORM
84 Pope Lane, Penwortham	Middleforth	2018-01-02	1	1	07/2017/3100/OUT
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 2	Middleforth/Walton-le-Dale West	2015-12-22	74	74	07/2014/0190/ORM
Land to rear of 60-64 Fossdale Moss, Leyland	Moss Side	2018-08-15	6	6	07/2018/0856/FUL
Land adj Rhoden House, Rhoden Road	Moss Side	2017-03-17	1	1	07/2017/0159/FUL
Within garden area of 137 Longmeanygate, Midge Hall	Moss Side	2017-02-14	1	1	07/2016/1295/FUL
188 Longmeanygate, Midge Hall	Moss Side	2017-12-04	1	1	07/2017/1911/FUL
192 Longmeanygate, Midge Hall	Moss Side	2018-08-03	1	1	07/2018/3578/FUL
Earnshaw Business Centre, High Lane, Leyland	Moss Side	2018-11-12	7	7	07/2018/6648/OUT
Southernwood, 99 Chain House Lane	New Longton & Hutton East	2017-02-02	1	1	07/2016/0968/FUL
Green Fold, Wham Lane, Whitestake	New Longton & Hutton East	2015-08-14	1	1	07/2015/1389/FUL
1 Ratten Lane, Hutton	New Longton & Hutton East	2016-03-01	1	1	07/2015/1805/FUL

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
Land at Orchard Avenue	New Longton & Hutton East	2018-01-11	4	4	07/2017/3652/FUL
Greenacres, 57 Chain House Lane, Whitestake	New Longton & Hutton East	2016-10-04	4	4	07/2017/0950/REM
Greenacres, 57 Chain House Lane, Whitestake	New Longton & Hutton East	2016-10-04	1	1	07/2018/7536/FUL
310 Chapel Lane, New Longton	New Longton & Hutton East	2018-07-06	1	1	07/2018/2116/FUL
Chain House Nursery, Chain House Lane, Whitestake	New Longton & Hutton East	2018-10-08	1	1	07/2018/5600/FUL 07/2018/1315/FUL
Land adj West View, Startley Nook, Whitestake	New Longton & Hutton East	2017-04-27	1	1	07/2016/0464/FUL
Pear Tree Farm, 247 Chapel Lane, New Longton	New Longton & Hutton East	2016-05-05	1	1	07/2018/8377/FUL
Land adj Woodside, Woodside Avenue, New Longton	New Longton & Hutton East	19/9/18	1	1	07/2018/5139/FUL
Brookfield, 66 Chain House Lane, Whitestake	New Longton & Hutton East	28/11/18	1	1	07/2018/6964/OUT
Whitestake Garage, Long Moss Lane, New Longton*	New Longton & Hutton East	2016-11-02	4	4	07/2016/0728/OUT
Silverholme, Cuerdale Lane	Samlesbury & Walton	2017-10-04	3	2	07/2017/1811/FUL
Roach Bridge Paper Mill	Samlesbury & Walton	2012-11-14	9	8	07/2011/0813/FUL
Knights Farm, Green Lane, Samlesbury	Samlesbury & Walton	2018-10-01	1	1	07/2018/5750/APD
Mather Fold Farm, Hoghton Lane	Samlesbury & Walton	2018-02-28	12	11	07/2017/2644/FUL
Goosefoot Barn, Goosefoot Lane,	Samlesbury & Walton	2017-09-26	1	1	07/2015/1434/FUL
New Southworth Hall, Cuerdale Lane, Samlesbury	Samlesbury & Walton	2015-06-16	2	2	07/2015/0648/FUL 07/2015/0649/LBC
Aspden Fold Farm, Nabs Head Lane	Samlesbury & Walton	2001-11-05	2	2	07/2001/0687/REN 07/1997/0344/FUL
9 Princes Road*	Samlesbury & Walton	2008-04-04	1	1	07/2005/0796/FUL
Blue Slate Farm, Spring Lane, Samlesbury	Samlesbury and Walton		5	1	07/1999/0377/FUL
Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Redrow)	Seven Stars	2017-09-20	400	400	07/2018/1674/REM 07/2016/0591/OUT
Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Homes England/Lovell)	Seven Stars	2018-09-06	200	200	07/2018/3247/REM 07/2016/0310/OUT
28 West Paddock	Seven Stars	2016-08-26	1	1	07/2016/0448/REN 07/2012/0263/FUL
Land adj to 74 Slater Lane	Seven Stars	2015-10-06	1	1	07/2015/1381/FUL - not started 07/2007/0039/FUL - one of two built
442 Leyland Lane, Leyland	Seven Stars	2018-02-27	1	1	07/2017/3918/FUL 07/2017/0168/FUL

Site	Ward	Permission Date	No of dwellings permitted	Not yet constructed	Planning app refs
19 Ranaldsway, Leyland	Seven Stars	2017-05-25	1	1	07/2017/0929/FUL
Oakland Farm, Hollins Lane, Leyland	Seven Stars	2018-04-26	1	1	07/2018/0844/FUL
Land at Butlers Farm Court, Leyland	Seven Stars	2018-10-11	6	6	07/2018/4782/FUL
Land to rear of 123 Duddle Lane	Walton-le-Dale East	2017-05-25	26	11	07/2016/0479/FUL
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 1	Walton-le-Dale West	2015-12-22	181	181	07/2014/0190/ORM
Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road, Lostock Hall (Morris Homes)	Walton-le-Dale West	2014-04-01	281	273	07/2015/0315/REM 07/2013/0008/ORM
Gas Holders Site (Morris Homes) (aka Land off Wateringpool Lane)	Walton-le-Dale West		22	22	07/2018/9534/FUL
The Crest, 121 Duddle Lane	Walton-le-Dale West	2015-01-19	6	6	07/2014/0936/FUL
			3621	3345	

*Not currently considered deliverable.

Appendix 2 – Summary of Dwellings Expected to Come Forward by Year

Type of Site	Estimated Remaining site capacity (all years)	2019-20	2020-21	2021-22	2022-23	2023-24	Deliverable units 2019/20-2023/24	2024-25	2025-26	Deliverable Units 2024/25 - 2025/26	Deliverable post 1/4/26
Large sites with permission >1 ha	3112	311	535	490	388	349	2073	273	232	505	534
Medium sites 0.5 ha ≤ Site Size ≤ 1 ha with permission	26	24	2	0	0	0	26	0	0	0	0
Small sites with permission <0.5 (incl PD and permission not required)	202	101	32	54	5	10	202	0	0	0	0
Additional allocated Local Plan sites	2767	104	165	247	290	311	1117	240	200	440	1210
Unidentified Windfalls	900	50	100	150	150	150	600	150	150	300	0
TOTALS	7007	590	834	941	833	820	4018	663	582	1245	1744

*Please see [Appendix 1](#) for a breakdown of sites with permission.

#Please see [Appendix 3](#) for a breakdown of sites Allocated for Residential or Mixed Use Schemes in Policy D1 of the adopted Local Plan

Appendix 3 – Sites Allocated for Residential or Mixed Use Schemes in Policy D1 of the Adopted Local Plan

Local Plan Reference	Site Name	Estimated Number of Dwellings in Local Plan/number approved	Net Dwellings at 31/3/18			Comments
			Built	Outstanding permission (not yet constructed)	Unused Allocation (not yet granted permission) ¹¹	
Major Site – EE	Pickering's Farm, Penwortham	1350	0	0	1350	No permission
Major Site – FF	Moss Side Test Track, Leyland	750	0	0	750	Application pending
Major Site – W	Land between Heatherleigh & Moss Lane, Farington Moss	953	14	0	0	Complete
			12	0	0	Complete
			3	0	0	Complete
			14	0	0	Complete
			108	67	0	Under Construction (Miller Homes)
			0	400	0	Approved (Homes England)
			0	175	0	Approved (Private ownership)
			0	0	90	No permission (Homes England)
			0	0	70	No permission (Private ownership)
A	Group One, off Central Avenue, Buckshaw Village, Leyland	226	226	0	0	Complete
AA	Fishwick's Depot, Hewitt St, Leyland	33	33	0	0	Complete
B	Former Farington Business Park, Wheelton Lane, Farington	433	234	0	0	Complete (Taylor Wimpey)
			0	199	0	Approved (Rowland Homes)
C	Land south of Centurion Way, Farington	68	68	0	0	Complete
CC	Land off Claytongate Drive, Lostock Hall	15	0	0	15	No permission
D	Former Prestolite Premises, Cleveland Road, Leyland	79	79	0	0	Complete
DD	Gas Holders Site, Lostock Hall	22	0	22	0	Approved
E	Former Arla Foods Premises, School Lane, Bamber Bridge	209	209	0	0	Complete
F	Roadferry Depot, Carr Lane, Farington	80	80	0	0	Complete
G	Expac, Dunkirk Mill, Dunkirk Lane, Leyland	34	25	9	0	Under construction
GG	Wateringpool Lane, Lostock Hall	80	80	0	0	Complete
H	Vernon Carus and Land, Factory Lane, Penwortham	385	0	385	0	Approved
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	46	46	0	0	Complete
JJ	Coupe Foundry, Kittlingbourne Brow, Higher Walton	80	0	0	80	No permission
K	Lostock Hall Gasworks, Lostock Hall	281	8	273	0	Under construction
KK	Land off the Cawsey, Penwortham	75	75	0	0	Complete

¹¹ If appropriate, estimated capacity pending planning application/approval

L	Land off Grasmere Avenue, Farington	160	16	144	0	Under construction
LL	Land off Long Moss Lane, New Longton	29	29	0	0	Complete
M	South/rear of Longton Hall, Chapel Lane, Longton	80	0	0	80	No permission
N	Land off Liverpool Road, Hutton	46	46	0	0	Complete
O	LCC Offices, Brindle Road, Bamber Bridge	34	34	0	0	Complete
P	Land between Altcar Lane/Shaw Brook Road, Leyland	400	0	400	0	Approved (Redrow)
		200	0	200	0	Approved (Lovell)
Q	Rear of Chapel Meadow, Longton	14	14	0	0	Complete
R	Land off Wesley St, Bamber Bridge	196	0	196	0	Approved
S	Land off Brindle Road, Bamber Bridge	193	0	193	0	Approved (Bellway)
		261	0	261	0	Approved (Persimmon)
T	Land off Browndedge Road, Bamber Bridge	60	0	0	60	No permission
U	Rear of Dunkirk Mill, Slater Lane, Leyland	47	0	0	47	No permission
V	Land off School Lane, Longton	83	14	0	0	Complete
			0	0	69	East part – no permission
X	Land at Longton Hall, Chapel Lane, Longton	48	0	0	48	No permission
Y	Liverpool Road/Jubilee Road, Walmer Bridge	72	72	0	0	Complete
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	30	0	0	30	No permission
	Total	7152	1539	2924	2689	

Appendix 4 – Schedule of Suitable Sites Identified as part of the SHLAA at 31 March 2019

Please note, figures shown under **Capacity at 31/3/19** take account of completions up to this date, so only show outstanding dwellings.

The following list shows sites considered suitable in the SHLAA, this is not the same as the list of extant permissions which excludes sites without permission.

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24
New Mill, Wesley Street	BBE01	R	H12	Bamber Bridge East	Local Plan allocation	6.5	Permissioned	Y	Y	Y	Y	196	144	Y	48	48	48	0	0	144
Brindle Road, Bamber Bridge (Persimmon) - Phase 1	BBE02b	S (part)	H13b	Bamber Bridge East	Site Allocations	9.76	Permissioned	Y	Y	Y	Y	261	261	N	5	35	35	35	35	145
Brindle Road, Bamber Bridge (Bellway) - Phase 2	BBE02c	S (part)	H13a	Bamber Bridge East	Site Allocations	6.39	Permissioned	Y	Y	Y	Y	193	193	N	29	48	45	35	36	193
Kellet Lane, Bamber Bridge	BBE05	n/a	n/a	Bamber Bridge East	Site Suggestion	2.65	Not Permissioned	Y	Y	Y	Y	0	40	N	0	0	0	0	0	0
51 Station Road	BBE12	n/a	n/a	Bamber Bridge East	Unimplemented Permission - Expired	0.07	Not Permissioned	Y	Y	Y	Y	0	6	N	0	0	0	0	0	0
Land adjacent to 20, Ladyacre	BBE13	n/a	n/a	Bamber Bridge East	Unimplemented Permission - Expired	0.23	Not Permissioned	Y	Y	Y	Y	0	6	N	0	0	0	0	0	0

Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	
Land to Rear of Pine Direct Station Road, Bamber Bridge	BBE15	n/a	n/a	Bamber Bridge East	Unimplemented Permission - Expired	0.2	Not Permitted	Y	Y	Y	Y	0	10	N	0	0	0	0	0	0	0
Former Buildbase Site, Water Street	BBN06	n/a	n/a	Bamber Bridge East	Windfall	0.47	Not Permitted	N	Y	N	Y	0	28	N	0	0	0	0	0	0	0
Land off Browndge Road	BBW02	T	H36	Bamber Bridge East	Site Allocations	2.7	Not Permitted	N	Y	N	Y	100	100	N	0	0	0	35	35	70	
Baxi new offices, Browndge Road	BBW05	n/a	n/a	Bamber Bridge West	Urban Potential	0.46	Not Permitted	N	Y	N	Y	0	28	N	0	0	0	0	0	0	0
Land to rear of Cornwood, Broad Oak Lane (aka UPS7)	BO01	n/a	n/a	Broad Oak	Urban Potential	0.29	Not Permitted	Y	Y	Y	Y	0	19	N	0	0	0	0	0	0	0
Land Rear of Pasturefield Close	EB02	n/a	n/a	Earnshaw Bridge	Urban Potential	0.73	Not Permitted	Y	Suitable with policy restriction	Y	Y	0	28	N	0	0	0	0	0	0	0
Farington Saw Mills, Stanifield Lane	FE05	n/a	n/a	Farington East	Site Suggestion	0.34	Not Permitted	N	Y	N	Y	0	19	N	0	0	0	0	0	0	0
Cuerden Strategic Site (residential part)	FE06	J	n/a	Farington East	Site Allocations	5.13	Permitted	Y	Y	Y	Y	128	128	N	0	28	30	30	40	128	
Brookhouse Farm, Stanifield Lane, Lostock Hall	FE07	n/a	n/a	Farington East	Windfall	0.46	Permitted	Y	Y	Y	Y	9	9	N	0	0	0	5	4	9	
Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	FW02a(i)	W (part)	H02c	Farington West	Local Plan allocation	16.8	Permitted	Y	Y	Y	Y	400	400	N	0	0	10	48	48	106	
Land between 310 & 326 Croston Road, Farington Moss (Homes England)	FW02e	W (part)	H02	Farington West	Site Allocations	0.78	Not Permitted	Y	Y	Y	Y	20	20	N	0	0	0	0	0	0	0

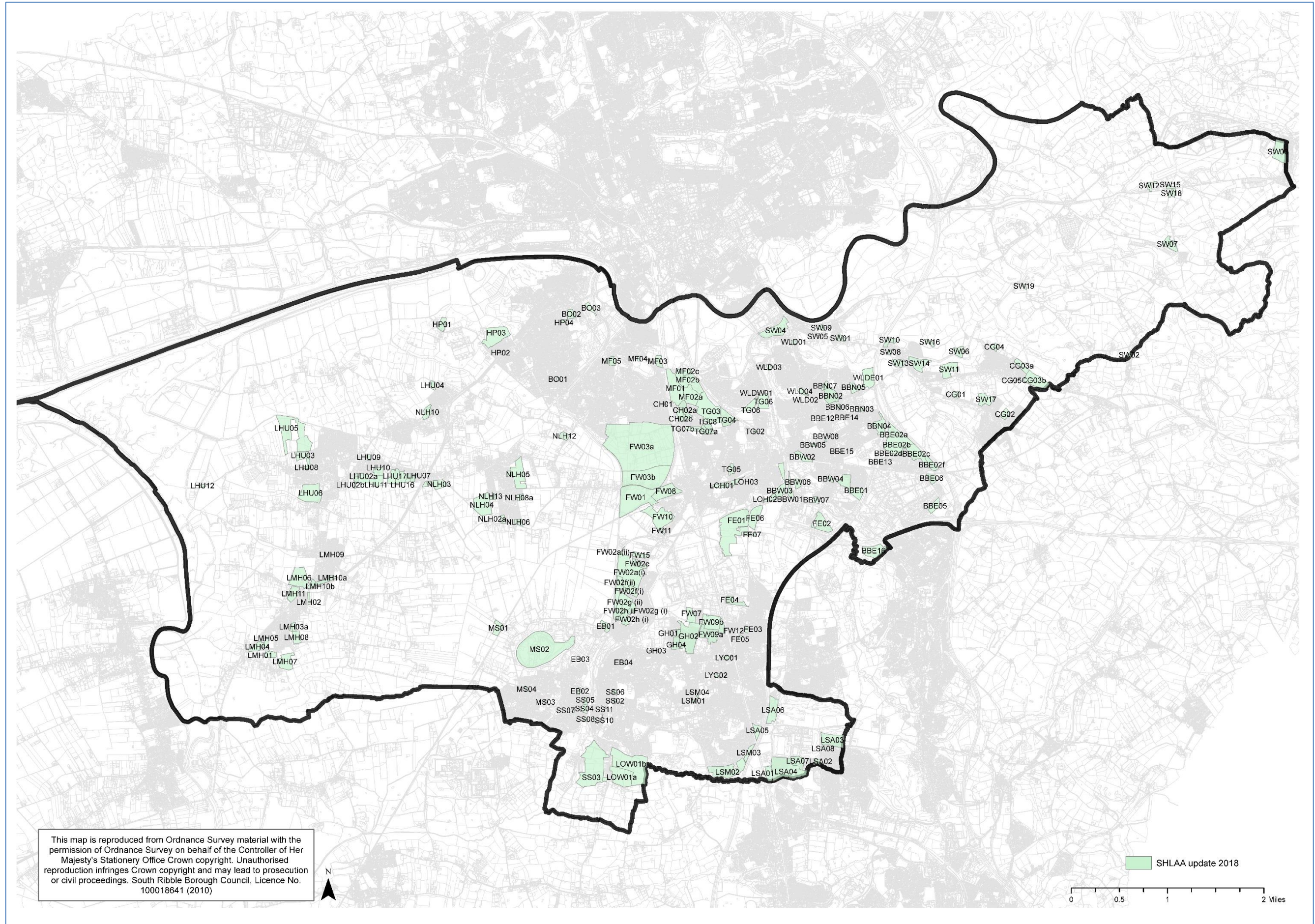
Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24
North of Bannister Ln and rear of 398 - 414 Croston Road, Farington Moss - SW of Northern section	FW02f(i)	W (part)	H02	Farington West	Local Plan allocation	2.78	Not Permitted	Y	Y	Y	Y	70	70	N	0	0	0	0	0	0
North of Bannister Ln and rear of 398 - 414 Croston Road, Farington Moss (Homes England) - South of Northern section	FW02f(ii)	W (part)	H02	Farington West	Local Plan allocation	2.22	Not Permitted	Y	Y	Y	Y	70	70	N	0	0	0	0	0	0
Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section	FW02g(i) and (ii)	W (part)	H02a (Phases 1 & 2)	Farington West	Local Plan allocation	6	Permitted	Y	Y	Y	Y	175	175	N	0	35	35	35	35	140
Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)	FW02h(i) and (ii)	W (part)	H02b (Phases 1 & 2)	Farington West & Earnshaw Bridge	Local Plan allocation	6.4	Permitted	Y	Y	Y	Y	175	67	Y	35	32	0	0	0	67
Pickering's Farm (north of farm track running east west) - Homes England & Taylor Wimpey	FW03a	EE	H05	Charnock/Farington West	Site Allocations	79	Not Permitted	Y	Y	Y	Y	1230	1230	N	0	30	90	90	120	330
West of Grasmere Avenue, Farington	FW07	L	H18	Farington East	Local Plan allocation	4.4	Permitted	Y	Y	Y	Y	160	144	Y	36	36	36	36	0	144
Farington Business Park, east of Wheelton Lane (northern section) - Phase 2 (Rowland Homes)	FW09b	B	H15b	Farington East	Local Plan allocation	6.3	Permitted	Y	Y	Y	Y	199	199	N	18	30	30	30	30	138
Golden Hill Garage, 208 - 216 Golden Hill Lane	GH03	n/a	n/a	Golden Hill	Unimplemented Permission - Expired	0.23	Not Permitted	Y	Y	Y	Y	0	12	N	0	0	0	0	0	0
Pollard's Farm, Howick Cross Lane	HP01	n/a	n/a	Howick & Priory	Unimplemented Permission - Expired	2.4	Not Permitted	Y	Y	Y	Y	0	10	N	0	0	0	0	0	0
Former Rydal Motors, Liverpool Road	HP02	n/a	n/a	Howick and Priory	Unimplemented Permission - Expired	0.23	Not Permitted	Y	Y	Y	Y	0	13	N	0	0	0	0	0	0
Land off School Lane/Old School Drive, Longton	LHU02a	V (east part)	H38 (part)	Longton & Hutton West	Site Allocations	2.67	Not Permitted	N	Y	N	Y	40	40	N	0	0	0	20	20	40
Land adj 19 & 21 Chapel Lane	LHU09	n/a	n/a	Longton & Hutton West	Urban Potential	0.61	Not Permitted	Y	Y	Y	Y	0	14	N	0	0	0	0	0	0

Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24
Land adjoining Longton Hall Farm, South of Chapel Lane, Longton (aka Kitty's Farm)	LHU10	X	H39	Longton & Hutton West	Site Allocations	2.4	Not Permitted	Y	Y	Y	Y	65	65	N	9	15	15	15	11	65
Land to south/rear of Longton Hall, Chapel Lane, Longton	LHU11	M	H32	Longton & Hutton West	Site Allocations	3.6	Not Permitted	Y	Y	Y	Y	95	95	N	15	20	20	20	20	95
The Dolphin Inn	LHU12	n/a	n/a	Longton & Hutton West	Unimplemented Permission - Expired	0.37	Not Permitted	N	Y	N	Y	0	6	N	0	0	0	0	0	0
Land at Orchard Gardens (incl land off Swallowfield)	LMH03b	B2 (eastern part)	n/a	Hoole	Local Plan allocation	0.33	Permitted	Y	Y	Y	Y	9	9	N	9	0	0	0	0	9
Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Homes England/Lovell)	LOW01a	P	H11a	Seven Stars	Site Allocations	9.32	Permitted	Y	Y	Y	Y	200	200	N	42	72	72	14	0	200
Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Redrow)	LOW01b	P	H11b	Seven Stars	Site Allocations	20.97	Permitted	Y	Y	Y	Y	400	400	N	15	40	40	40	40	175
Land at Eden Street	LSM04	n/a	n/a	Leyland St Marys	Unimplemented Permission - Expired	0.15	Not Permitted	Y	Y	Y	Y	0	11	N	0	0	0	0	0	0
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 1	MF02a	H	H17	Walton-le-Dale West	Site Allocations	6.42	Permitted	Y	Y	Y	Y	181	181	N	0	15	45	45	45	150
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 2	MF02b	H	H17	Middleforth/Walton-le-Dale West	Site Allocations	9.45	Permitted	Y	Y	Y	Y	74	74	N	0	0	0	0	0	0
Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 3	MF02c	H	H17	Middleforth	Site Allocations	1.17	Permitted	Y	Y	Y	Y	130	130	N	0	0	0	0	0	0
The Maltings, Hill Road South	MF05	n/a	n/a	Middleforth	Windfall	1.7	Permitted	Y	Y	Y	Y	61	20	Y	20	0	0	0	0	20
Moss Side Test Track, Aston Way/Titan Way	MS02	FF	H03	Moss Side	Site Allocations	40.6	Pending Decision	Y	Y	Y	Y	950	950	N	80	80	80	80	80	400

Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24
Land at Orchard Avenue	NLH08b (NE part)	n/a	n/a	New Longton & Hutton East	Windfall	0.26	Permissioned	Y	Y	Y	Y	4	4	N	4	0	0	0	0	4
Rear of Dunkirk Mill, Slater Lane, Leyland (aka Rear 102-118 Slater Lane)	SS04	U	H37	Earnshaw Bridge	Site Allocations	1.2	Not Permissioned	Y	Y	Y	Y	47	47	N	0	20	27	0	0	47
Expac, Dunkirk Mill, Dunkirk Lane	SS05	G	H26	Earnshaw Bridge	Local Plan allocation	0.67	Permissioned	Y	Y	Y	Y	34	9	Y	9	0	0	0	0	9
105 Slater Lane, Leyland	SS08	n/a	n/a	Earnshaw Bridge	Windfall	0.3	Permissioned	Y	Y	Y	Y	7	7	Y	5	2	0	0	0	7
Lostock Grove Rest Home, Slater Lane	SS09	n/a	n/a	Seven Stars	Unimplemented Permission - Expired	0.39	Not Permissioned	N	Y	N	Y	0	8	N	0	0	0	0	0	0
Land on west side of Mill Street, Leyland	SS11	n/a	n/a	Earnshaw Bridge	Windfall	0.18	Not Permissioned	Y	Y	Y	Y	0	7	N	0	0	0	0	0	0
St Leonards Vicarage, Church Brow	SW09	n/a	n/a	Samlesbury and Walton	Site Suggestion	0.64	Not Permissioned	Y	Y	Y	Y	0	32	N	0	0	0	0	0	0
Mather Fold Farm, Hoghton Lane	SW11	n/a	n/a	Samlesbury & Walton	Other	0.77	Permissioned	Y	Y	Y	Y	12	11	Y	11	0	0	0	0	11
Coupe's Foundry, Kittlingborne Brow, Higher Walton	SW13	JJ	H29	Samlesbury and Walton	Site Allocation	2.3	Not Permissioned	N	Y	N	Y	80	80	N	0	0	0	0	0	0
Bannister Hall Farm, Bannister Hall Lane, Higher Walton	SW16	n/a	n/a	Samlesbury and Walton	Windfall	0.72	Not Permissioned	Y	Y	Y	Y	0	11	N	0	0	0	0	0	0
Roach Bridge Paper Mill	SW19	n/a	n/a	Samlesbury & Walton	Windfall	1.03	Permissioned	Y	Y	Y	Y	9	8	Y	0	5	3	0	0	8
85 Todd Lane North (Cartmell & Barlow Ltd/BJ Watsons)	TG02	n/a	n/a	Tardy Gate	Site Suggestion	0.29	Not Permissioned	N	Y	N	Y	0	15	N	0	0	0	0	0	0

Site	SHLAA Ref	Local Plan 2015 Ref	City Deal Ref	Ward	Site Type	Ha	Planning Status	Deliverable	Suitable	Available	Achievable	Estimated Site Capacity	Estimated Remaining Site Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24
Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road, Lostock Hall (Morris Homes)	TG03	K	H19	Walton-le-Dale West	Local Plan allocation	12	Permissioned	Y	Y	Y	Y	281	273	Y	40	40	40	40	40	200
Lostock Hall Primary School, Avondale Drive	TG05	Z	H41	Lostock Hall	Site Allocations	1.5	Not Permissioned	N	Y	N	Y	20	20	N	0	0	0	0	10	10
East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School	TG07b	CC	H22	Charnock	Site Allocations	1.9	Not Permissioned	Y	Y	Y	Y	60	60	N	0	0	15	30	15	60
Gas Holders Site (Morris Homes) (aka Land off Wateringpool Lane)	TG08	DD	H24	Walton-le-Dale West	Site Allocations	1.9	Not Permissioned	Y	Y	Y	Y	22	22	N	0	7	15	0	0	22
Mayfield House Haulage Yard (currently HPH, previously Pickfords), Chorley Road	WLD01	n/a	n/a	Walton-le-Dale	Urban Potential	0.41	Not Permissioned	N	Y	N	Y	0	15	N	0	0	0	0	0	0
The Crest, 121 Duddle Lane	WLD02	n/a	n/a	Walton-le-Dale West	Windfall	0.13	Permissioned	Y	Y	Y	Y	6	6	N	6	0	0	0	0	6
Land to rear of 123 Duddle Lane	WLD04	n/a	n/a	Walton-le-Dale East	Windfall	1.11	Permissioned	Y	Y	Y	Y	26	11	Y	11	0	0	0	0	11

Appendix 5 – Location of SHLAA Sites (Suitable and Unsuitable)



Appendix 6 – Completions during 2018/19

LOCATION	ADDRESS	LOCALITY	New Completions	Affordable Housing Completions
Land West of Grasmere Ave	Grasmere Ave	Farington	16	4
Middleforth House	Marshalls Brow	Penwortham	5	0
Former New Mill Roadferry	Wesley Street Carr Lane	Bamber Bridge Farington	52 41	20 0
Expac Ltd, Dunkirk Mill	Dunkirk Lane	Moss Side	25	25
89	School Lane	Longton	1	0
Arla Foods	School Lane	Bamber Bridge	13	0
Oak Farm	Moss House Lane	Much Hoole	1	0
Mulberry House	Rhoden Road	Moss Side	1	
Land off	Wateringpool Lane	Lostock Hall	7	0
Meadowcroft Business Park	Pope Lane	Whitestake	6	
Land at Farington Business Park	Wheelton Lane	Farington	30	4
Land off	Croston Road	Farington Moss	33	0
Land Off	Higher Walton Road	Higher Walton	36	0
Sherwood Recovery Garage	Todd Lane North	Lostock Hall	3	
Collinwood Farm	Ratten Lane	Hutton	6	
Whitestake PO	Chain House Lane	Whitestake	1	
Blue Slate Farm	Spring Lane	Samlesbury	3	0
248	Station Road	Bamber Bridge	2	0
Land adjacent to Linden Lea	Kellet Lane	Bamber Bridge	1	
Land Formerly Gas Works	Leyland Road	Lostock Hall	8	0
27	Cross Halls	Penwortham	1	
Scout Hut	Smithy Lane	Much Hoole	7	0
The Conifers	Newgate Lane	Whitestake	1	0
Adjacent to 20	Mulberry Ave	Penwortham	1	
Land to rear of 110-120 & adj to 136	Liverpool Road	Hutton	27	16
Knocknalling Farm	Fidler Lane	Farington	1	0
Land adj 432	Leyland Lane	Leyland	1	
349 - 351	Leyland Lane	Leyland	2	0

LOCATION	ADDRESS	LOCALITY	New Completions	Affordable Housing Completions
Land at	Claytongate Drive	Penwortham	14	8
The Maltings	Hill Road South	Penwortham	41	18
Woodlands Farm	Cocker Bar Road	Moss Side	2	0
14	Moss Bridge Park	Lostock Hall	2	
Land off 123	Duddle Lane	Walton-le-Dale	15	0
14C	Liverpool Road	Penwortham	1	0
170	Higher Walton Road	Walton-le-Dale	1	0
13-15	Seven Stars Road	Leyland	2	2
Bank House Farm	Green Lane	Samlesbury	1	
Brook Street Club, 2 - 4	Brook Street	Higher Walton	2	0
Brentwood	Knoll Lane	Little Hoole	1	0
Silverholme	Cuerdale Lane	Walton-le-Dale	1	
1A	Birchfield	Much Hoole	1	
Buena Vista, 97	Chain House Lane	Whitestake	1	0
78	Stanifield Lane	Farington	1	0
7	Victoria Road	Walton-le-Dale	2	0
3	Huntley Lane	Samlesbury	1	0
Land adjacent	Smithy Inn	Much Hoole	3	0
Mather Fold Farm	Hoghton Lane	Hoghton	1	
1 Mill Cottages	Moss House Lane	Much Hoole	1	
356	Chapel Lane	New Longton	2	
St Mary's Church Hall	Cop Lane	Penwortham	51	
310	Croston Road (within garden area)	Farington Moss	1	
277	Station Road	Bamber Bridge	2	0
176	Towngate		1	
2	Stanley Road	Farington	3	0
9-15	Carr Street	Bamber Bridge	4	0
270	Station Road	Bamber Bridge	1	
TOTAL			491	97

Glossary

Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none">a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
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Brownfield (BF)	Brownfield land is another term for previously developed land, or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings. The National Planning Policy Framework encourages local authorities to plan to reuse brownfield land before greenfield sites, as long as the brownfield site is not more environmentally valuable. See also greenfield.
Brownfield Register	A Register, available on the council website, which identifies brownfield sites which are potentially suitable for housing in the borough.
Community Infrastructure Levy (CIL)	CIL is a levy on new development set by local planning authorities, which is used to pay for new infrastructure such as schools and Rds. CIL money is collected to pay for infrastructure in a local authority area. CIL is optional and is not collected in all authorities.
Core Strategy	The Core Strategy is the main part of the local authority's Local Plan. It sets out the vision, spatial strategy and core policies for the spatial development of the area.
Deliverable	To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: <ul style="list-style-type: none"> a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Greenfield (GF)	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
Housing Density	Density is used in planning for new residential development to measure the amount of new housing to go on land, and is usually measured in 'dwellings per hectare' (dpha). Government policy says that local planning authorities can decide what densities should be used in their areas.
Local Plan	A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of development plan documents (DPDs) and supplementary planning documents (SPDs), each addressing different issues. This is in contrast to the old-style plans which consisted of one development plan document, supported by supplementary guidance.

	The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.
Local Plan allocation	Site allocated/protected for a particular use in the Local Plan.
Net developable area	Net developable area refers to the total area of land available for development, not necessarily the total area of a property itself. It does not include open space, drainage land, regional roads and land used for other public facilities. In relation to housing sites, net developable area excludes main roads, buffer zones, structural landscaping, other uses such as local shops, school sites where required, and general open space and, wherever possible, features of natural heritage interest. Net developable area includes local access roads, parking areas, footpaths and local open space such as children's play areas and amenity space.
Permitted Development	Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". They derive from a general planning permission granted by Parliament, not by the local authority.
Windfall	The term 'windfall sites' is used to refer to those sites which are not specifically identified in the development plan.