



# Proof of Evidence of Gregg Boyd on Five Year Land Supply

Land to the South of Chain House Lane, Whitesake, Preston

APP/F2360/W/19/3234070

February 2021

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# 1. SUMMARY

1.1 My name is Gregg Boyd. I am a Senior Planner in the Strategic Planning Team at consultancy Icen Projects. I have been instructed by South Ribble Borough Council to provide evidence at this inquiry on the Council's deliverable housing land supply position.

## **Housing Land Supply Position in South Ribble**

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1.2 I have sought to deal with the deliverable supply and the housing land supply calculation. Nick Ireland deals with the appropriate housing requirement figure to use, and I have relied on his evidence in this respect.

1.3 The Council's latest assessment on housing land supply overall and the detail of deliverable supply is set out in the published South Ribble Housing Land Supply Position Statement and update to Strategic Housing Land Availability Assessment as of 1<sup>st</sup> April 2020.

1.4 I have liaised with the appellant's witness Ben Pycroft with a view to narrowing as far as possible the issues in dispute between us. The agreed points of our respective positions are set out in a Housing Supply Statement of Common Ground ("SOCG"). This includes agreement that:

- The period to be used in assessing five year housing land supply is 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2025;
- No shortfall should be included within the calculation when measuring housing land supply against the standard method;
- A 5% buffer should be applied to the base five year requirement having regard to the 2020 Housing Delivery Test results; and
- Local housing need calculated using the standard method is currently 191 homes per annum.

1.5 It is the Council's position that there is no need to seek to resolve the difference on the deliverable supply. Alternatively, we consider it can be reported as a range. The calculations informing each respective position for the Council and the appellant are set out in Table 2 of the Housing Supply SOCG.

1.6 The core difference between the parties is therefore what the appropriate housing requirement figure should be against which to assess the five year land supply. The Council's position is that the standard method should be used; whereas the Appellant argues in favour of the Core Strategy requirement. The evidence of Nick Ireland deals with this issue.

- 1.7 My evidence indicates that there is a deliverable supply of 2,546 homes in the borough. Set against an annualised five year housing requirement of 201 homes per annum, this equates to a supply position from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025 of 12.7 years or a surplus of 1,543 homes. The calculation is set out in Table 1.1 below.

**Table 1.1 South Ribble Five Year Land Supply Position, 1<sup>st</sup> April 2020**

<b>Housing Requirement</b>	
South Ribble Local Housing Need	191
Local Housing Need for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	955
<b>Including Buffer</b>	
5% Buffer based on Housing Delivery Performance	48
Total Housing Requirement 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	1,003
<b><u>Annual Requirement [D / 5]</u></b>	<b><u>201</u></b>
<b>Housing Supply</b>	
Total Deliverable Supply, 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	<b>2,546</b>
<b>Housing Land Supply Surplus</b>	<b>1,543</b>
<b>5YHLS Position</b>	<b>12.7</b>

- 1.8 I consider that the Council is therefore in a position where it can comfortably demonstrate well over five years' worth of housing land supply.

#### **Housing Land Supply Position in HMA**

- 1.9 I have also sought to consider at a high level the housing land supply situation across the HMA having regard to the position in Presto and Chorley, based on published information, to inform Mr Ireland's consideration of the weight to be given to safeguarded land.
- 1.10 In Preston, the latest published position states that the Council is able to demonstrate a position of 13.6 years' supply against a standard method derived local housing need figure of 250 homes per annum with an additional 5% buffer. This was agreed through a SOCG with the appellant at the recent inquiry in respect Land at Cardwell Farm, Garstang Road, Barton, Preston [APP/N2345/W/20/3258889].

**Table 1.2 Preston Five Year Land Supply Position, 1<sup>st</sup> October 2020**

<b>Housing Requirement</b>	
Preston Local Housing Need	250
Local Housing Need for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	1,250
<b>Including Buffer</b>	
5% Buffer based on Housing Delivery Performance	63
Total Housing Requirement for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	1,313
<b><u>Annual Requirement</u></b>	<b><u>263</u></b>
<b>Housing Supply</b>	

Deliverable Supply for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	<b>3,581</b>
<b>Housing Land Supply Surplus</b>	<b>2,268</b>
<b>5YHLS Position</b>	<b>13.6</b>

- 1.11 In Chorley, I have based my calculation on the local housing need figure of 569 homes derived from the standard method, having regard to the Pear Tree Lane, Euxton Appeal Decision (CD6.2), with the addition of a 5% buffer and the deliverable supply position drawn from the latest published housing land supply statement. This results in a position of 2.8 years' supply.

**Table 1.3 Chorley Five Year Land Supply Position, 1<sup>st</sup> April 2020**

<b>Housing Requirement</b>	
Chorley Local Housing Need	569
Local Housing Need for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	2,845
<b>Including Buffer</b>	
5% Buffer based on Housing Delivery Performance	142
Total Housing Requirement for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	2,987
<b>Annual Requirement</b>	<b>597</b>
<b>Housing Supply</b>	
Deliverable Supply for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	<b>1,663</b>
<b>Housing Land Supply Shortfall</b>	<b>-1,324</b>
<b>5YHLS Position</b>	<b>2.8</b>

- 1.12 I recognise that against the local housing need using the standard method, Chorley has a housing land supply shortfall; however, there may be potential options to address Chorley's housing land supply shortfall within the Borough.
- 1.13 To consider this, I have sought to review the potential for additional supply to come forward in Chorley using publicly available information having regard to the ongoing Strategic Housing Land Availability Assessment ("SHELAA") process and I have found that there is potential capacity for around 3,760 homes. Including the Pear Tree Lane Euxton site which was granted planning permission for 180 homes at appeal increases this capacity to almost 4,000 homes.

**Table 1.4 Chorley 2019 SHELAA Suggested Sites: Summary**

<b>Current Status</b>	<b>Potential Capacity</b>
Sites Granted Consent at Appeal	180
Extant Housing Allocations (not included in 5YLS)	546
SHELAA Sites Inside of Settlement Boundary	653
Extant Employment Allocations put forward for Redevelopment	122
Extant Mixed Use (Housing & Employment) Allocations put forward for Redevelopment	922
Safeguarded Land	1,517

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<b>Total</b>	<b>3,940</b>
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- 1.14 This evidence suggests that there are potential options for Chorley to address its housing land supply shortfall within its own administrative area, where the housing need arises and without recourse to safeguarded land in South Ribble.

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## 2. INTRODUCTION

- 2.1 My name is Gregg Boyd. I am a Senior Planner in the Strategic Planning Team at consultancy Icen Projects.
- 2.2 I have been instructed by South Ribble Borough Council (“the Council”) to provide evidence at this inquiry on the Council’s deliverable housing land supply position.
- 2.3 I hold a BSc (Hons) degree in Urban Planning and Property Development from Heriot-Watt University. I have been a member of the Royal Town Planning Institute since 2012 and a Chartered Member since 2017. I have over 5 years’ experience in planning and economics.
- 2.4 I joined Icen Projects in August 2018, having worked previously at GL Hearn in its Economics Team over the period from 2015 to 2018. I specialise in five year housing land supply and in providing advice on strategic and spatial planning issues. I also have experience of successfully securing planning consents on behalf of local and national housebuilders.
- 2.5 I have advised over 40 local authorities in England on identifying housing needs since 2015 through a combination of the preparation of Strategic Housing Market Assessments and other specialist housing and employment studies. I have experience of advising both public and private sector clients on both housing need and five year land supply, and representing clients on these issues at in both s.78 appeals and local plan examinations.
- 2.6 My wider experience includes strategic spatial planning and economic development work. It includes preparation of employment land studies for local authorities, economic forecasting projects, assessing economic impact of new development projects, and the preparation of sub-regional planning studies/ strategies.
- 2.7 The evidence which I have prepared and provide for this Inquiry (APP/F2360/W/19/3234070) is true and has been prepared and is given in accordance with the guidance of the Royal Town Planning Institute and I confirm that the opinions expressed are my true and professional opinions.

### **Scope of my Evidence**

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- 2.8 My evidence deals with the deliverable supply and the housing land supply calculation. Nick Ireland deals with the appropriate housing requirement figure to use, and I have relied on his evidence in this respect.



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2.9 I have reviewed deliverable housing land supply in the borough including assessing the deliverability of sites set against the definition set out in the Glossary of the National Planning Policy Framework and by having due regard to recent case law.

2.10 I have liaised with the appellant's witness Ben Pycroft with a view to narrowing as far as possible the issues in dispute between us. The agreed points of our respective positions are set out in a Housing Supply Statement of Common Ground ("SOCG"). This includes agreement that:

- The period to be used in assessing five year housing land supply is 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2025;
- No shortfall should be included within the calculation when measuring housing land supply against the standard method;
- A 5% buffer should be applied to the base five year requirement having regard to the 2020 Housing Delivery Test results; and
- Local housing need calculated using the standard method is currently 191 homes per annum.

2.11 It is the Council's position that there is no need to seek to resolve the difference on the deliverable supply. Alternatively, we consider it can be reported as a range. The calculations informing each respective position for the Council and the appellant are set out in Table 2 of the Housing Supply SOCG.

2.12 The core difference between the parties is therefore what the appropriate housing requirement figure should be against which to assess the five year land supply. The Council's position is that the standard method should be used; whereas the Appellant argues in favour of the Core Strategy requirement. The evidence of Nick Ireland deals with this issue.

2.13 I have structured the remainder of my evidence to address:

- Section 3: National Planning Policy Context
- Section 4: The Housing Requirement
- Section 5: The Deliverable Supply
- Section 6: Five Year Housing Land Supply Calculation
- Section 7: Five Year Housing Land Supply Across HMA

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### 3. NATIONAL PLANNING POLICY CONTEXT

3.1 The National Planning Policy Framework (“the Framework”) was revised in February 2019. It sets out the Government’s planning policies for England and how these should be applied. For decision-taking, the revised Framework applies from the date of publication and as such, the policies within it are a material consideration.

3.2 Para 73 sets out how authorities should calculate five year housing land supply where strategic policies are more than five years old which is the case in South Ribble borough. It states that:

*“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 old.*

3.3 In respect of the application of the buffer, the paragraph continues in setting out that:

*“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 supply”*

3.4 Mr Ireland’s evidence addresses the appropriate housing requirement figure to use in calculating the five year land supply.

3.5 In respect of assessing “significant under delivery of housing over the three years”, Footnote 39 sets out that:

*“From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.”*

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3.6 The Housing Delivery Test is an annual measurement of housing delivery performance in a plan-making authority area. Where local authorities fail to deliver at least 85% of the housing requirement over the previous three year period, a 20% buffer should be applied. If delivery exceeds this 85% level over the three year period, a 5% buffer is appropriate.

3.7 The Framework's Glossary defines 'deliverable' in the context of assessing housing land supply. It states that in order 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”*

3.8 I note that revisions to the Framework first published in July 2018 and revised in February 2019 included clarification on this definition of deliverable. The Government, in their response to the consultation on changes to the Framework (February 2019)<sup>1</sup>, set out that the change to the definition was made in order to make “clearer that non-major sites with outline consent should be considered deliverable unless there is evidence to the contrary”.

3.9 I am aware of a number of relevant planning appeal decisions which have grappled with the definition of “deliverable” in the NPPF. These are relevant in providing additional context to how sites should be assessed for inclusion towards a five year housing land supply position.

3.10 I would highlight that whilst the definition of deliverable in the Framework sets out a requirement for an evidence-based approach, it is not a requirement to demonstrate *certainty* of delivery. The requirement clearly set out in the Framework is that the prospect of delivery is realistic. In November

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<sup>1</sup> Government response to the technical consultation on updates to national planning policy and guidance (February 2019)

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2018 in an appeal decision in Chichester<sup>2</sup>, the Inspector (paragraph 18) recognised this when dealing with the deliverability of two sites, setting out that:

*“Neither the Kirdford Gardens site (Site 59), nor Highgrove Farm (Site 68) yet has planning permission, and this they can only be considered deliverable if there is clear evidence that completions will begin within the 5-year period. However, both of these sites are allocated for housing in the adopted CLP, both appear to be under option to house builders, and both have current full applications under consideration.*

*On both of these sites, there will still be some further matters to attend to after planning permission is granted, possibly including some further financial negotiations. But having regard to the advice in the NPPF, and also the Planning Policy Guidance (PPG), it seems to me that the above matters amount to clear evidence of a realistic prospect of housing completions on these sites, within the 5-year period. Although there cannot be absolute certainty as to the numbers that will be delivered in that time, the Council’s assumptions are reasonable, and are supported by evidence”.*

3.11 The Planning Practice Guidance (“PPG”) on Housing Supply and Delivery [68-007]<sup>3</sup> provides clarity on the scope of evidence which can demonstrate deliverability, including:

- Current planning status - for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- Firm progress with site assessment work; or
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

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<sup>2</sup> Land at Koolbergen, Bell Lane, West Sussex [APP/L3815/W/17/3182355] (CD6.19)

<sup>3</sup> Planning Practice Guidance [Paragraph: 007 Reference ID: 68-007-20190722]

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3.12 This list provides examples but should not be considered exhaustive.

3.13 In preparing my evidence, I have reviewed the deliverable supply in South Ribble with the Framework's definition of deliverable, the PPG and relevant appeal decisions in mind.

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## 4. THE HOUSING REQUIREMENT CALCULATION

4.1 This section of my evidence considers the five year housing land supply requirement for 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025.

4.2 The appropriate housing requirement in South Ribble borough is a function of the following factors:

- The base housing requirement figure; and
- The buffer.

4.3 I consider each of these factors in turn below.

### **The Base Requirement**

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4.4 The appropriate housing requirement is addressed by Nick Ireland in his Proof of Evidence on Housing and Policy. Mr Ireland is clear that the Central Lancashire Core Strategy (CD1.1), adopted in July 2012, is now out-of-date and that the housing land supply should therefore be assessed using the standard method.

4.5 Adopting the three-step standard method approach to calculating local housing need figure for South Ribble - using the 2014-based Household Projections and 2019-based affordability ratio - results in a minimum need figure of 191 homes per annum. Table 4.1 below sets the calculation of the local housing need on this basis. The mathematics has been agreed with the appellant's witness through the Housing Land Supply SOCG.

4.6 In this instance, the cap does not apply for South Ribble as it produces a higher figure than the minimum local housing need derived from Step 2 in the process.

Table 4.1 Minimum Local Housing Need

<b>Stage</b>	
<b>Step 1 - Setting the Baseline:</b>	
2014-based Household Growth, 2020-30 (p.a.)	172
<b>Step 2 - Affordability Adjustment:</b>	
Median Workplace-Based Affordability Ratio, 2019	5.76
Adjustment Factor	11%
<b>Step 2 Housing Need Figure</b>	<b>191</b>
<b>Step 3 – Applying the Cap:</b>	
Date of Plan Adoption (data on 1 <sup>st</sup> February 2021)	18 <sup>th</sup> July 2012
Is the Plan more than 5 years old?	Yes
Housing requirement in last adopted plan	417
Cap @ 40% above Step 2 LHN	240
Cap @ 40% above Last Adopted Plan	584
<b>Higher Capped Figure</b>	<b>584</b>
<b>Step 4 – Minimum Local Housing Need:</b>	<b><u>191</u></b>

### The Shortfall

4.7 Historically, calculating five year housing land supply has involved incorporating the ‘shortfall’ of homes that have not been completed, compared to what has been required in terms of the Local Plan requirement or the latest assessment of objectively assessed housing need.

4.8 This approach remains in place for calculating the five year housing land supply requirement in areas where the housing requirement is measured against a local plan, where the base date of the plan should be used. However, as established through the Framework and supporting PPG on Housing Supply and Delivery, it is not necessary to take account of past under-delivery when using the standard method. I draw attention to the PPG [2a-017]<sup>4</sup> which notes that:

*‘the standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately’.* (my emphasis)

4.9 Given that the standard method is therefore the starting point for calculate the five year housing land supply requirement, I do not consider it appropriate to add on any historic under-delivery. Historic

<sup>4</sup> Planning Practice Guidance [Paragraph: 011 Reference ID: 2a-011-20190220]

under-delivery will be captured as part of the affordability adjustment when using the standard method. This position is agreed within the Housing Supply SOCG.

### The Buffer

- 4.10 NPPF Para 73 is clear that the minimum five years' worth of specific deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land; rising to 20% where there has been significant under delivery of housing over the previous three years to improve the prospect of achieving planned supply.
- 4.11 Footnote 39 says that from November 2018, the assessment of delivery for the purposes of establishing an appropriate buffer will be measured against the Housing Delivery Test. If the Housing Delivery Test should indicate that delivery was below 85% of the housing requirement for the previous three years, a 20% buffer will apply.
- 4.12 The most recent measurement is the Housing Delivery Test: 2020 Measurement. I have set out the performance of South Ribble borough below over the last three years (2017/17 to 2019/20):

**Table 4.2 Housing Delivery Performance: 2020 Measurement**

	2017/18	2018/19	2019/20	Total
Housing Required	193	209	189	591
Housing Completed	312	437	412	1,161
Housing Delivery Performance (%)				<b>197%</b>

- 4.13 On the basis of housing delivery performance equal to 197% in South Ribble as shown in Table 4.2, a 5% buffer is therefore applicable. I have however also had regard to the Housing Delivery Test: 2019 Measurement as this was the published measurement at the base date on 1<sup>st</sup> April 2020. As the Table below shows, a housing delivery performance of 143% was achieved.

**Table 4.3 Housing Delivery Performance: 2019 Measurement**

	2016/17	2017/18	2018/19	Total
Housing Required	289	193	209	691
Housing Completed	237	312	437	986
Housing Delivery Performance (%)				<b>143%</b>

- 4.14 The parties have agreed through the Housing Supply SOCG that a 5% buffer is applicable.



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## Five Year Housing Requirement

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4.15 In drawing the above analysis together, I calculate a five year housing requirement derived from the standard method equal to 201 homes per annum. My calculation is set out below in Table 4.4.

**Table 4.4 Five Year Housing Requirement**

	<b>Housing Requirement</b>	
<b>A</b>	South Ribble Local Housing Need	191
<b>B</b>	Local Housing Need for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	955
	<b>Buffer</b>	
<b>C</b>	5% Buffer based on Housing Delivery Performance [B*0.05]	48
<b>D</b>	Total Housing Requirement 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025 [B+C]	1,003
<b>E</b>	<b><u>Annual Requirement [D / 5]</u></b>	<b><u>201</u></b>

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## 5. THE DELIVERABLE SUPPLY

5.1 This section sets out my position on the deliverable supply which the Council is currently able to demonstrate over the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025.

5.2 The Council's latest assessment on housing land supply is set out in the published South Ribble Housing Land Supply Position Statement and update to Strategic Housing Land Availability Assessment as of 1<sup>st</sup> April 2020 (CD1.18), ("the position statement").

5.3 The Council's published position statement on five year housing land supply includes the following sources of supply:

- Large sites with planning permission (i.e., sites over 1 hectare)
- Medium sites with planning permission (i.e., sites over 0.5 hectare but less than 1 hectare)
- Small sites with planning permission (i.e., sites less than 0.5 hectare)
- Additional allocated Local Plan sites without planning permission; and
- Windfall allowance

5.4 The Council's deliverable supply with planning permission is grouped based on the size of the site as opposed to the number of homes being delivered on the land. The deliverable supply also includes allocations without planning permissions and a windfall allowance. A full list comprising all sites included in the deliverable supply position is set out at Appendix 3 of the Council's published position statement (CD1.18).

5.5 Taking all sources of supply together, the Council's position statement anticipates the delivery of 2,664 homes over the five year period, taking account of a 10% lapse rate on small sites with planning permission. Table 5.1 below provides an overview of the published deliverable supply by source.

**Table 5.1 South Ribble Position Statement, Supply by Source as at 1<sup>st</sup> April 2020**

	<b>Homes</b>
Total Deliverable Supply of Large Sites (on 1 <sup>st</sup> April 2020)	1,654
Total Deliverable Supply of Medium Sites (on 1 <sup>st</sup> April 2020)	13
Total Deliverable Supply of Small Sites (on 1 <sup>st</sup> April 2020)	204
Application of 10% Lapse Rate on Small Sites	-21
Allocated Local Plan sites without Planning Permission	214
Windfall Allowance	600
<b>Deliverable Supply, 1<sup>st</sup> April 2020-31<sup>st</sup> March 2025</b>	<b>2,664</b>

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- 5.6 I have reviewed the sources of supply and specific deliverable sites informing the position statement in compiling my evidence and set out my own position on deliverable supply below for the purpose of this appeal below. There are some minor differences from the Council's published position.

### **Supply of Large Sites with Planning Permission**

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- 5.7 This source of supply includes all sites with a site area of 1 hectare or greater and includes planning commitments only (i.e. sites with outline or detailed planning permission). A number of sites are under construction; whereas others are at an earlier stage of the planning application process or are working through reserved matters approval.
- 5.8 I have undertaken a review of the sites included under this source of supply at Appendix 3 of the Council's published position statement and I have had regard to the definition of deliverable set out in the Framework's Glossary and the latest available evidence informing the delivery assumptions on these sites.
- 5.9 My position on the deliverable supply remains in line with the published position statement and I consider that 1,654 homes will be delivered on large sites with planning permission over the five year period.
- 5.10 One of the three sites in dispute between the main parties, as set out in the Housing Supply SOCG, falls under this category of supply. The site in question is Land between Moss Lane and rear of 392 Croston Road [site ref FW02a(i)] and I have set out my position on the deliverability of this site below.

#### **Land between Moss Lane and rear of 392 Croston Road, Farington West**

- 5.11 The site is allocated as part of a wider development site in the South Ribble Local Plan under Allocated Site W. The site is included in the position statement as a large site with planning permission and it is expected that 168 homes will be delivered in the five year period. The site's delivery is being facilitated by Homes England and the development partner is Keepmoat.
- 5.12 Outline planning permission for development [07/2014/0184/ORM] was approved on 11<sup>th</sup> March 2016 for up to 400 homes. A number of the planning obligations attached to the Section 106 Agreement have already been discharged by Homes England, including those relating to the provision of off-site affordable housing, sustainable transport contributions and financial contributions towards bus stops. The remaining obligations which include the provision of 15% on-site affordable housing and delivery of off-site highway works, will be discharged by Keepmoat.
- 5.13 In January 2020, the Council were notified by Homes England that two applications would be submitted covering a combination of three land parcels - FW02a(i), FW02f(ii) and FW02e – which

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included the land approved under the outline permission as well as two adjacent areas of land which form part of the wider allocated site in the South Ribble Local Plan.

- 5.14 A reserved matters application [07/2020/00544/REM] pursuant to the approved outline planning permission for 399 homes and a separate application for full planning permission [07/2020/00552/FUL] for 121 homes on the two adjacent land parcels were both submitted on 6<sup>th</sup> July 2020. These were both approved on 18<sup>th</sup> December 2020 and as a result, the total number of homes approved on the three land parcels combined is 520 homes.
- 5.15 It is recognised however that only land parcel FW02a(i) was included in the Council's land supply prior to the base date of 1<sup>st</sup> April and therefore my assessment focusses only on this land parcel which has reserved matters consent [07/2020/00544/REM] for 399 homes. In accordance with the Framework and the PPG, I note that the site now benefits from detailed planning permission and should therefore be regarded as deliverable in principle.
- 5.16 The appellant is not disputing that the site is deliverable in principle. The appellant is disputing the total number of homes to be delivered in the five year period. My position is that 168 homes will be delivered in the five year period whereas the appellant's position is that 144 homes will be delivered in the five year period.
- 5.17 The justification for the expectation that 168 homes will be constructed in the five year period is that as part of the agreement between Homes England and Keepmoat, there is a standard building lease in place which requires the developer to complete homes quicker than the prevailing average and to employ Modern Methods of Construction ("MMC") on-site. In line with the requirements of this building lease, Homes England have confirmed that this is expected to result in an average completion rate of 4 homes per month (Appendix A1).
- 5.18 I would highlight that Homes England's remit is to act as the Government's housing accelerator with a focus on driving positive market change. Homes England's objectives include providing investment products including for major infrastructure, unlocking and enabling land and supporting MMC. As has been borne out on the subject site, Homes England has a priority of accelerating delivery by incorporating a requirement to use MMC into its leases.
- 5.19 The Council's CIL Monitoring Officer has confirmed that as of February 2021, Keepmoat have started on the first infrastructure phase and have confirmed plans to start construction on the first residential phase in March 2021 (Appendix A2) with first completions in 2021/22. As a result, I consider the delivery of 24 homes in 2021/22 and 48 homes in 2022/23 to 2024/25 is realistic. This results in total delivery of 168 homes over the five year period.

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### **Supply of Medium Sites with Planning Permission**

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- 5.20 This source of supply includes planning commitments on medium-sized sites with a site area of 0.5 hectare or greater but less than 1 hectare. I have reviewed the medium sites with planning permission, and I consider that 13 homes will be delivered on medium-sized sites with planning permission over the five year period, which is in line with the published position statement.

### **Supply of Small Sites with Planning Permission**

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- 5.21 This source of supply includes planning commitments on small sites with a site area of less than 0.5 hectare. These sites all have planning permission in place with some under construction and some yet to commence on site.
- 5.22 There is a total of 204 homes with planning permission on small sites; however, on the basis of historic trends, a 10% lapse rate has been applied. On the application of a 10% lapse rate, I consider this source of supply will contribute 183 homes over the five year period in line with the published position statement.

### **Supply of Allocated Sites without Planning Permission**

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- 5.23 This source of supply includes sites which are allocated in the adopted South Ribble Local Plan (CD1.2) but have not yet received planning permission. I would note however that not all extant allocations are deemed to be deliverable – it is only those which have been reviewed and found to be deliverable at that time.
- 5.24 I have reviewed the allocated sites without planning permission included in the Council's published position statement and in my view, the following three sites cannot be considered deliverable on the basis of current evidence:
- Brindle Road (land adjacent Cotton Gardens) [site ref BBE02d]
  - Pickering's Farm, Penwortham [site ref FW03a]
  - Lostock Hall Primary School [site ref TG05]
- 5.25 I have agreed with the appellant that these sites cannot be regarded as deliverable. The removal of these three sites reduces the deliverable supply position by 111 homes relative to that in the Council's published position statement.
- 5.26 Additionally, two of the three sites in dispute set out in the Housing Supply SOCG fall under this category of supply. These are as follows:

- 
- East of Leyland Road [site ref TG07b] – Allocation Site CC
  - Land off School Lane (“Kitty’s Farm”) [site ref LHU02a] – Allocation Site V

5.27 I set out my position on both sites in turn below.

**East of Leyland Road/Land off Claytongate Drive, Charnock**

- 5.28 The site is allocated in the South Ribble Local Plan under Allocated Site CC and is included in the position statement as ‘allocated without planning permission’ with capacity to deliver 63 homes in the five year period. The site area is 1.9 hectares and is owned by Lancashire County Council.
- 5.29 By way of context, the site previously formed part of a larger housing allocation in the South Ribble Local Plan 2000 under “site f” with a total area of 23.6 hectares – the majority of this has now been built out. Allocated Site CC is now enclosed by housing development to the north, east and west and school playing fields to the south.
- 5.30 An application [07/2010/0472/FUL] for 36 homes was approved on land to the east of the subject site in December 2010 and has been built out. An amendment to this permission was granted in June 2011 for the formation of an access to the remaining undeveloped land, which includes this site. As a result, the site is not constrained by access arrangements and is available for development.
- 5.31 The County Council is looking to bring the site forward for development and is close to securing a purchaser who will progress a planning application on site. The County has made clear in writing to the Council (Appendix A3) in December 2020 that all necessary documents are agreed between the County and the purchaser; and once under contract, the purchaser has a deadline within which to procure planning consent and complete the purchase.
- 5.32 Although contracts have not been exchanged at the time of writing, the documents are agreed and all that remains is for the parties to agree a date for exchange – which the County has indicated will be addressed imminently. The process of securing a development partner is at an advanced stage and there is a clear commitment via contract to progress quickly towards the submission of an application.
- 5.33 Taking into account the need to prepare and submit a full planning application for the site, discharge conditions and clear the site, I consider that the Council’s assumption that 15 homes will be delivered in 2022/23, 30 homes in 2023/24 and 18 homes in 2024/25 is realistic. Overall, I consider this site will deliver 63 homes in the five year period.

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**Land off School lane (“Kitty’s Farm”), Longton**

- 5.34 The site is allocated as part of a wider development site in the South Ribble Local Plan under Allocated Site V. The site is included in the position statement as an allocated site without planning permission with capacity for 40 homes. The developer of the site is Longton Developments.
- 5.35 By way of context, the wider site included as Allocated Site V had a total site area of 3.7 hectares. A proportion of the site located to the west of the allocated site (equal to 1.03 hectares) was brought forward in isolation and has already been built out, delivering 14 homes under an application [07/2012/0580/FUL] approved in March 2013.
- 5.36 Despite an initial estimate of 40 homes for the entire allocated site covering 3.7 hectares, it was not considered unreasonable to continue to assume a capacity of 40 homes on the remaining parcel of land covering 2.67 hectares. This informed the deliverable supply position as published in the position statement.
- 5.37 I note however that an application for full planning permission was submitted on 16th December 2020 for 33 homes [07/2020/01063/FUL] for only part of the remaining parcel of land. The full planning application relates to 1.53 hectares of land with direct access from development to the west of the allocated site, off Old School Drive.
- 5.38 The developer has clearly demonstrated clear progress towards delivery in submitted a full planning application in accordance with the PPG on 5YHLS and delivery [68-007]<sup>5</sup>. I understand that there were potential issues around access to the site; however, the developer has recently secured the access to the site and this is demonstrated by the Title Plan attached to my evidence (Appendix A4).
- 5.39 As I have noted, the Council's published position statement anticipated that development would come forward on the remaining parcel in its entirety under Allocated Site V which had an estimated capacity of 40 homes. However, the submitted planning application has not been submitted for the full extent of the remaining land under Allocated Site V as it covers only 1.53 hectares of the remaining 2.67 hectares.
- 5.40 Although there is potential for a greater number of homes to come forward on the outstanding land in due course; at this time, the full planning application which has been submitted seeks permission for only 33 homes and I therefore consider this to be the appropriate figure for inclusion in the five year period.

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<sup>5</sup> Paragraph: 007 Reference ID: 68-007-20190722

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5.41 The case officer anticipates that the application will be heard at Planning Committee on 1<sup>st</sup> April 2020 (Appendix A5). The developer envisages a start on site immediately subject to approval with a period of 12 months to clear the site and achieve first completions. I consider it therefore realistic to assume that 13 homes will be delivered in 2023/24 and 20 homes in 2024/25.

### Summary

5.42 Overall, I consider that 96 homes will be delivered on allocated sites without planning permission over the five year period. This is equal to a reduction of 118 homes from the published position statement.

### Windfall Allowance

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5.43 This source of supply includes an allowance for sites which have not been specifically identified in the Council's development plan, but which have historically provided a reliable source of supply and are therefore expected contribute to the five year supply position.

5.44 The Framework (paragraph 70) is clear that 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; however, there is no specific guidance to how a windfall estimate should be calculated.

5.45 South Ribble has a strong record of delivering a substantial number of dwellings on windfall sites and I have sought to consider the volume of completions achieved through unidentified windfall development historically and I have set out this analysis in the table below for two periods:

- Over the period from 2010/11 (i.e., the beginning of the plan period) to 2019/20; and
- A longer-term period from 2003/04 to 2019/20.

5.46 The average number of homes delivered through windfall sites over the shorter and longer-term periods is equal to between 146 homes (2010-20) and 153 homes per annum (2003-20).

**Table 5.2 Historic Windfall Completions**

Year	Homes
2019/20	103
2018/19	239
2017/18	120
2016/17	99
2015/16	146
2014/15	288
2013/14	188
2012/13	72
2011/12	103



2010/11	104
2009/10	44
2008/09	152
2007/08	205
2006/07	134
2005/06	96
2004/05	239
2003/04	263
AVG Windfall Completions (2010/11-19/20)	146
AVG Windfall Completions (2003/04-19/20)	153

5.47 Over the past two monitoring years including in the latest position statement, the Council has incorporated an allowance for 150 homes per annum from delivery on such windfall sites which sits within the mid-range of these two time periods.

5.48 The Council has not however applied the windfall allowance as a flat rate across the five year period but instead adopted a phased approach to windfall development on the basis that there will already be a proportion of sites permitted as windfall development which will be built out in the first two years of the five year period. The delivery expected from windfall development therefore increases gradually from 50 homes in 2020/21 to 100 homes in 2021/22 to 150 homes for the final three years of the five year period.

5.49 I note that by their nature, windfalls can come forward quickly and often in the same financial year as they are permitted (e.g., homes approved through conversion or changes of use application). The Table below demonstrates the approach taken to the stepped allowance.

**Table 5.3 Windfall Allowance, 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2025**

	2020/21	2021/22	2022/23	2023/24	2024/25
Windfall Allowance	50	100	150	150	150

5.50 I note that 56 of the 59 permissions granted during 2019/20 related to windfall sites. This has resulted in planning permission for 217 homes which is equal to 45% more than the annual windfall allowance and demonstrates the influence of windfall schemes in South Ribble. In line with the published position statement, I consider that the expectation that 600 homes will be delivered through windfall sites over the five year period is realistic.

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## Summary of Deliverable Supply

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- 5.51 Drawing together the various sources of supply above and following my own review of the evidence and deliverable supply, I consider the five year supply position over the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025 to be equal to 2,546 homes.

**Table 5.4 Total Deliverable Supply, 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025**

Source of Supply	Position Statement	My Evidence
Large Sites with Planning Permission	1,654	1,654
Medium Sites with Planning Permission	13	13
Small Sites with Planning Permission	204	204
Small Sites with Planning Permission Discount (10% Lapse Rate)	-21	-21
Allocated Sites without Planning Permission	214	96
Windfall Allowance	600	600
<b><u>Total Deliverable Supply</u></b>	<b>2,664</b>	<b>2,546</b>

## 6. THE FIVE YEAR HOUSING LAND SUPPLY POSITION

6.1 In this section I bring together analysis relating to the housing requirement set out in Section 4 and with the deliverable supply in Section 5 to set out my five year land supply calculation.

### The Council's Position Five Year Land Supply Position

6.2 My evidence indicates that there is a deliverable supply of 2,546 homes in the borough. Set against an annualised five year housing requirement of 201 homes per annum, this equates to a supply position from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025 of 12.7 years or a surplus of 1,543 homes. This is set out in Table 6.1 below.

**Table 6.1 Five Year Land Supply Position**

	<b>Housing Requirement</b>	
<b>A</b>	South Ribble Local Housing Need	191
<b>B</b>	Local Housing Need for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	955
	<b>Including Buffer</b>	
<b>C</b>	5% Buffer based on Housing Delivery Performance [B*0.05]	48
<b>D</b>	Total Housing Requirement 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025 [B+C]	1,003
<b>E</b>	<b>Annual Requirement [D / 5]</b>	<b>201</b>
	<b>Housing Supply</b>	
<b>F</b>	Large Sites with Planning Permission	<b>1,654</b>
<b>G</b>	Medium Sites with Planning Permission	<b>13</b>
<b>H</b>	Small Sites with Planning Permission	<b>204</b>
<b>I</b>	Additional Allocated Sites without Planning Permission	<b>96</b>
<b>J</b>	Windfall Allowance	<b>600</b>
<b>K</b>	Small Sites with Planning Permission Discount (10% Lapse Rate)	<b>-21</b>
<b>L</b>	<b>Total Deliverable Supply</b>	<b>2,546</b>
<b>M</b>	<b>Housing Land Supply Surplus</b>	<b>1,543</b>
<b>N</b>	<b>5YHLS Position</b>	<b>12.7</b>

6.3 As set out in the Housing Land Supply SOCG, the appellant's position is that five year housing land supply should be calculated on the basis of the Core Strategy housing requirement. Including my deliverable supply, this generates a supply position of 3.8 years' as per Table 2 in the Housing Land Supply SOCG (CD2.4).

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## 7. THE HOUSING LAND SUPPLY POSITION ACROSS THE HMA

7.1 I have sought to consider at a high level the housing land supply situation across the HMA, based on published information, to inform Mr Ireland's consideration of the weight to be given to safeguarded land.

7.2 First, in Preston City, the latest position is set out in the Council's Housing Land Position statement as at 1<sup>st</sup> October 2020 (Appendix A6) which is the appropriate base date in the City. This states that the Council are able to demonstrate a position of 13.6 years' supply against a standard method derived local housing need figure of 250 homes per annum with an additional 5% buffer. I have replicated this position in Table 7.1 below.

**Table 7.1 Preston Five Year Land Supply Position, 1<sup>st</sup> October 2020**

<b>Housing Requirement</b>	
Preston Local Housing Need	250
Local Housing Need for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	1,250
<b>Including Buffer</b>	
5% Buffer based on Housing Delivery Performance	63
Total Housing Requirement for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	1,313
<b>Annual Requirement</b>	<b>263</b>
<b>Housing Supply</b>	
Deliverable Supply for 1 <sup>st</sup> October 2020 to 31 <sup>st</sup> September 2025	<b>3,581</b>
<b>Housing Land Supply Surplus</b>	<b>2,268</b>
<b>5YHLS Position</b>	<b>13.6</b>

7.3 I would highlight that the overall position of 13.6 years when applying the local housing need figure of 250 homes per annum has been agreed in a Housing SOCG with Wainhomes (Appendix A8) relating to an ongoing planning appeal against the decision to refuse planning permission at Land at Cardwell Farm, Garstang Road, Barton, Preston [APP/N2345/W/20/3258889].

7.4 Second, in Chorley borough, I have set out in Table 7.2 below my calculation of five year housing land supply over the period from 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2025 which is the appropriate base date in the borough.

7.5 This position is not currently set out in a published statement by the Council and I have therefore based my calculation on the local housing need figure of 569 homes derived from the standard method, having regard to the Pear Tree Lane, Euxton Appeal Decision (CD6.2), with the addition of a 5% buffer and the deliverable supply position drawn from the latest published housing land supply statement (May 2020, Appendix A7).

7.6 Set against a five year requirement of 597 homes per annum, I calculate Chorley’s five year housing position as around 2.8 years’ supply.

**Table 7.2 Chorley Five Year Land Supply Position, 1<sup>st</sup> April 2020**

<b>Housing Requirement</b>	
Chorley Local Housing Need	569
Local Housing Need for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	2,845
<b>Including Buffer</b>	
5% Buffer based on Housing Delivery Performance	142
Total Housing Requirement for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	2,987
<b>Annual Requirement</b>	<b>597</b>
<b>Housing Supply</b>	
Deliverable Supply for 1 <sup>st</sup> April 2020 to 31 <sup>st</sup> March 2025	<b>1,663</b>
<b>Housing Land Supply Shortfall</b>	<b>-1,324</b>
<b>5YHLS Position</b>	<b>2.8</b>

7.7 However, I would note that there may be potential options to address Chorley’s housing land supply shortfall within the Borough. To consider this, I have sought to review the potential for additional supply to come forward in Chorley using publicly available information having regard to the ongoing Strategic Housing Land Availability Assessment (“SHELAA”) process.

7.8 My starting point has been “Annex 1 – Site Suggestions Proposed by Chorley Council” which was published (November 2019) alongside the Central Lancashire Local Plan: Issues and Options Consultation which set out a list of sites suggested for housing.

7.9 I have considered sites which were considered by Chorley Borough Council as a result of an initial review of all sites submitted during the Call for Sites consultation. My assessment has excluded land within the Green Belt. I set out on this basis an indication of potential sites which could come forwards for housing in Appendix A9 in Chorley borough.

7.10 I have sought to consider the potential capacity of the sites suggested for housing using the broad assumptions set out in the Central Lancashire Strategic Housing and Economic Land Availability Assessment Methodology Statement (April 2019, “2019 SHELAA”). This 2019 SHELAA methodology statement sets out that:

- An assumed net developable area will be applied in accordance with the following size of site:
  - Less than 0.4 hectares – 90% of the site developed for housing
  - 0.4 – 4.9 hectares – 80% of the site developed for housing

- 5 –10 hectares – 60% of the site developed for housing
- Over 10 hectares – 50% of the site developed for housing
- A density multiplier for housing capacity will be applied in accordance with:
  - 35 dwellings per hectare for all sites

7.11 Applying these assumptions generates a potential capacity to accommodate up to 3,760 dwellings on sites outside of the Green Belt in Chorley. The breakdown of this by category of site is shown in the table below. This should be regarded as indicative as sites have not been subject to a detailed assessment such as in respect of flood risk or infrastructure.

7.12 In addition, I consider it reasonable to include the Pear Tree Lane Euxton site which was granted planning permission for 180 homes at appeal as part of the consideration of supply. A total potential supply of almost 4,000 homes is shown.

**Table 7.3 Chorley 2019 SHELAA Suggested Sites: Summary**

<b>Current Status</b>	<b>Potential Capacity</b>
Sites Granted Consent at Appeal	180
Extant Housing Allocations (not included in 5YLS)	546
SHELAA Sites Inside of Settlement Boundary	653
Extant Employment Allocations put forward for Redevelopment	122
Extant Mixed Use (Housing & Employment) Allocations put forward for Redevelopment	922
Safeguarded Land	1,517
<b>Total</b>	<b>3,940</b>

7.13 The potential capacity from these sources of supply need to be considered against the scale of the housing land supply shortfall of 1,324 dwellings. Set against this, there is indicative capacity for around 650 homes on land within settlement boundaries in Chorley; capacity for a further 546 homes on sites which are allocated for housing and 180 homes from the Pear Tree Lane, Euxton site which has consent. Furthermore, there is a potential capacity for around 1,500 homes on safeguarded land within Chorley Borough.

7.14 This evidence suggests that there are potential options for Chorley to address its housing land supply shortfall within its own administrative area, where the housing need arises and without recourse to safeguarded land in South Ribble.

---

**A1. MOSS LANE/CROSTON ROAD (SITE W) – EMAIL EXCHANGE WITH HOUSEBUILDER**

**From:** [REDACTED]  
**To:** [Harding, Zoe](mailto:Harding.Zoe)  
**Cc:** [REDACTED]  
**Subject:** RE: South Ribble - Housing Land Supply Update - Croston Road North/North of Northern Section  
**Date:** 31 January 2020 10:09:55  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Dear Zoe

Thank you for your enquiry - I have completed your table below: if you have any queries, please give me a call to discuss.

Kind regards

[REDACTED]

**Homes England**



01925 [REDACTED]  
[REDACTED]

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OFFICIAL

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**From:** Harding, Zoe <ZHarding@southribble.gov.uk>  
**Sent:** 31 January 2020 08:02  
**To:** [REDACTED] <[REDACTED]@homesengland.gov.uk>  
**Subject:** South Ribble - Housing Land Supply Update - Croston Road North/North of Northern Section

Dear [REDACTED]

The [National Planning Policy Framework](#) (NPPF) requires strategic policy-making authorities to have a clear understanding of the land available in their area through



the preparation of a strategic housing land availability assessment.

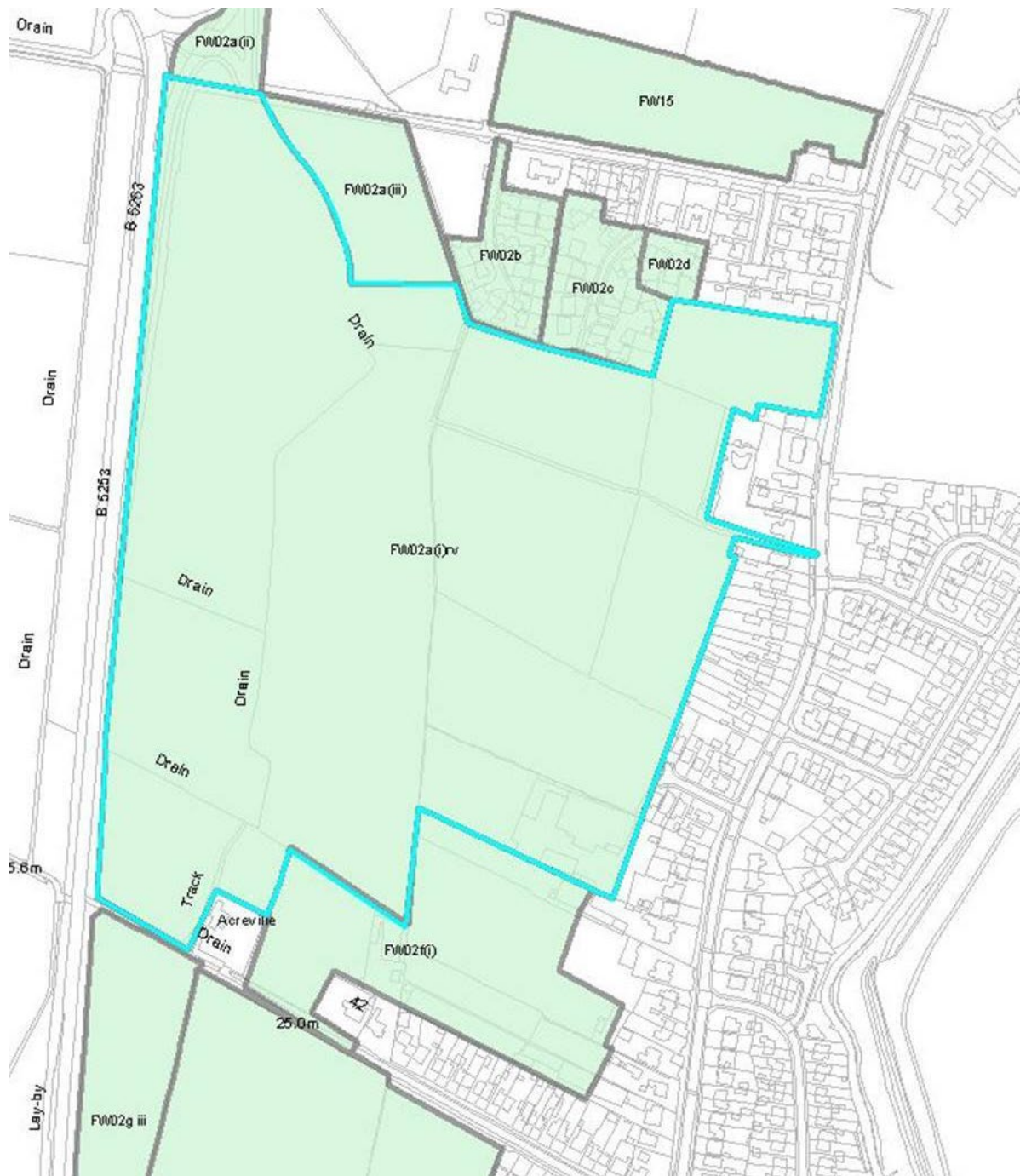
We are required to identify, and update annually, a supply of specific deliverable<sup>1</sup> sites to provide a minimum of five years housing land against our housing requirement, plus a buffer.

I should be grateful, therefore, if you would **please let me have the information below** to enable assessment of the following site's deliverability/developability in accordance with NPPF guidance.

-  
**Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)**

**Our Ref(s): FW02a(i)/1894/W (part)**

**Location**



These are the contact details we currently hold:

Contact name/address: [REDACTED]

Email address: [REDACTED]@homesengland.gov.uk

Telephone: 01925 [REDACTED]

**Please let me know if these are incorrect.**

I appreciate there is a lot of uncertainty and plans are subject to change. However, any information you can provide would be appreciated.

**Please note, any information you provide will be publicly available on request.**

<p>Has planning permission been granted for this site, now or previously?</p> <p>If Yes, is it your intention to implement this permission as currently approved?</p>	<p>Yes – OPP Ref: 07/2014/0184 This does not include all the land edged blue.</p> <p>Yes – but there may be minor detail changes once a hybrid planning application is submitted.</p>
<p>If a Masterplan is required, has this been approved?</p>	<p>Yes</p>
<p>Is this site available now? (A site is considered available when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.)</p> <p>If No, when is it expected to be available?</p>	<p>Yes – the site edged in blue has been marketed and a developer identified. Contract negotiations have reached an advanced stage and we expect to exchange contracts, which will be conditional on a full implementable planning permission, within 4 – 6 weeks.</p>
<p>Is the location considered suitable now? (A suitable site would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated, eg safe and suitable access to the site can be achieved for all users, suitable in terms of ground conditions and any risks arising from land instability and contamination (with mitigation), in a suitable location for housing development.)</p>	<p>Yes</p>
<p>Is the site currently being marketed?</p> <p>If Yes, please provide a link to the marketing information.</p>	<p>No – the site edged in blue has been marketed and a developer identified. Contract negotiations have reached an advanced stage and we expect to exchange contracts, which will be conditional on a full implementable planning permission, within 4 – 6 weeks.</p>
<p>Has a planning application been submitted?</p> <p>If No, please give details of progress towards submission of application (eg written agreement with SRBC confirming delivery intentions/anticipated start/built-out rates)</p>	<p>Yes – OPP see above</p>
<p>If full permission has not yet been granted, please provide details of progress towards full permission (eg planning performance agreement, timescales for submission, discharge of conditions)</p>	<p>The Developer Homes England propose to contract with has already held detailed pre-app discussions with planning officers at South Ribble and highway engineers at Lancashire County Council. Once contracts are exchanged, the Developer will be required to make a full planning permission within three months of exchange.</p>
<p>Is any remediation work required?</p> <p>If Yes, please give details.</p>	<p>Yes – there are small areas where previous farm buildings' foundations and floor slabs will be grubbed up; and there has been some back-filling of natural depressions which may need some form of remediation.</p> <p>This remediation will be undertaken as part of the Developer's programme of works, not before.</p>
<p>Has all site assessment work been completed?</p> <p>If No, what is outstanding?</p>	<p>Yes</p>
<p>Has a viability assessment been carried out?</p> <p>If Yes, please provide details.</p>	<p>Yes – Homes England received three competitive tenders which all demonstrated that the land is viable for development.</p>
<p>If there is clear evidence completions will begin on site within five years, please provide this.</p>	<p>When under contract, the Developer will be required to commence construction within 3 months of receiving an implementable planning permission. The first completions will follow approx. 12 months later – a condition of the outline planning permission is that the spine road must be completed before house building can commence, which delays completion of the first home, but this will still be achieved well within the next 5 years.</p>
<p>Is the site likely to be subject to bids for large-scale</p>	<p>No – the spine road will be funded by the Developer and</p>

infrastructure funding or similar? If Yes, please give details.	this is reflected in the land value.
Will modern construction/accelerated construction methods be employed to speed up delivery? If Yes, please give details.	Yes – Homes England Building Lease will require the Developer to complete homes quicker than the prevailing average and to employ MMC, and will include dis/incentives to do so.
What is the expected rate of delivery per annum?	Over a 10 year period the Developer will be required to average 4 units per month.

Please estimate the number of dwellings you expect to be completed on the site during the next five financial years:

2020/21 – 0

2021/22 – +67 = 67

2022/23 – +51 = 118

2023/24 – +43 = 161

2024/25 – +43 = 204

Five year period 2025/26 to 2029/30 = 434 – 204 = 230

Five year period 2030/31 to 2034/35 = 500 – 434 = 66

Any other comments?

The information gathered will be used in the preparation of the annual update to the council's Strategic Housing Land Availability Assessment, Housing Land Position Statement and Brownfield Register (if applicable). Further information about these documents can be viewed [here](#). **These are public documents and, therefore, details submitted for inclusion will become public information.**

**Thank you for taking the time to complete this information.**

**Please return to [zharding@southribble.gov.uk](mailto:zharding@southribble.gov.uk) by 28 February 2020.**

**Zoë Harding**

Planning Policy Officer

**South Ribble Borough Council**

**T:** 01772 625451

**A:** Civic Centre, West Paddock, Leyland, PR25 1DH

**W:** [www.southribble.gov.uk](http://www.southribble.gov.uk)



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[1] 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.

---

South Ribble Borough Council

Civic Centre - West Paddock - Leyland - Lancashire - PR25 1DH

Tel: 01772 421491 - Fax: 01772 622287

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**A2. MOSS LANE/CROSTON ROAD (SITE W) – EMAIL EXCHANGE WITH  
CIL OFFICER**

## Harding, Zoe

---

**From:** [REDACTED]  
**Sent:** 04 February 2021 10:13  
**To:** Harding, Zoe  
**Subject:** Commencement notices update

Morning Zoe,

Below are the app's I've received commencement notices for recently;

[REDACTED] – 1 Dwelling – Commencing 04/02/2021

[REDACTED] – 1 Dwelling – Commencing 06/02/2021

Update from Keepmoat on Croston Rd, they've started on the first infrastructure phase(non-residential) this week and have plans to start on the first residential phase in 4 weeks.

Thanks

[REDACTED]  
CIL & S106 Officer

**South Ribble Borough Council**

**T:** 01772 (62) 5432 (Please be advised I am currently home-working without phone access)

**A:** Civic Centre, West Paddock, Leyland, PR25 1DH

**W:** [www.southribble.gov.uk](http://www.southribble.gov.uk)



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**A3. LEYLAND ROAD/CLAYTONGATE DRIVE (SITE CC) – EMAIL EXCHANGE WITH COUNTY COUNCIL**

## Harding, Zoe

---

**From:** [REDACTED]@lancashire.gov.uk>  
**Sent:** 02 December 2020 17:03  
**To:** Harding, Zoe  
**Subject:** RE: Land off Bellefield Close/Claytongate Drive (Our Ref CC)

Hi Zoe,

Apologies for the delay in replying but I was waiting for the sale of this land to become 'under contract;' and with such a commitment by the purchaser to be more certain to come forward in the foreseeable future.

Although contracts have still not been exchanged, the documents are agreed and all that remains is for the parties to agree a date for exchange; most likely next week.

Once under contract the purchaser has a deadline within which to procure planning consent and complete the purchase.

Regards

[REDACTED]

[REDACTED] MRICS, RICS Registered Valuer  
Senior Estates Surveyor  
Estates  
Lancashire County Council  
T: 01772 [REDACTED]  
W: [www.lancashire.gov.uk](http://www.lancashire.gov.uk)

*Please note that I have no authority or intention to create any legally binding obligations on behalf of Lancashire County Council in this or any other correspondence in this matter. Pending formal exchange of contracts, neither this nor any other correspondence between us shall be deemed to have satisfied the legal formalities for a disposition of land or any interest in land pursuant to Section 2 of the Law of Property (Miscellaneous Provisions) Act 1989.*

---

**From:** Harding, Zoe <zoe.harding@southribble.gov.uk>  
**Sent:** 03 November 2020 11:56  
**To:** [REDACTED]@lancashire.gov.uk>  
**Subject:** Land off Bellefield Close/Claytongate Drive (Our Ref CC)

Hi [REDACTED]

I am currently updating the position of sites we believe will come forward as part of the five year housing land supply in South Ribble. Are you able to let me know the current position in relation to the above site?

Please don't include anything confidential in your response as I may need to use it as evidence in a planning inquiry.

Thank you.

**Zoë Harding**  
Planning Policy Officer  
South Ribble Borough Council  
T: 01772 625451

Please note, I am currently working from home and unable to answer calls to this number

**A:** Civic Centre, West Paddock, Leyland, PR25 1DH

**W:** [www.southribble.gov.uk](http://www.southribble.gov.uk)



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**A4. SCHOOL LANE (SITE V) – TITLE PLAN**

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number LAN146797

Edition date 07.12.2020

- This official copy shows the entries on the register of title on 11 FEB 2021 at 10:00:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Feb 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

## A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : SOUTH RIBBLE

- 1 (07.01.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the south-east of School Lane, Longton, Preston.
- 2 (07.01.2004) The land has the benefit of but is subject to the rights granted by the Deed dated 29 June 1994 referred to in the Charges Register.
- 3 (07.01.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the north of the land in this title dated 8 February 2001 made between (1) Winifred Young and John Young and (2) Redrow Homes (Lancashire) Limited.  
*NOTE: Copy filed under LA950164.*
- 4 (07.01.2004) The land has the benefit of the rights granted by a Deed dated 9 February 2001 made between (1) Winifred Young and Jean Winfield and (2) John Young and Winifred Young.  
*NOTE: Copy filed under LA950164.*
- 5 (07.01.2004) The Deed dated 9 February 2001 referred to above is expressed to release certain rights granted in the Deed dated 29 June 1994 referred to above.
- 6 (19.07.2013) By a Deed dated 12 July 2013 made between (1) Winifred Young and Jean Winfield (2) Winifred Young, McKenzie James Young and Kirk Young (3) Redrow Homes Limited and (4) HB (LCS) Limited the rights granted and reserved by the Transfer dated 8 February 2001 referred to above were released as therein mentioned.  
*NOTE: Copy filed under LA950164.*
- 7 (19.07.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 12 July 2013 referred to in the Charges Register.
- 8 (19.07.2013) By a Deed dated 12 July 2013 made between (1) Winifred Young, McKenzie James Young and Kirk Young and (2) Winifred Young and Jean Winfield the rights of way and water granted by the Deed dated 9

## A: Property Register continued

February 2001 were released as therein mentioned.

*NOTE: Copy filed under LA950164.*

- 9 (25.09.2014) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (19.12.2013) PROPRIETOR: WINIFRED YOUNG of 74 Franklands, Longton, Preston PR4 5WD and JEAN WINFIELD of 14 Holly Grove, Tarleton, Preston PR4 6AZ and MCKENZIE JAMES YOUNG and KIRK YOUNG care of 74 Franklands, Longton, Preston PR4 5WD.
- 2 (19.12.2013) The price stated to have been paid on 15 July 2013 was £1.
- 3 (19.12.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (19.12.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (07.12.2020) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Redrow Homes Limited (Co. Regn. No. 01990710) of Redrow House, St. Davids Park, Ewloe, Deeside CH5 3RX or their conveyancer that the provisions of clause 12.4.6 of a Transfer dated 12 July 2013 made between (1) Winifred Young, Jean Winfield, McKenzie James Young and Kirk Young and (2) Redrow Homes Limited have been complied with or that they do not apply to the disposition.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (07.01.2004) A Conveyance of the land in this title and other land dated 14 May 1968 made between (1) Margaret Ethel Kirkpatrick and (2) John Young and Winifred Young contains restrictive covenants.
- NOTE: Copy filed under LA950164.*
- 2 (07.01.2004) By a Deed dated 29 June 1994 made between (1) Margaret Ethel Kirkpatrick and (2) John Young and Winifred Young the right of way contained in the Conveyance dated 14 May 1968 referred to above has been extinguished.
- 3 (19.07.2013) A Transfer of adjoining land dated 12 July 2013 made between (1) Winifred Young, Jean Winfield, McKenzie James Young and Kirk Young and (2) Redrow Homes Limited contains restrictive covenants by the Transferor.
- NOTE: Copy filed under LA885554.*
- 4 (30.04.2014) A Deed of Covenant dated 7 February 2014 made between (1) Winifred Young, McKenzie James Young, Kirk Young and Jean Winfield and (2) Redrow Homes Limited contains restrictive covenants.
- NOTE: Copy filed.*
- 5 (16.11.2020) UNILATERAL NOTICE in respect of a contract for sale dated 9 November 2020 made between (1) Winifred Young, Jean Winifred, McKenzie

Title number LAN146797

## C: Charges Register continued

James Young and Kirk Young and (2)Longton Developments Ltd.

6 (16.11.2020) BENEFICIARY: Longton Developments Ltd (Co Regn No 11691192) of Ground Floor, Quayside Building, Wilderspool Park, Greenalls Avenue, Warrington WA4 6HL.

End of register



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 11 February 2021 shows the state of this title plan on 11 February 2021 at 10:00:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Fylde Office .

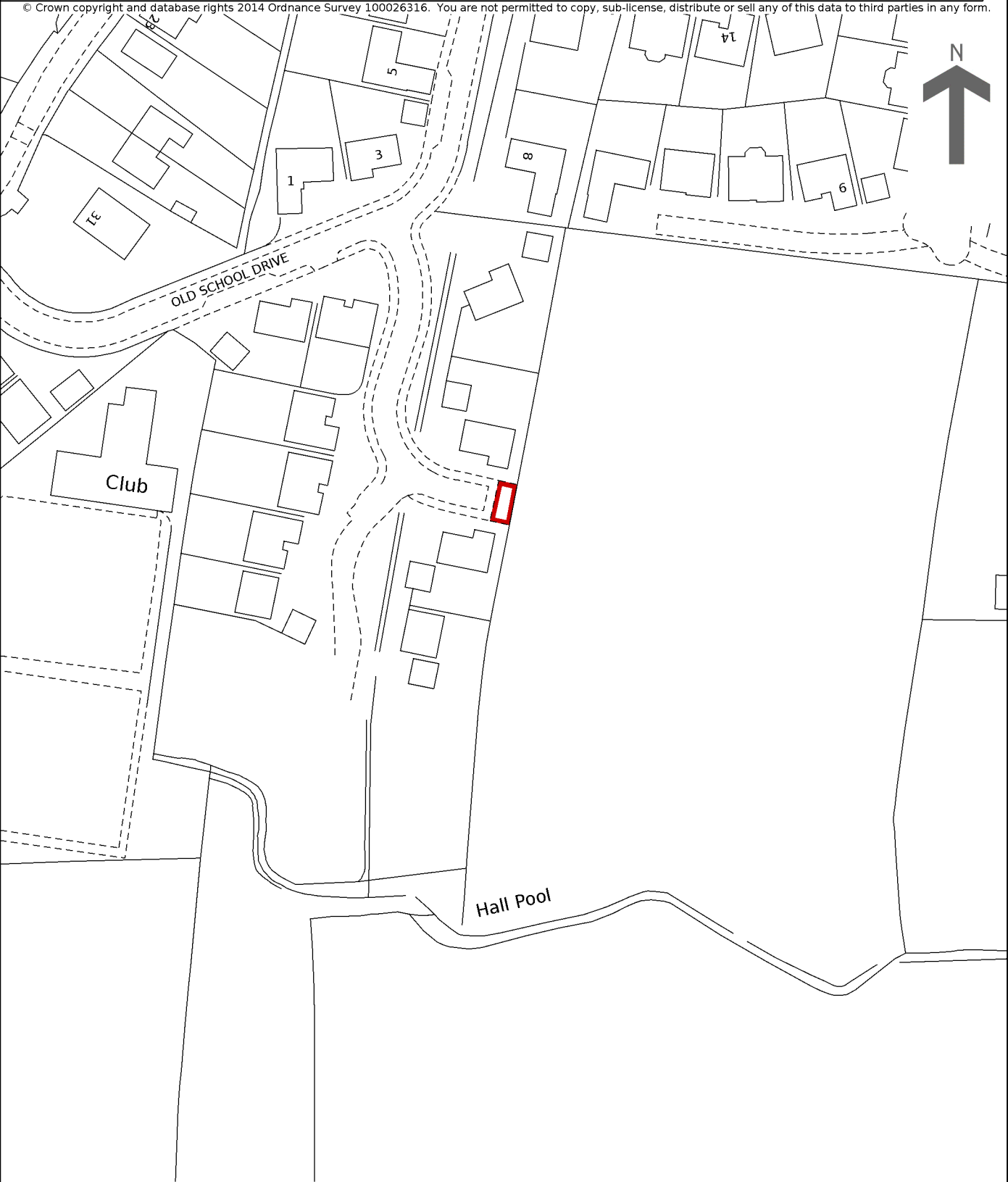
# HM Land Registry

## Official copy of title plan

Title number **LAN146797**  
Ordnance Survey map reference **SD4825NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Lancashire : South  
Ribble**



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**A5. SCHOOL LANE (SITE V) – EMAIL EXCHANGE WITH CASE OFFICER AND AGENT**

Those dates are fine with ourselves.

**David Cunningham**  
**Senior Director**

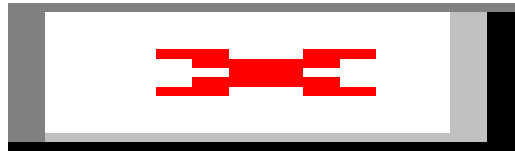


Quayside, Wilderspool Business Park, Stockton Heath, Warrington, WA4 6HL  
[www.c4projects.co.uk](http://www.c4projects.co.uk)

**Tel:** 01925 751852  
**Mob:** 07840 053471

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**From:** "Roberts, Debbie" <debbie.roberts@southribble.gov.uk>  
**Date:** Thursday, 11 February 2021 at 11:15  
**To:** David Cunningham <David.Cunningham@c4projects.co.uk>  
**Subject:** Reynard Close

Morning David

Just a bit of a catch up on Reynard Close

I've re-consulted with the latest set of plans, but as the consultation period takes me beyond the next committee I will – with a fair wind and all matters dealt with – be aiming for the 1<sup>st</sup> April meeting. The agenda closes for that on the 23<sup>rd</sup> March. Otherwise the next one is the 29<sup>th</sup> April (agenda 20<sup>th</sup> April)

If approved a decision cant be issued until completion of the S106 agreement so in the first instance may I have your agreement to an extension of time until the end of April to cover the first meeting. We can discuss later if it takes longer

Thanks and best regards

**Debbie Roberts MA, MRTPI**

Senior Planning Officer

**South Ribble Borough Council**

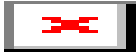
☎ : 01772 (62) 5425 **Please note I have limited telephone access for the foreseeable future**

📍 : Civic Centre, West Paddock, Leyland, PR25 1DH

🌐 : [southribble.gov.uk](http://southribble.gov.uk) ✉ : [droberts@southribble.gov.uk](mailto:droberts@southribble.gov.uk)



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**A6. PRESTON HOUSING LAND POSITION AT 1<sup>ST</sup> OCTOBER 2020**



# HOUSING LAND POSITION

At 1st October 2020

Planning Department  
Preston City Council  
Town Hall  
Lancaster Road  
Preston, PR1 2RL

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

Tel: 01772 906728

Email: [planningpolicy@preston.gov.uk](mailto:planningpolicy@preston.gov.uk)

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3. Housing Land Supply .....	6
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## 1. Introduction

This report examines three key areas:

- Housing Completions in Preston on a rolling 3 year monitoring period.
- Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.
- Future supply of housing and specifically the 5 year housing supply.

Please note, due to the different ways of reporting completion statistics ie gross completion/net completions/site size thresholds, the annual completion figures included in Section's 2.2 and 2.3 will not reconcile with the annual completion figures in Section 2.1.

Preston City Council's housing target is set out in the Government's Standard methodology which is currently 250 dwelling pa.

Due to the impact of covid-19, our team were unable to carry out our annual monitoring site visits in April 2020. The decision was taken on health and safety grounds. Visits were carried out at the end of September 2020 to cover an 18 month monitoring period instead. The forward looking supply section of this document therefore covers an October to October monitoring period (rather than the traditional April to April). We aim to update this again in April 2021 to monitor more closely the impact of covid-19 on build out rates in Preston.

## 2. Completion Details

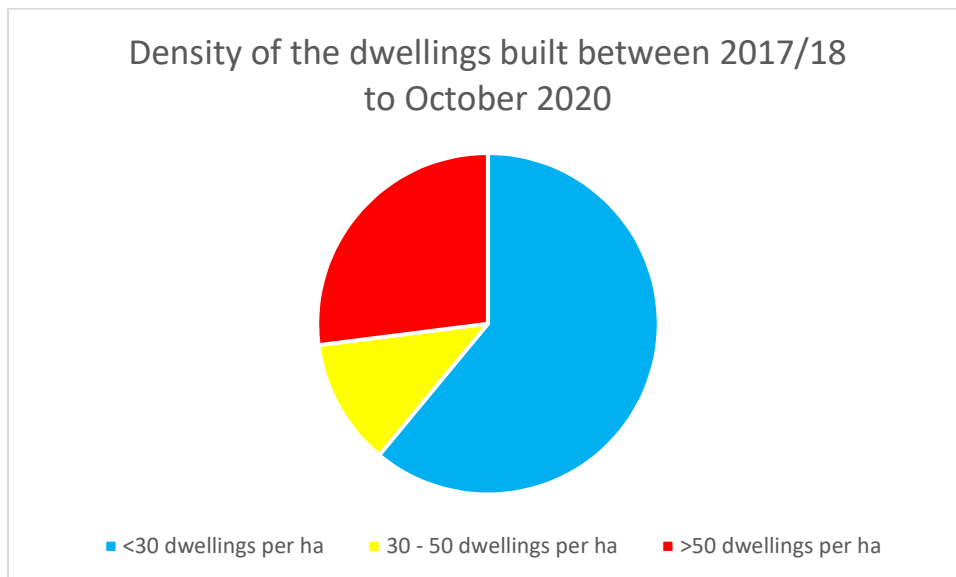
### 2.1 Annual Completion across the rolling 3 year monitoring period

Monitoring Period	Net completions	HDT score (if available)
April 2017 - March 2018	634	252%
April 2018- March 2019	785	313%
April 2019 - October 2020	1121	
<b>Total</b>	<b>2540</b>	

### 2.2 Completions by Density

Density	2017/18	2018/19	2019/Oct 2020
<30 dwellings per ha	19	535	673
30 - 50 dwellings per ha	63	97	72
>50 dwellings per ha	99	94	376

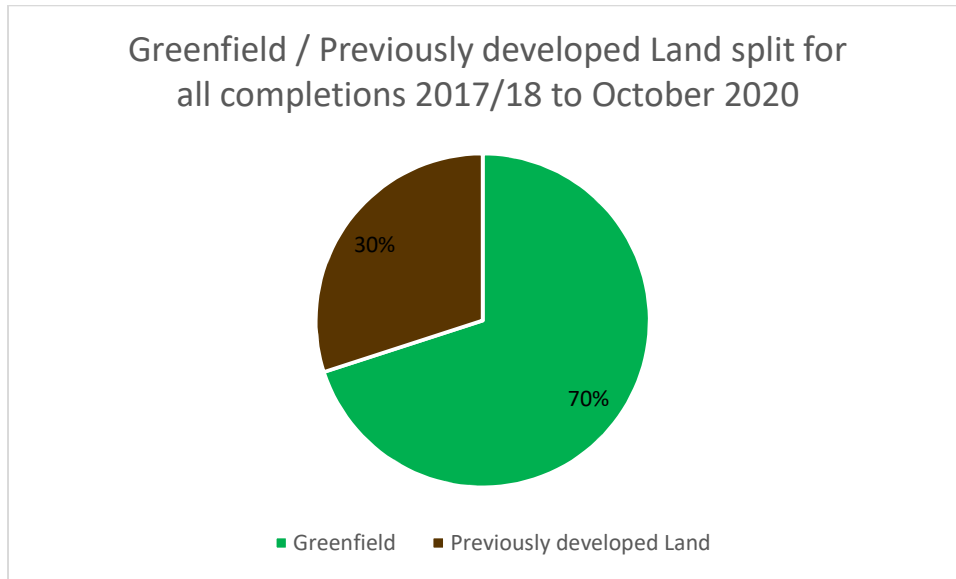
*\*Gross completions, net site area of development and schemes of 5 or more dwellings only*



Housing Land Position  
At 1<sup>st</sup> October 2020

2.3 Completions on Previously Developed Land

Land type	2017/18	2018/19	2019/Oct 2020
Greenfield	458	597	760
	71%	74%	68%
Previously Developed Land	191	206	361
	29%	26%	32%



\*Gross Completions

2.4 Affordable Housing Completions over rolling 3 year monitoring period

Monitoring Period	Gross Affordable Completions
April 2017 - March 2018	197 <sup>1</sup>
April 2018- March 2019	213 <sup>2</sup>
April 2019 - October 2020	186 <sup>3</sup>
<b>Total</b>	<b>596</b>

2.5 Demolitions

During the April 2019 – October 2020 monitoring period there were 2 dwellings recorded for monitoring purposes as demolished which were replacement dwellings so resulted in no net gain on those sites.

<sup>1</sup> 141 (RSL units) + 56 units (affordable element of market schemes) = 197

<sup>2</sup> 206 (RSL units) + 7 units (affordable element of market schemes) = 213

<sup>3</sup> 124 (RSL units) + 62 units (affordable element of market schemes) = 186

Housing Land Position  
At 1<sup>st</sup> October 2020

### 3. Housing Land Supply

#### 3.1 Housing Supply across the Local Plan period based on outstanding permissions and Local Plan allocations:

Local Plan Ref	Planning Permission	Address	Net gain outstanding at Oct 2020	Oct 20/21 - Oct 24/25	Oct25/26 - Oct 29/30	Oct 2030+
	06/2011/0469	Land adj 44 Geoffrey Street	6	6		
MD2	06/2013/0195 & 06/2016/0504	Land off Eastway - Hollins	3	3		
	06/2013/0293	Land at Lockside Rd	16	0	16	
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	11	11		
MD2	06/2014/0353	Lightfoot Lane Phase 1A	5	0	5	
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	191	100	91	
MD2	06/2014/0598	Maxy House Farm	22	22		
	06/2014/0902 & 06/2018/1243	Land off Preston Rd Grimsargh	132	100	32	
	06/2014/0936 & 06/2018/1258 & 06/2019/1397	Land to rear of The Uplands, Fulwood Row	6	6		
	06/2015/0022	Miller Arcade, Lancaster Rd	45	45		
	06/2015/0159	15 Moor Park Avenue	8	8		
MD1	06/2015/0243	Cottam Hall - Story Homes	136	120	16	

Housing Land Position  
At 1<sup>st</sup> October 2020

MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	57	57		
	06/2015/0374	Glovers House, 35 Glovers Court	30	30		
MD2	06/2015/0530	Land to the north of Hoyles lane and east of Sidgreave Lane	154	100	54	
MD2	06/2015/0546 & 06/2017/1252 & 06/2017/1038	Connemara, Lightfoot Green Lane - Charles Church	30	30		
MD2	06/2015/0769	Land at D'Urton Lane, Broughton	38	38		
	06/2015/0816	Land sth of 110-126 Whittingham Lane Broughton	37	0	37	
	06/2019/0719 & 06/2019/1441	Midland Hse Maritime Way	40	0	40	
MD2	06/2015/0968	Land North of Eastway and South of Durton Lane	167	120	47	
	06/2016/0579	Woodlands Barn Bartle Lane Bartle	5	5		
	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	87	60	27	
	06/2016/1165	5-7 Moor Park Avenue	14	14		
	06/2016/1192	21 - 23 Lord Street	11	0	11	
	06/2017/0251	5-13, Market Street Preston	19	19		
MD1	06/2017/0255	Former Cottam Brickworks Cottam Avenue (93 units)	89	89		
MD1	06/2017/0256	Former Cottam Brickworks Cottam Avenue (21 units)	21	21		

Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2018/0224 & 06/2017/0278 & 06/2015/0306	Land at Garstang Rd Barton	9	9		
MD1	06/2017/0324	Land west of The Weald Preston	99	99		
MD2	06/2017/0366 & 06/2018/1415 & 06/2018/1415	Land Nth of Maxy House Fm Sandy Lane	213	84	120	9
	06/2017/0531	131 - 137 Market Street West	12	12		
	06/2017/0631	43 Church Street	6	6		
	06/2017/0724 & 06/2019/0925	Park House Farm Whittingham Lane Girmsargh	34	34		
	06/2017/0758	5 Chruch Row	80	0	80	
	06/2018/1405	Ingol Golf Club Phase 1 RM (Fellows Homes	39	39		
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	100	52	
	06/2017/0757	Ingol Golf Course remainder under Outline	253	0	120	133
MD2	06/2017/0831 & 06/2019/0908	Land north of Durton Lane Preston	250	84	120	46
	06/2017/0941 & 06/2019/0166	Land to the rear of 126A Whittingham Lane	97	97		
	06/2017/0970	58 - 60 Guidhall Street	35	35		
	06/2017/1048	Land adjacent Old Rib Farm 55 Halfpenny Lane	11	0	11	
	06/2017/1062	The Grange Durton Lane	6	0	6	
	06/2017/1103	Land adj Lloyds Pharmacy Longsands Lane Preston	8	8		

Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2017/1104	Park House 472 Garstang Rd	38	38		
	06/2017/1170	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	12	0	12	
	06/2017/1229	Lawton House Farm Bartle Lane Woodplumpton	14	0	14	
	06/2017/1270	Burrow House, Barton Hall Garstang Rd	6	0	6	
	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	0	68	
MD2	06/2017/1384 & 06/2019/0585	Haydock Grange Hoyles Lane	173	120	53	
	06/2017/1387	Dean Farm Warehouse Pudding Pie Nook Lane Preston	6	0	6	
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	17		
MD2	06/2017/1435	Land at Tabley Lane Preston	175	0	120	55
	06/2018/0238	Cardwells Farm Garstang Road Preston	55	0	55	
	06/2018/0242 & 06/2020/0167	Land off Garstang Road Preston	68	68		
	06/2018/0256 & 06/2020/0007	Land to the north of Inglewhite Road Longridge	5	5		
	06/2018/0469	6 Winckley Square Preston	25	25		
MD2	06/2018/0688	Land off Sandy Lane/Maxy House Road Cottam	36	36		

Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2017/1311 (108 units) & 06/2018/0312 (198 units) & 06/2018/0703 (140 units) & 06/2019/0512 (130 units)	Red Rose House and Elizabeth House Lancaster Road Preston	130	130		
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	0	58	
	06/2018/0746	Lancashire House 24 Winckley Square	29	29		
	06/2018/0803	3 Orchard Street Preston	6	6		
	06/2018/0927	10 & 11 Camden Place Preston	14	14		
	06/2018/0967	Broughton Hall Barn, midgery Lane	5	5		
	06/2018/1029	Rothwell Crescent	-13	-13		
	06/2018/1042	Land off Halfpenny Lane	22	22		
MD2	06/2018/1069	3 Nog Tow Bank Tabley Lane Preston	7	7		
	06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	9		
	06/2018/1101 & 06/2018/1102	Land off Lea Road	6	6		
	06/2018/1112	5-7 Cannon Street Preston	15	15		
	06/2018/1174	St Marys School St Marys Street	14	14		
	06/2018/1276	25 Grimshaw Street	28	28		
	06/2018/1282	Ribbleton Hospital Miller Road Preston	139	0	120	19
	06/2018/1314	Land adj Broughton Tower Farm	5	5		
	06/2018/1322	Glovers House, 35 Glovers Court	5	5		



Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2018/1356	Land opp Swainson House Farm Goosnargh Lane	26	0	26	
	06/2018/1385	Former St Josephs Social Club Cemetery Road Preston	44	44		
	06/2019/0001	Garrison Hotel 193 Watling Street Road	7	7		
	06/2019/0040	Keyfold farm 430 Garstang road	129	0	120	9
MD1 New	06/2019/0114	Plots 1 - 3 Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	141	84	57	
	06/2019/0124	Land West of 208 Whittingham Lane	9	9		
	06/2019/0135 & 06/2019/0868	Lady Bank Avenue	19	19		
	06/2019/0168	Land South of Inglewhite Road adjacent Belmont Residential Home Preston	6	6		
	06/2019/0213	Land to the rear of stables at 907 & 909 Whittingham Lane	8	8		
	06/2019/0436	40-43 Lune Street (2nd floor)	5	5		
	06/2019/0458	40-43 Lune Street (ground floor & 1st floor)	7	7		
	06/2019/0465	Land at Whittingham Road	9	9		
	06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm Eaves Lane	5	5		
	06/2019/0499	Sports Hall 10-16 Garden Street	47	47		

Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2019/0595	Burrow House Bartle Hall Garstang Road	6	6		
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11		
	06/2019/0924	Bhailok Court Pole Street	176	176		
	06/2019/0974	Land at Sandy gate Lane Broughton	97	97		
	06/2019/1049	Land South of Whittingham Lane Grimsargh	66	66		
	06/2019/1055	Land at West Park Avenue	12	12		
	06/2019/1068	Laburnum House Farm Bartle Lane	9	9		
MD2	06/2019/1114	248 Lightfoot Lane	89	70	19	
	06/2019/1125	7-11 Heatley Street	12	12		
MD1	06/2019/1210	Canberra Lane (Sidgreaves Lane, Lea Road)	68	68		
	06/2019/1243	18 Avenham Lane and 2 Great Avenham Street	6	6		
	06/2019/1297	Lower Lickhurst House Bleasdale Road	5	5		
	06/2019/1340	The Sumners 195 Watling Street Road	77	0	77	
	06/2019/1397	The Uplands Fulwwod Row	6	6		
	06/2019/1458	Land adj rear of 74 & 76 Heathfield Drive	6	6		
	06/2020/0023	43 Westcliffe	5	5		
	06/2020/0035	53 Garstang Road	17	17		
	06/2020/0051	Radar Station Site Whittingham Lane	7	7		
	06/2020/0246	15-17 Cambridge Walk	8	8		
MD2	06/2020/0283	Ashdene 268 Hoyles Lane	9	9		

Housing Land Position  
At 1<sup>st</sup> October 2020

	06/2020/0287	Buckingham House Glovers Court	24	24		
	06/2020/0365	Land to the rr of Maitland House Maitland Street	13	13		
	06/2020/0367	639 Garstang Road	5	5		
	06/2020/0372	Church Hill Lodge Durton Lane	5	5		
	06/2020/0375	Charles House 8/8A Winckley Square	70	70		
	06/2020/0401	1-6 Cottam Lane Business Centre Cottam Lane	6	6		
	06/2020/0413	Ribchester House Lancaster Road	36	36		
	06/2020/0485	Inglemere Station Lane	5	5		
MD1		Remainder of MD1	471	0	150	321
MD2		Remainder of MD2	2228	0	150	2078
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	0	40	
HS1.3		Parker Street	50	0	50	
HS1.4	06/2016/0585	Former Eastway Nurseries	4	4		
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	0	38	
HS1.8		Shelley rd/Wetherall St	27	0	27	
HS1.9		Stagecoach Bus Depot Selbourne St	32	0	32	
HS1.11		Tulketh Community School	44	0	44	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	0	12	
HS1.13		Land North of Tom Benson Way	30	0	30	
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	76	76		

Housing Land Position  
At 1<sup>st</sup> October 2020

HS1.14	06/2016/0493 & 06/2019/0336	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	67	67		
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site)	221	154	67	
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	750	0	120	630
SP4.1 (City Centre Plan)		St Joseph's Orphanage	67	0	67	
SP4.2 (City Centre Plan)		Avenham Street Car Park	294	0	294	
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	0	14	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	0	0	28
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	0	35	35
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	0	7	
		Smaller sites minus 10% discount	256	256		
		<b>Total</b>	<b>10005</b>	<b>3769</b>	<b>2873</b>	<b>3363</b>

### 3.2 5 Year Supply Position:

The table at section 3.1 identifies the potential for 3769 units during the 5 year period (Oct 2020/21 – Oct 2024/25).

Paragraph 73 of the National Planning Policy Framework (NPPF) states that *'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 supply\**

*\*From October 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

In accordance with paragraph 73 of the NPPF a 5% buffer has been applied to the 5 year housing calculation. To take into account uncertainty as to the impact of covid-19 on post October 2020 build out rates we have allowed for a 5% covid-19 reduction on all sites within the potential 5 year supply to allow for any further potential impact on build out rates:

<b>5 Year Supply as at 01/10/2020</b>	
5 year requirement (5 x 250)	1250
5 year requirement with 5% buffer	1313
Annual requirement for the 5 year period	263
5 year potential supply	3769
5 year potential supply minus 5% covid-19 reduction	3581
<b>5 year supply position</b>	<b>13.6</b>

Housing Land Position  
At 1<sup>st</sup> October 2020

#### 4. Appendix 1

The following is a schedule of outstanding permissions with capacity for under 5 units (discounted by 10% according to the Strategic Housing Land Availability Assessment methodology).

Planning permission	Address	Net gain outstanding Oct 2020
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	1
06/2012/0727	Land adj 843 whittingham lane	1
06/2015/0379	42 Eldon St	2
06/2016/0213	105 Whittingham Lane Broughton	1
06/2016/0228	Land adj. 329 St George's Rd	1
06/2016/0541	504 Whittingham Lane Broughton	1
06/2016/0798	Bell Fold Farm 708 Garstang Rd	3
06/2016/0823	132 Church St	2
06/2016/1134	413 New Hall Lane	2
06/2020/0403	28 Church Lane Goosnargh	2
06/2016/1233	Anderton Fold Farm 980 Garstang Road	3
06/2020/0116	7 St Theresa's Drive	1
06/2017/0301	99 Victoria Rd	0
06/2017/0364	Land west of Maxy House Farm Sandy Lane	1
06/2017/0461	Lyndhurst, 67 Halfpenny Lane	1
06/2017/0826	Thirlmere Blackleach Lane	1
06/2020/0233	25 Woodplumpton Lane	0
06/2017/0978	Land adj 91 Hoyles Lane	3
06/2017/0984	The Mount Fernyhalgh Lane Preston	1
06/2017/0996	18-20 Skeffington Road	4
06/2017/1024	Beech Grove Farm Malley Lane	1
06/2017/1049	Brentwood House 15 Victoria Road	1
06/2017/1060	Domus Iii, Durton Lane	1
06/2017/1080	Land adjacent 1 Fermor Road	1
06/2017/1125	Cottam Lodge 34 Miller Lane	1
06/2017/1247	Land adjacent to Craig Niesh (known locally as End House) Goosnargh Lane	2
06/2017/1251	Carr House Farm Preston Road	1
06/2017/1258	Whitefield Hse Farm Mayfield Avenue	1
06/2017/1341	37 Frenchwood Street	1
06/2017/1345	Bryars House Lea Lane	0
06/2017/1348	Bridge House Farm Tabley Lane	1
06/2018/0021	64 Plungington Road	1
06/2018/0104	155 & 157 Garstang Road Preston	1

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2018/0132	Former Deepdale Mill Isherwood Street	1
06/2018/0146	Oak Bank Mill Lane Goosnargh	1
06/2018/0172	Belmont Farm Inglewhite Road	1
06/2018/0244	339 Preston Road Grimsargh	4
06/2018/0282	Land adjacent Winders Lodge Durton Lane	1
06/2018/0354	Land to rear of 16 Lambert Road Lambert Road	4
06/2018/0411	Bradcroft Cottage Goosnargh Lane Preston	1
06/2018/0512	Plumpton Green 103 Woodplumpton Road Woodplumpton Preston	3
06/2018/0515	Whinneyfield Farm Whinneyfield Lane Preston	2
06/2018/0584	Glenroyd 250 Lightfoot Lane Preston	2
06/2018/0612	Fox Fields Inglewhite Road	1
06/2018/0644	Bushells Cottage Mill Lane Goosnargh	1
06/2018/0677	Agricultural Building North of Oak House Pudding Pie Nook Lane	1
06/2018/0681	106 Deepdale Road Preston	2
06/2018/0697	Bensons Cottage Bensons Lane Woodplumpton	0
06/2018/0725	Hautmont Tabley Lane	1
06/2018/0799	The Orchard Eaves Lane Preston	1
06/2018/0818	Land off Whittingham Lane Goosnargh	3
06/2018/0975	Land opposite 92 Darkinson Lane Preston	4
06/2018/1006	The Dingles Highgate Close	0
06/2018/1056	Land west of Beconsall Farm Bartle Lane Preston	1
06/2018/1094	Heron Gate Highrigg Drive Preston	1
06/2018/1116	Broadfield Mill Lane	1
06/2018/1203	120 Church Street	2
06/2018/1213	Tanpit Stables Green Lane Catforth Preston	1
06/2018/1222	31 Fishergate Hill	1
06/2018/1229	Gleadale House Cumeragh Lane Preston	3
06/2018/1240	Prospect House 236 Woodplumpton Road Woodplumpton	1
06/2018/1315	Manor House Farm Button Street Inglewhite	2
06/2018/1345	Almond House Whittingham Lane	-1
06/2018/1368	51 Whittingham Lane Preston	1
06/2019/0021	Land between 37 & 39 Christ Church Street Preston	4
06/2019/0023	Building to the rear of Eccles Moss Ironworks Bleasedale Road Whitechapel	1
06/2019/0041	Land South of 97 Halfpenny Lane	2
06/2019/0090	Land opp The Old School House Garstang Road	1

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2019/0097	Cottam Hall Farm Merry Trees Lane Preston	1
06/2019/0182	Land adj 38 Lower Bank Road	2
06/2019/0244	Haighton Farm Cottage Haighton Green Lane	1
06/2019/0245	Land adj 38 Mersey Street	1
06/2019/0246	88-96 Market Street West	2
06/2019/0256	130-130A Church Street	1
06/2019/0265	Cottam Hall Farm Miller Lane	2
06/2019/0269	280 Tag Lane	2
06/2019/0272	Abbotts Lodge 141 Lightfoot Lane	1
06/2019/0291	Carr House Farm Preston Road	1
06/2019/0293	Carr House Farm Preston Road	1
06/2019/0323	Land adj 32 Driscoll Street	2
06/2019/0344	15 Great Avenham Street	1
06/2019/0346	Newby House 4 Darkinson Lane Preston	1
06/2019/0421	53 Brackenbury Road	-1
06/2019/0424	95 Cromwell Road	1
06/2019/0454	Land south of Bridge House Tabley Lane	2
06/2019/0456	Broadfield Inglewhite Road	1
06/2019/0459	55 Dodney drive	3
06/2019/0470	Land adj Bridge House Lea Rd	1
06/2019/0492	Building 1 Daisy Dene Inglewhite Road	1
06/2019/0493	Building 2 Daisy Dene Inglewhite Road	1
06/2019/0494	Building 3 Daisy Dene Inglewhite Road	1
06/2019/0495	Building 4 Daisy Dene Inglewhite Road	1
06/2019/0498	Spar House Farm Cottage Lewth Lane	2
06/2019/0526	Rosemary Glen Elston Lane	1
06/2019/0531	Preston College Moor Park Avenue	4
06/2019/0536	Dam House Farm 27 Preston Road	1
06/2019/0579	Entwistle Guns 254 Plungington Road	1
06/2019/0611	21-23 Lord Street	2
06/2019/0613	24-25 Orchard Street	4
06/2019/0662	The Blue Salvia 198 Tag Lane	1
06/2019/0708	Land adj Slaters Barn Whittingham Lane	1
06/2019/0734	Loyds TSB 465-467 Blackpool Road	2
06/2019/0764	Land east of White Gables Bartle Lane	2
06/2019/0779	Land West of Eaves Lane	2
06/2019/0785	Belmont Farm Inglewhite Road	3
06/2019/0793	13-15 Eldon Street	-1
06/2019/0795	Goose Hall Cow Hill	1
06/2019/0805	164 - 166 Newhall Lane	-1
06/2019/0840	164 Tulketh Road	4
06/2019/0858	The Grasmere Lea Road	-1
06/2019/0859	60 Egerton Road	1
06/2019/0865	Darkinsons Stables Darkinson Lane	1
06/2019/0919	Oaklands Farm Ashley Lane	2



Housing Land Position  
At 1<sup>st</sup> October 2020

06/2019/0969	32 Hazel Coppice	1
06/2019/0975	9-11 Church Avenue	2
06/2019/0982	Orchard Court 92 Blackbull Lane	1
06/2019/0984	Lodgefield House Haighton Green Lane	1
06/2019/0995	Slater House Farm Haighton Green Lane	1
06/2019/1028	Dean View 173 Whittingham Lane	1
06/2019/1058	Toll Bar Cottage 476 Garstang Road	-1
06/2019/1071	Land at Whinfield Cottage Cow Hill	2
06/2019/1078	164 Miller Road	1
06/2019/1092	Durton Cottage Durton Lane	1
06/2019/1094	60 Meadow Street	4
06/2019/1095	Land adj 211 Woodplumtpn Road	1
06/2019/1133	5 Clifton Avenue	-1
06/2019/1135	Fazal House Midgery Lane	1
06/2019/1155	1 Ploughmans Court Grimsargh	1
06/2019/1159	Paradise House Moorside Lane	2
06/2019/1170	12A Cannon Street	1
06/2019/1174	Beech grove farm Malley Lane	3
06/2019/1179	Tree Tops Miller Lane	1
06/2019/1191	Spar House Farm Cottage Lewth Lane	3
06/2019/1237	Dixons Farmhouse Dixon Lane	-1
06/2019/1266	Elston Garage Elston Lane	3
06/2019/1296	Plot 3 Belmont Farm Inglewhite Road	1
06/2019/1303	261 St Pauls Road	1
06/2019/1305	Brookside Cottage Barton Lane	1
06/2019/1308	Loud Scales Back Lane	2
06/2019/1313	Lewth lodge Cinder Lane	1
06/2019/1320	211 Tag Lane	1
06/2019/1345	Olivers Farm Brierley Lane	1
06/2019/1360	Land at Key Fold Farm 430 Garstang Road	2
06/2019/1370	Land at D'urton Lane	3
06/2019/1389	Land between 23 & 25 Rawcliffe Drive	2
06/2019/1390	Land between 24 & 26 Norbreck Drive	2
06/2019/1391	Land adj 31 Larches Lane	1
06/2019/1422	37 - 39 Victoria Parade	1
06/2019/1426	Land adj 64 Gisburn Road	1
06/2019/1428	5 Ballam road	1
06/2019/1452	Land between 99 & 107 Queens road	2
06/2019/1453	Land adj 12 Marsett Place	2
06/2019/1455	Land adj 19 Langcliffe Road	2
06/2019/1456	Land adj 1 & 2 Millbank	2
06/2019/1457	Land adj 39 & 41 Porter Street	4
06/2020/0029	116 Victoria Road	-1
06/2020/0065	The Garden House Catforth Road	1
06/2020/0080	8a Lune Street	2

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2020/0095	Broadfield Inglewhite Road	1
06/2020/0105	179 Lancaster Road North	1
06/2020/0109	Dean Villa 139 Whittingham Road	1
06/2020/0116	7 St Therasas Drive	1
06/2020/0121	54 Eldon Street	1
06/2020/0123	Land adj 55a Bridge Road	2
06/2020/0140	Former Boars Head Inn 724 Garstang Road	4
06/2020/0195	Lawton House Farm Bartle Lane	4
06/2020/0209	13 Lorraine Avenue	1
06/2020/0227	Land off Inglewhite Road	1
06/2020/0243	17 Salisbury Road	1
06/2020/0250	73 - 73A Brook Street	2
06/2020/0268	Land north of East View Cinder Lane	3
06/2020/0269	Land West of Benson Lane	2
06/2020/0284	Sheardley Fold Barton Lane	1
06/2020/0328	18 Fir Trees Avenue	-1
06/2020/0403	Land adj 28 Church Lane	2
06/2020/0405	Land between 211 & 217 Woodplumpton Road	2
06/2020/0415	Sumners Farm Cow Hill	3
06/2020/0421	Land between 21 & 23 Hawkshead Road	2
06/2020/0423	Land adj 12-20 Worthing Road	1
06/2020/0435	Staveley Cow Hill	1
06/2020/0439	12 Grafton Road	3
06/2020/0452	Woodlands Barn Bartle Lane	1
06/2020/0470	Rake Head Cottage Stanalee Lane	0
06/2020/0486	Land corner of Eaves Lane and Briery Lane	2
06/2020/0490	24 Garstang road	1
06/2020/0504	Marimar Cumeragh Lane Preston	1
06/2020/0537	Barnfield Cottage Rosemary Lane	1
06/2020/0540	Norcon 22 Tower Lane	4
06/2020/0541	18 Moorland crescent	1
06/2020/0555	Land Between 10-12 Hendon Place	1
06/2020/0562	Land to rear of 26-28 Victoria Parade	1
06/2020/0598	120 Church Street	2
06/2020/0680	Land adj 8 Derby Rd	1
06/2020/0681	Green Lane Farm Catforth Road	1
06/2020/0709	9 Bansfield Avenue	1
06/2020/0740	166 Lytham Road	1
06/2020/0788	Land south of School Lane	2
	<b>Total</b>	<b>284</b>

Minus 10% = **256**

Housing Land Position  
At 1<sup>st</sup> October 2020

**5. Appendix 2 – Completions list 01/04/2019 – 01/10/2020**

<b>Planning permission</b>	<b>Address</b>	<b>Description</b>	<b>net gain Oct 2020</b>
06/2019/0325	74 Pedders Lane Preston	Complete	-1
06/2019/0826	507 Blackpool road Preston	Complete	1
06/2017/0077	Land adj 24 Tulketh Road Preston	Complete	4
06/2018/0701	36 Waterloo Terrace Preston	Complete	1
06/2018/0281	1 Greenlands Grove Preston	Complete	1
06/2019/1011	10 Gamull Lane Preston	Complete	-1
06/2017/0380	Land between 71 & 75 Ramsey Ave Preston	Complete	2
06/2017/0352	Land between 19 Garrison Road & 68 Chapman Road Preston	Complete	8
06/2017/0927	The Dingles Highgate Close Preston	Complete	1
06/2017/1458	57 Victoria Road Preston	Complete	5
06/2019/1303	261 St Pauls Road Preston	Complete	1
06/2017/0682	228-232 Deepdale Road Preston	Complete	1
06/2020/0322	Flat 3 46 Watling Street Road Preston	Complete	1
06/2015/0681	23a Fulwood Hall Lane Preston	Complete	1
06/2019/0272	Abbotts Lodge 141 Lightfoot Lane Preston	Under Construction	1
06/2018/0911	The Laurels 146 Lightfoot Lane Preston	Complete	1
06/2015/0995	Garth Lodge 62 Lightfoot Lane Preston	Complete	2
06/2018/1093	43 Whinfield Lane Preston	Complete	3
06/2018/1286	Land between 76 & 82 Darkinson Lane Lea	Complete	2
06/2018/1101	Land off Lea Road Lea	Complete	5
06/2018/1102	Land off Lea Road Lea	Complete	1
06/2019/1153	342 Blackpool Road Preston	Complete	-1
06/2019/0798	91 Garstang Road Preston	Complete	6
06/2018/0359	Land adj 187 Kent Street Preston	Complete	2
06/2020/0495	80 Norris Street Preston	Complete	1
06/2019/0107	Church House Farm Preston Road Grimsargh	Complete	4
06/2018/1050	Whinfield Cottage Cow Hill	Complete	1
06/2015/0700	47 Whittingham Lane Broughton	Complete	2
06/2018/1315	Manor House Farm Button Street Inglewhite	Under Construction	2
06/2016/0457	Manor House Farm Button Street Inglewhite	Complete	4
06/2018/0224	Land at Garstang Road	Complete	2
06/2017/0339	Land to rr of 907&909 Whittingham Lane Broughton	Complete	4
06/2018/0818	Land of Whittingham Lane Goosnargh	Under Construction	1
06/2017/0269	Old Methodist Chapel Chapel lane	Complete	1
06/2018/1227	Garlick House Green Lane Catforth	Complete	1
06/2016/0412	The Bents Woodfold Farm Crombleholme Fold Goosnargh	Complete	1
06/2018/0395	Broadith Cottage Broadith Lane	Complete	1
06/2018/0171	Rigg Farm Rigg Lane	Complete	0
06/2020/0115	Beacon View Back Lane Goosnargh	Complete	1

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2019/1392	Barnsfold House Stoney Lane Goosnargh	Complete	1
06/2016/0579	Woodlands barn Bartle Lane Bartle	Complete	2
06/2016/0580	Woodlands barn Bartle Lane Bartle	Complete	3
06/2018/0718	Land Between 3 Spa Cottages & Laburnum House Bartle Lane	Complete	2
06/2019/0782	Brookview House Barton Lane	Complete	1
06/2017/0792	Cross House Farm Barton Lane	Complete	1
06/2019/0268	Barton House Blackleach Lane	Complete	1
06/2016/1233	Anderton Fold Farm 980 Garstang Road	Under Construction	1
06/2019/0057	The Old School 730 Garstang Road	Complete	1
06/2016/0573	37 Halfpenny Lane Longridge	Complete	2
06/2018/0793	Edge Farm Hollowforth Lane Preston	Complete	1
06/2014/0785	Spar House Farm Lewth Lane Woodplumpton	Complete	1
06/2016/0275	Former Wesleyan Methodist Church moorside Lane Woodplumpton	Complete	1
06/2018/1039	Land adj Paradise House Moorside Lane	Complete	1
06/2018/0517	Newfield Tabley Lane	Complete	-1
06/2019/0947	28-30 Willow Crescent Preston	Complete	2
06/2019/1319	16 Fir Tree Ave Preston	Complete	-1
06/2017/0641	1 Grange Place Preston	Complete	-1
06/2020/0032	19-20 Fishergate Hill Preston	Complete	4
06/2018/1207	270 Garstang Road Preston	Complete	0
06/2016/0209	Land off St Barnabus & St Pauls Road Preston	Complete	7
06/2016/0989	Mr Pickwicks 40-44 Meadow Street Preston	Complete	6
06/2016/0296	Land south of South Lodge moor Park Ave Preston	Complete	1
06/2018/1290	71a New Hall Lane Preston	Complete	1
06/2018/0132	Former Deepdale Mill Isherwood Street Preston	Complete	3
06/2016/0070	Unit 1 & 45 Bleasdale Street East Preston	Complete	4
06/2018/1328	The Connolley centre Steeple View Preston	Complete	7
06/2018/1042	Land off Half Penny Lane Longridge	Under Construction	29
06/2019/0868	Land at Lady Bank Ave Preston	Under Construction	2
06/2016/0936	10 Guildhall Street Preston	Complete	2
06/2020/0105	179 Lancaster Road North Preston	Complete	1
06/2019/0942	19 Ribblesdale Place Preston	Complete	1
06/2016/0848	3-5 Fishergate Preston	Complete	14
06/2019/0224	32 Avenham Lane Preston	Complete	1
06/2018/0663	33 Ribblesdale Place Preston	Complete	1
06/2018/0398	36 cannon Street Preston	Complete	4
06/2019/0944	4 Starkie Street Preston	Complete	1
06/2016/0237	Land north of Dovedale Ave Preston	Complete	60
06/2018/0416	Ye Horns Inn Horns Lane Goosnargh	Complete	4
06/2017/1154	42 West Cliff Preston	Complete	31
06/2018/0127	8-10 Waltons Parade Preston	Complete	17

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2015/0769	Land at D'Urton Lane Preston	Under Construction	20
06/2016/0585	Eastway Nurseries Eastway Preston	Under Construction	4
06/2015/0968	Land north of Eastway and south of D'Urton Lane Preston	Under Construction	66
06/2017/1087	Land West of Geoffrey Street Preston	Complete	30
06/2016/1039	Land rr of Home Fell Goosnargh Lane	Under Construction	6
06/2017/0004	Land rr of 122-152 Hoyles Lane Preston	Complete	17
06/2019/0135	Land at Lady Bank Ave Preston	Under Construction	16
06/2015/0243	Land adj to Cottam between Hoyles Lane Sidgreaves Lane Lea Road and Lancaster Canal	Under Construction	48
06/2015/0282	Lightfoot Lane Preston	Under Construction	51
06/2014/0442	Sandyforth Lane Preston	Under Construction	27
06/2015/0530	Land north of Hoyles Lane and east of Sidgreaves Lane	Under Construction	40
06/2016/0002	Brookfield Farm Tabley Lane	Complete	12
06/2019/1274	43-45 Glovers Court Preston	Complete	10
06/2018/0641	450 Blackpool Road Preston	Complete	1
06/2017/0906	3 Fleet Street Preston	Complete	12
06/2016/0838	Sharoe Green Post Office 347 Garstang Road Preston	Complete	3
06/2015/0015	40 Thorntrees Ave Lea	Complete	4
06/2019/0753	5-7 Plungington Road Preston	Complete	2
06/2019/1173	121 London road Preston	Complete	1
06/2017/0206	Guild House Cross Street Preston	Complete	46
06/2017/0843	Union Court 2 Union Street Preston	Complete	3
06/2016/1259	Winckley House 15 Cross Street Preston	Complete	76
06/2017/0681	135-137 Fishwick Parade Preston	Complete	1
06/2017/0076	Land adj 77 Church Ave Preston	Complete	2
06/2018/0431	22 Egerton Road Preston	Complete	1
06/2018/1397	Breakneck Farm Fernyhalgh Lane Preston	Complete	1
06/2018/0157	South Planks 928 Garstang Road	Complete	1
06/2018/0250	Land north of Inglewhite Road	Complete	3
06/2018/0848	Land adj Fell View Cottage Pudding Pie Nook Lane Broughton	Complete	1
06/2019/0501	Plumpton green 103 Woodplumpton Road	Complete	1
06/2014/0598	Land off Sandy Lane (Maxy House Farm) Preston	Under Construction	30
06/2017/0255	Former Cottam Brickworks Cottam Ave	Under Construction	4
06/2017/0278	Land at Garstang Road Barton	Under Construction	46
06/2017/1384	Haydock Grange Hoyles Lane	Under Construction	72
06/2018/1405	Ingol Golf and Squash Club Phase 1 Land West of Wychnor south of Lightfoot Lane	Under Construction	6
06/2015/0546	Connemara Lightfoot Green Lane Preston	Under Construction	39
06/2016/0504	Off Eastway Preston	Under Construction	55
06/2018/1243	Land off Preston Road Preston	Under Construction	15
06/2017/0324	Land West of The Weald Preston	Under Construction	20

Housing Land Position  
At 1<sup>st</sup> October 2020

06/2016/0493	Former Ridings Depot and land to north and south of Whittingham Lane	Under Construction	21
06/2017/0379	Harrison House Farm 76 Darkinson Lane Preston	Complete	8
06/2018/0585	Land to the north of Whittingham Road Longridge	Under Construction	7
<b>Total</b>			<b>1121</b>

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**A7. CHORLEY HOUSING LAND POSITION AT 1<sup>ST</sup> APRIL 2020**

# Five Year Housing Supply Statement for Chorley

May 2020





## Introduction

1. The National Planning Policy Framework (the Framework) sets out that 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.
2. This statement covers the five year period 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2025. It sets out the housing requirement for the five year period and assesses the land supply available to deliver the requirement.
3. Overall the statement concludes that there is sufficient land available across the Borough with a **5.7 year deliverable housing supply** over the period 2020-2025.

## Five Year Housing Requirement

4. The housing requirement for Chorley is set out in the Memorandum of Understanding and Statement of Co-operation relating to the provision and distribution of housing land published in April 2020. The housing requirement is based on the total local housing need (standard method) for Central Lancashire redistributed across the three authorities. The requirement for Chorley at 1<sup>st</sup> April 2020 based on the standard method formula at that date and the agreed redistribution is 278 dwellings per annum. The housing requirement over the five year period is therefore 1,390 dwellings.
5. Paragraph 73 of the Framework states that there should be an additional 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 supply.
6. The government has introduced the Housing Delivery Test which is an annual measurement of housing delivery in the area and is a percentage measurement of the number of net homes delivered against the number of homes required over a rolling three year period. The latest Housing Delivery Test for Chorley is set out below.

**Table 1: Housing Delivery Test Measurement 2019**

Monitoring Period	Total net homes delivered	Total number of homes required	Housing Delivery Test Measurement
2016/17	517	418	-
2017/18	661	494	-
2018/19	573	603	-
<b>TOTAL</b>	<b>1751</b>	<b>1515</b>	<b>116%</b>

7. The Housing Delivery Test identifies that there has been over delivery in the past three years therefore a 5% buffer has been applied to the five year requirement. After adding the 5% buffer, the total housing requirement for the five year period 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2025 is 1,460 dwellings which is 292 dwellings per annum.

**Table 2: Five year housing requirement summary**

Housing Requirement	Number of Dwellings
Annual housing requirement	278
Five year housing requirement 2020-2025	1,390
<b>Five year housing requirement 2020-2025 + 5% buffer</b>	<b>1,460</b>
<b>Annual five year housing requirement 2020-2025 + 5% buffer</b>	<b>292</b>

## Assessment of Deliverable Five Year Housing Supply

8. The Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. It defines 'deliverable' as follows:

*"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."*

9. The assessment of the deliverable five year supply is set out below. It includes an analysis of allocated sites, both with and without planning permission, and windfall sites. The windfall sites are split into sites of 10 or more dwellings and sites of less than 10 dwellings. It also includes a windfall allowance which is an estimate of the number of new dwellings on sites of less than 10 dwellings that will be permitted and built in the five year period.

### Allocated sites

#### With planning permission

10. Appendix 1 sets out a schedule of all sites allocated for housing in the Chorley Local Plan 2012-2026 with planning permission that have not yet been fully implemented. In total 1,290 dwellings are available on these sites. An assessment of the deliverability of these sites has been undertaken to determine how many of these dwellings are likely to be built in the five year period.
11. The schedule identifies that there are **663 dwellings** deliverable on allocated sites with planning permission.

#### Without planning permission

12. Appendix 2 sets out a schedule of all sites allocated for housing in the Chorley Local Plan 2012-2026 without planning permission. In total 559 dwellings are allocated on these sites. An assessment of whether these sites are likely to come forward in the five year period has been undertaken.
13. The schedule identifies that there are **158 dwellings** deliverable on allocated sites without planning permission.

### Windfall sites

#### Sites of 10 or more dwellings with planning permission

14. Appendix 3 sets out a schedule of all windfall sites of 10 or more dwellings with planning permission that have not yet been fully implemented. In total 503 dwellings are available on these sites. An assessment of the deliverability of these sites has been undertaken to determine how many of the dwellings are likely to be built in the five year period.
15. The schedule identifies that there are **410 dwellings** deliverable on windfall sites of 10 or more dwellings with planning permission.

### Sites of less than 10 dwellings with planning permission

16. Appendix 3 also sets out a schedule of all windfall sites of less than 10 dwellings with planning permission that have not been fully implemented. In total 359 dwellings are available on these sites.
17. Based on an analysis of the completion rates of small sites in Chorley in recent years this figure has been reduced by 33% to reflect the fact that some permissions will expire and development of other sites will not be fully completed within the five year period.
18. This results in **241 dwellings** on smaller windfall sites with planning permission being recorded as deliverable for the five year period.

### **Windfall allowance**

19. Paragraph 70 of the Framework allows Local Planning Authorities to make an allowance for windfall sites as part of anticipated supply if there is compelling evidence that they will provide a reliable source of supply. It states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends. In accordance with this, Chorley makes an allowance for windfall sites of less than 10 dwellings in the five year supply as our records show that they have consistently become available. Applications will also be approved over the five year supply period for dwellings on windfall sites of more than 10 dwellings however an allowance has not been calculated for these larger sites.

### Planning permissions on windfall sites

20. Planning permissions granted for dwellings on windfall sites of less than 10 dwellings for the last 10 years have been analysed to inform the windfall allowance. Table 3 below sets out the number of permissions granted each year. Sites that did not result in a net gain and permissions on residential gardens have been excluded from the analysis. Over the period 2010 to 2020 on average 92 dwellings were permitted on small windfall sites each year.

**Table 3: Number of dwellings permitted on small windfall sites of less than 10 dwellings**

	Plan period (1 <sup>st</sup> April-31 <sup>st</sup> March)									
	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20
<b>Number of dwellings permitted (net)</b>	74	60	116	96	91	116	122	81	78	82

### Completions on windfall sites

21. Table 4 analyses when the dwellings permitted on small windfall sites were completed over the five year period from being permitted. It also records how many of these dwellings expired in the five year period and how many were not completed in the five year period but the permission was still extant. Planning permissions for small windfall sites after the 2015/16 monitoring period have not been included in the assessment as the five year period for those applications would run into current five year supply period.
22. Using this data, the percentage of dwellings completed each year over the five year period from being permitted has been calculated along with the percentage that were on sites where permission expired and those on sites where permission was extant after the five year period. These percentages have been rounded up or down for simplification. They will be used when calculating the windfall allowance to be added to the five year supply.

**Table 4: Analysis of completions (net) on small windfall sites**

Plan period (1 <sup>st</sup> April-31 <sup>st</sup> March)	Number of dwellings permitted	Completions year 1	Completions year 2	Completions year 3	Completions year 4	Completions year 5	Expired	Extant after 5 years
2010/11	74	2010/11 -1	2011/12 4	2012/13 21	2013/14 19	2014/15 4	14	13
2011/12	60	2011/12 2	2012/13 8	2013/14 19	2014/15 12	2015/16 5	8	6
2012/13	116	2012/13 8	2013/14 34	2014/15 15	2015/16 19	2016/17 0	23	17
2013/14	96	2013/14 5	2014/15 32	2015/16 17	2016/17 13	2017/18 7	12	10
2014/15	91	2014/15 6	2015/16 17	2016/17 12	2017/18 19	2018/19 6	16	15
2015/16	116	2015/16 7	2016/17 24	2017/18 10	2018/19 13	2019/20 11	21	30
Total	553	27	119	94	95	33	94	91
Total %	100%	5%	22%	17%	17%	6%	17%	16%

Windfall allowance

23. The five year supply windfall allowance is calculated based upon the assumption that the average rate of planning permissions granted on small windfall sites between 2010 and 2020 (92 dwellings) continues at the same rate throughout the five year period.
24. The final row of Table 4 identifies the proportion of dwellings completed each year since 2010 over the five year period since being granted permission. It identifies that on average 5% of dwellings were completed within the first year of being permitted, 22% within the second year, 17% within the third year, 17% within the fourth year and 6% within the fifth year. It also identifies that on average 17% of applications expired and 16% of the dwellings permitted were not completed in the five year period but the permission remained extant. These percentages have been applied to calculate the predicted number of dwellings that will be permitted and built on small windfall sites over the next five years, as set out in Table 5.

**Table 5: Predicted completions (net) on small windfall sites over five year period 2020 - 2025**

Plan period (1 <sup>st</sup> April-31 <sup>st</sup> March)	Predictions						
	Number of dwellings permitted	Completions Year 1 (2019/20)	Completions Year 2 (2020/21)	Completions Year 3 (2021/22)	Completions Year 4 (2022/23)	Completions Year 5 (2023/24)	Total Completions
2020/21	92	5	20	16	16	6	63
2021/22	92		5	20	16	16	57
2022/23	92			5	20	16	41
2023/24	92				5	20	25
2024/25	92					5	5
Total	460	5	25	41	57	63	191

25. Based on the assumption of 92 dwellings being permitted each year of the five year period, Table 5 estimates that of those 92 dwellings permitted in 2020/21, 5 will be completed within the first year of being permitted (year 1), 20 will be completed in 2021/22 (year 2), 16 will be completed in 2022/23 (year 3), 16 will be completed in 2023/24 (year 4) and 6 will be completed in 2024/25 (year 5). This equates to 63 dwellings being completed in the five year period as it is assumed that 17% of the 92 dwellings will expire and 16% will not be completed within five years so are not included in the five

year supply. The same approach has been applied to estimate how many dwellings permitted in the remainder of the five year period will be built by 31<sup>st</sup> March 2025.

26. Over the five year period as a whole an additional **191 dwellings** are predicted to be completed on small windfall sites and will be included in the five year supply.

### **Total Five Year Housing Supply: 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2025**

27. The table below shows that at 1<sup>st</sup> April 2020 there was a total supply of 1,663 (net) deliverable dwellings which is a **5.7 year deliverable housing supply over the period 2020 – 2025** based on the annual requirement of 292 dwellings which includes a 5% buffer.

**Table 6: Five year housing supply summary**

<b>Deliverable Housing Supply</b>	<b>Number of Dwellings</b>
Allocated sites with planning permission	663
Allocated sites without planning permission	158
Windfall sites of 10 or more dwellings with planning permission	410
Windfall sites of less than 10 dwellings with planning permission (discounted by 33%)	241
Windfall allowance	191
<b>Total Five Year Supply</b>	<b>1,663</b>
Annual Five Year Housing Requirement 2019-2024 + 5% buffer	292
<b>Equivalent Years Supply</b>	<b>5.7</b>

Chorley Five Year Supply April 2020 – March 2025: Allocated Sites with Planning Permission

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.21	Parcel H1b(ii), Group 1, Euxton Lane	Buckshaw Village	Euxton	Astley and Buckshaw	17/00767/REMAAJ	125	0	9	116	9	9	0	0	0	0	9	9 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
HS1.21	Parcels M1 & H1a, Group 1, Euxton Lane	Buckshaw Village	Euxton	Astley and Buckshaw	17/00441/REMAAJ 17/01123/REM	160	0	14	146	14	14	0	0	0	0	14	14 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
HS1.21	Parcels H1d and H1b(i), Group 1, Euxton Lane	Buckshaw Village	Euxton	Astley and Buckshaw	19/00137/REMAAJ	128	128	0	0	128	20	36	36	36	0	128	Development of the site had not started at 1st April 2020. The developer has advised that the development was due to commence in April 2020 but this has been delayed by several months. Development is expected to take 3 and a half years.
HS1.22	Southern Commercial Quarter Central Core	Buckshaw Village	Euxton	Astley and Buckshaw	08/01100/REMAAJ 10/00334/FULMAJ 10/01052/REMAAJ 12/01001/REMAAJ	83	31	0	52	31	0	0	31	0	0	31	One apartment block of 31 dwellings left to be built at 1st April 2020, development had not commenced. Site is currently being marketed, it is estimated that the development could commence in the second year of the five year period subject to being sold and following any amendments to the planning permission. It is therefore estimated that the dwellings will be completed in the third year of the five year period.

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments	
HS1.1	Land 120m South West of 21 Lower Burgh Way	Chorley	Chorley	Chorley South West	16/00805/FULMAJ	88	9	20	59	29	29	0	0	0	0	29	29 dwellings left to be built at 1st April 2020, 20 of which were under construction. The developer has advised that the development is scheduled to be completed in August 2020 but this may now be delayed by a few months.	
HS1.7	Talbot Mill, Froom Street	Chorley	Chorley	Chorley East	07/01426/FULMAJ 11/00875/FULMAJ	149	149	0	0	149	0	0	0	0	0	0	0	Land remediation and contamination works started in 2015 however construction of the dwellings has not yet commenced. There is no evidence that the site will come forward in the five year period.
HS1.8	Botany Bay/Great Knowley, Blackburn Road	Chorley	Chorley	Chorley North East	17/00714/OUTMAJ 17/00716/OUTMAJ	288	288	0	0	288	0	0	0	0	0	0	0	The site has outline planning permission for 288 dwellings. There is no evidence that the site will come forward in the five year period.
HS1.16	Former Initial Textile Services bounded by Botany Brow and Willow Road	Chorley	Chorley	Chorley North East	11/00871/FULMAJ 12/01015/FULMAJ 13/00993/FULMAJ 14/01225/MNMA 15/00028/FUL 16/00053/FUL	43	33	0	10	33	0	0	33	0	0	0	33	33 dwellings left to be built at 1st April 2020, none of which were under construction. The developer has advised that the remaining dwellings should be completed within the next 3 years.
HS1.18	Calder House and Rydal House, Highfield Road North	Chorley	Chorley	Chorley North West	17/00438/FULMAJ	14	4	8	2	12	8	4	0	0	0	12	12 dwellings left to be built at 1st April 2020, 8 of which were under construction. It is estimated that all of these dwellings will be completed by the second year of the five year period.	

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	12/00941/OUTMAJ 13/00803/OUTMAJ 13/00822/REMAJ 14/00541/REM 14/00867/REM 14/01003/REMAJ 15/00664/REMAJ 16/00469/REM 17/00190/REM 17/00403/REM	160	0	4	156	4	4	0	0	0	0	4	4 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	14/00951/OUTMAJ 17/00369/REMAJ	220	133	30	57	163	36	36	36	36	19	163	163 dwellings left to be built at 1st April 2020, 30 of which were under construction. The developer has previously advised that completion rates will be 36 dwellings a year. Actual completions for the period 2019/20 was 49 dwellings. It is therefore estimated that all of the dwellings will be completed in the five year period.
HS1.31	Land adjoining Cuerden Residential Park, Nell Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	19/00417/FULMAJ	115	115	0	0	115	0	22	0	0	0	22	Site works commenced in February 2020. The development has been delayed by several months but the developer has advised that construction of the first phase of the development (22 dwellings) is expected to be completed within 12-18 months of work resuming. The developer does not currently own the remaining land therefore they are unable to advise when the remaining parcels will be completed. The remaining dwellings have therefore not been included in the five year supply.



Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.36	Coppull Enterprise Centre, Mill Lane	Coppull	Coppull	Coppull	16/00656/FULMAJ	75	28	11	36	39	24	15	0	0	0	39	39 dwellings left to be built at 1st April 2020, 11 of which were under construction. The developer has advised that the development was due to be completed by the end of 2020 however given the current situation completion will be delayed.
HS1.39	Land surrounding 89 Euxton Lane	Euxton	Euxton	Euxton North	16/00380/OUTMAJ 17/00356/REMAJ	140	6	20	114	26	26	0	0	0	0	26	26 dwellings left to be built at 1st April 2020, 20 of which were under construction. The developer has previously advised that all dwellings are expected to be completed by the end of 2020.
HS1.40	Land 10m South of Dunrobin Drive	Euxton	Euxton	Euxton South	18/01211/FULMAJ	51	51	0	0	51	18	25	8	0	0	51	Development of the site had not started at 1st April 2020. The developer has advised that the development is due to commence in May 2020 however this may be delayed due to the current situation. The development is expected to be completed within 2 years.
HS1.42	Playing field to the rear of Greenside	Euxton	Euxton	Euxton North	19/00361/FULMAJ	36	36	0	0	36	0	36	0	0	0	36	Development of the site had not started at 1st April 2020. The developer has advised that all these dwellings are due for completion in 2021/22.
HS1.43A	Land adjacent to Lady Cross Drive	Whittle-le-Woods	Whittle-le-Woods	Pennine	17/00377/OUTMAJ	12	12	0	0	12	0	0	0	0	0	0	The site has outline planning permission for 12 dwellings. There is no evidence that the site will come forward in the five year period.

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.43B	Land bounded by Town Lane and Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	13/01055/OUTMAJ 19/00830/REMMAJ	53	53	0	0	53	0	0	30	23	0	53	Development of the site had not started at 1st April 2020. The developer has advised that the purchase of the site is due to complete by the end of June and the development is expected to take two and a half years. It is estimated that all dwellings will be completed in the five year period.
HS1.43C	Land west of Leatherlands Farm, Moss Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	14/00900/OUTMAJ 16/00247/FULMAJ	34	0	13	21	13	13	0	0	0	0	13	13 dwellings left to be built at 1st April 2020, all of which were under construction. It is expected that these dwellings will be completed in the first year of the five year period.
HS1.53	JF Electrical, Little Quarry, Hill Top Lane	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	12/01134/OUTMAJ	85	85	0	0	85	0	0	0	0	0	0	A reserved matters planning application is currently under consideration. However, there is uncertainty about the deliverability of this site due to issues relating to filling works. It has therefore not been included in the five year supply.
						2059	1161	129	769	1290	201	174	174	95	19	663	

**Chorley Five Year Supply April 2020 – March 2025: Allocated Sites without Planning Permission**

Local Plan Ref	Address	Settlement	Parish	Ward	Number of Dwellings Allocated	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.26	Fairport, Market Place	Adlington	Adlington	Adlington and Anderton	31	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.1	Eaves Green, off Lower Burgh Way (remaining allocation)	Chorley	Chorley/Coppull	Chorley South West/Coppull	232	0	0	0	0	0	0	The site is allocated for 419 dwellings. 99 dwellings have been built on part of the site and another part of the site has full planning permission for 88 dwellings. This leaves 232 dwellings. A full planning application is currently under consideration for 201 dwellings on the remaining part of the site. However, there is uncertainty regarding the viability of this site therefore it has not been included in the five year supply.
HS1.5	Cowling Farm	Chorley	Chorley	Chorley East	158	0	12	49	49	48	158	A land exchange has taken place between the Council and Homes England, with Homes England now owning the residential part of the allocation. A masterplan has also been prepared for the site. Homes England have confirmed that the site will be delivered in the five year period with development scheduled to commence by the end of 2021/early 2022.
HS1.17	Cabbage Hall Fields	Chorley	Chorley	Chorley North East	11	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.19	Land adjacent to Northgate	Chorley	Chorley	Chorley North East	21	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.29	Westwood Road	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	23	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.

Local Plan Ref	Address	Settlement	Parish	Ward	Number of Dwellings Allocated	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
HS1.31	Land to the East of Wigan Road (remaining allocation)	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	0	0	0	0	0	0	0	The site is a mixed housing/employment allocation. 37.14ha/699 dwellings are allocated for housing. 818 dwellings have planning permission on 36.14 ha of land. The dwellings are being built at a higher density than estimated on the parcels with planning permission therefore the number of dwellings on this site has exceeded the allocated number of 699. This leaves 1 ha for further housing however there is no evidence that any of this land will come forward in the five year period.
HS1.34	Regent Street	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.38	Mountain Road	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.46	Land at Drinkwater Farm, Windsor Drive	Brinscall	Withnell	Wheelton and Withnell	10	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.52	Pole Green Nurseries	Charnock Richard	Charnock Richard	Chisnall	29	0	0	0	0	0	0	No evidence that the site will come forward in the five year period. A previous planning application on the site expired in 2014.
					559	0	12	49	49	48	158	

Chorley Five Year Supply April 2020 – March 2025: Windfall Sites

Sites of 10 or more dwellings with planning permission

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
2642	White Bear Marina, Park Road	Adlington	Adlington	Adlington and Anderton	10/00812/FULMAJ	48	19	0	29	19	0	0	0	0	0	0	This permission relates to the change of use of 48 leisure moorings to residential moorings. 29 moorings had become residential by 1st April 2020. There is uncertainty over the deliverability of the remaining moorings therefore they have not been included in the five year supply.
3491	Fairclough House, Church Street	Adlington	Adlington	Adlington and Anderton	19/00840/P3PAJ	56	56	0	0	56	0	0	56	0	0	56	Development of the site had not started at 1st April 2020. It is estimated that the development will be completed by the required date which is 15th November 2022.
3125	Land 200m North of Derian House, Euxton Lane	Chorley	Chorley	Chorley North West	15/00224/OUTMAJ	125	125	0	0	125	30	41	41	10	0	122	The site has outline planning permission for 125 dwellings. A reserved matters planning application for 122 dwellings was approved on 14th January 2020 subject to a revised s106 agreement being signed. The developer has advised that the site is scheduled to commence in July 2020 and it is a 3 year build programme.
3300	St George's House, St George's Street	Chorley	Chorley	Chorley South East	17/00276/P3PAJ 17/00270/FUL 17/00467/FUL 18/00341/FUL	13	2	0	11	2	0	2	0	0	0	2	2 dwellings left to be built at 1st April 2020 which had not started. It is estimated that these dwellings will be completed in the second year of the five year period.

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
3341	Chorley and South Ribble District Purchasing Team Government Offices, Peter Street	Chorley	Chorley	Chorley North West	17/00929/P3PAJ	14	0	14	0	14	14	0	0	0	0	14	All dwellings were under construction at 1st April 2020. It is estimated that all of these dwellings will be completed in the first year of the five year period.
3348	5-9 Queens Road	Chorley	Chorley	Chorley North West	17/00490/FULMAJ	18	18	0	0	18	0	18	0	0	0	18	The site had been cleared at 1st April 2020 but construction of the dwellings had not started. It is estimated that all of these dwellings will be completed in the second year of the five year period.
3354	Land adjacent to 13 and 15 Halliwell Street	Chorley	Chorley	Chorley South East	17/00962/FULMAJ	10	0	10	0	10	10	0	0	0	0	10	All dwellings were under construction at 1st April 2020. It is estimated that all of these dwellings will be completed in the first year of the five year period.
3475	Alfreds Court, Market Street	Chorley	Chorley	Chorley South East	19/00145/FULMAJ	25	25	0	0	25	0	0	25	0	0	25	The development had not started at 1st April 2020. It is estimated that all of these dwellings will be completed by the third year of the five year period.
3485	Haslem Printers Ltd, Standish Street	Chorley	Chorley	Chorley South East	19/00090/FULMAJ	48	48	0	0	48	0	48	0	0	0	48	The development had not started at 1st April 2020. The agent has advised that the scheme will be amended and a new planning application submitted and estimates completion in 2021/22.
3486	Brook House Hotel, 662 Preston Road	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	19/00075/FULMAJ	14	14	0	0	14	0	0	14	0	0	14	The development had not started at 1st April 2020. It is estimated that all of these dwellings will be completed by the third year of the five year period.

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
2933	Bank Hall, Bank Hall Drive	Other Rural	Bretherton	Lostock	09/01021/FULMAJ	35	23	12	0	35	12	0	23	0	0	35	35 dwellings left to be built at 1st April 2020, 12 of which were under construction which relate to the conversion of the hall to 12 dwellings. It is estimated that these dwellings will be completed in the first year of the five year period. The remaining 23 are new build dwellings in the grounds of the hall. It is estimated that these dwellings will be completed in the third year of the five year period following completion of the hall conversion.
2933	127A Station Road	Other Rural	Croston	Lostock	12/00942/FUL 14/00315/FUL 15/00953/FULMAJ 15/01040/OUT 16/01032/REM 16/00292/FUL 18/00773/FUL	12	2	0	10	2	0	2	0	0	0	2	2 dwellings left to be built at 1st April 2020 which had not started. It is estimated that these dwellings will be completed in the second year of the five year period.
3219	Gleadhill House Stud, Gleadhill House, Dawbers Lane	Other Rural	Euxton	Euxton South	16/00633/OUTMAJ 17/00806/REMMAJ 17/01172/REM 17/01173/REM 17/01174/REM 17/01175/REM 18/00166/REM 18/00448/REM 18/00825/REM 18/00854/REM 18/01186/REM	12	0	2	10	2	2	0	0	0	0	2	2 dwellings left to be built at 1st April 2020, both of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
3419	Goodyear Business Park, Gorseley Lane	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01097/REMMAJ	56	36	17	3	53	30	23	0	0	0	53	53 dwellings left to be built at 1st April 2020, 17 of which were under construction. Assuming a completion rate of 30 dwellings a year the development would be completed in the second year of the five year period.

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Total Deliverable Dwellings April 2020 - March 2025	Comments
2955	Chimney and Building, Withnell Fold Mill, Withnell Fold	Other Rural	Withnell	Wheelton and Withnell	12/00084/FULMAJ	37	37	0	0	37	0	0	0	0	0	0	The development had not started at 1st April 2020. The planning permission included conversion of part of the mill to an office which has been completed therefore the permission remains extant. There is uncertainty about whether the residential part of the development will come forward therefore it has not been included in the five year supply.
3074	Withnell Hall, Formerly Lake View Nursing Home, Chorley Road	Other Rural	Withnell	Brindle and Hoghton	14/00098/FUL 16/00697/FULMAJ 19/00173/FUL	14	1	8	5	9	9	0	0	0	0	9	9 dwellings left to be built at 1st April 2020, 8 of which were under construction. It is estimated that all of these dwellings will be completed in the first year of the five year period.
3114	Star Paper Mill, Moulden Brow, Feniscowles	Other Rural	Withnell	Brindle and Hoghton	15/00475/OUTMAJ	25	25	0	0	25	0	0	0	0	0	0	The site falls mainly within the borough of Blackburn with Darwen with a small part located in Chorley borough. It has outline planning permission for up to 500 dwellings, 25 of which were proposed in Chorley. A reserved matters planning application is currently under consideration which includes 22 dwellings in Chorley. There is no evidence that these dwellings will be built in the five year period.
3483	Lucas Green, Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	18/00367/OUTMAJ	10	10	0	0	9	0	0	0	0	0	0	One dwelling is to be demolished therefore the net number of dwellings is 9. There is no evidence that the site will come forward in the five year period.
						572	441	63	68	503	107	134	159	10	0	410	



## Sites of less than 10 dwellings with planning permission

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3162	Land 20m West of 6 Ellerbeck View, Castle House Lane	Demolition of existing buildings, erection of 6 dwellings and change of use of existing office to bungalow	Adlington	Adlington	Adlington and Anderton	16/00075/FUL	7	7
3181	59 Church Street	Erection of dwelling	Adlington	Adlington	Adlington and Anderton	17/00888/OUT	1	1
3447	169-171 Chorley Road	Change of use from dwelling and post office to funeral directors and 3 flats	Adlington	Adlington	Adlington and Anderton	18/01093/FUL	3	3
3462	Land rear of 24-26 Westhoughton Road	Erection of 7 dwellings	Adlington	Adlington	Adlington and Anderton	18/00191/FUL	7	7
3489	1-3 Market Street	Change of use from restaurant to retail and offices on ground floor and 3 flats on first floor	Adlington	Adlington	Adlington and Anderton	19/00872/FUL	3	3
3105	Hole House Farm, Chorley Road	Demolition of existing farmhouse and outbuildings and erection of 6 dwellings	Adlington	Heath Charnock	Heath Charnock and Rivington	15/00556/OUT 18/00060/FUL	6	5
3429	113 Chorley Road	Erection of replacement dwelling	Adlington	Heath Charnock	Heath Charnock and Rivington	18/00140/FUL	1	0
2629	21 Yarrow Road	Change of use of the ground floor from shop to residential	Chorley	Chorley	Chorley East	10/00655/FUL	1	1
2633	6 Weldbank Street	Demolition of existing extension and erection of new dwelling	Chorley	Chorley	Chorley South East	10/00751/FUL	1	1
2804	The Builders Yard, Froom Street	Erection of 4 dwellings	Chorley	Chorley	Chorley East	12/00059/FUL	4	4
2826	Land including Grafton House and The Courtyard, Anderton Street	Change of use from office/storage accommodation to 3 dwellings	Chorley	Chorley	Chorley South East	12/00407/FUL	3	1
3122	Land adjoining 43 Weldbank Lane	Outline application for the erection of 2 dwellings	Chorley	Chorley	Chorley South East	15/00982/OUT 19/00040/OUT	2	2
3213	The Moor Inn, 26 Moor Road	Demolition of the Moor Inn and erection of 8 apartments	Chorley	Chorley	Chorley South West	16/00953/OUT 17/01160/REM	8	8
3309	125 Market Street	Change of use of second floor from storage to apartment	Chorley	Chorley	Chorley South East	17/00331/FUL	1	1
3321	41 Cunliffe Street	Change of use from GP surgery to 5 flats	Chorley	Chorley	Chorley South East	17/00635/FUL	5	5
3333	63 Lakeland Gardens	Erection of 4 apartments	Chorley	Chorley	Chorley South West	17/00802/FUL	4	4
3369	23 Guildford Avenue	Demolition of extension and erection of dwelling	Chorley	Chorley	Chorley North East	18/00061/OUT	1	1
3410	Masons Arms, 98 Harpers Lane	Conversion of living accommodation at first floor to 2 flats	Chorley	Chorley	Chorley North East	18/00340/FUL	2	2
3411	Chorley Valeting Services, 86 Anderton Street	Erection of 2 dwellings	Chorley	Chorley	Chorley South East	18/00164/OUT	2	2
3417	1 Queens Road	Change of use from solicitors to 3 flats	Chorley	Chorley	Chorley North West	18/00603/FUL	3	3

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3425	61-69 Clifford Street	Demolition of building and erection of 3 storey building comprising retail and 4 apartments	Chorley	Chorley	Chorley South East	17/01081/FUL	4	4
3438	31 Long Meadows	Erection of dwelling	Chorley	Chorley	Chorley South West	18/00765/FUL 19/00126/FUL	1	1
3448	42 Park Road	Conversion of dwelling to 4 flats	Chorley	Chorley	Chorley North East	18/01163/FUL	4	3
3451	5 Glamis Drive	Demolition of garages and carport and erection of bungalow	Chorley	Chorley	Chorley North West	18/00331/FUL	1	1
3453	Smith Cottage, 2 West Bank	Prior approval for change of use from offices to dwelling	Chorley	Chorley	Chorley North West	19/00081/P3PAJ	1	1
3454	Land rear of 63 and 67 Bolton Road	Erection of 4 dwellings	Chorley	Chorley	Chorley South East	18/00586/FUL	4	4
3468	Hop Pocket Car Park, Carr Lane	Erection of 8 dwellings	Chorley	Chorley	Chorley South East	18/00855/FULMAJ	8	8
3488	97 Market Street	Change of use of first floor from storage to flat	Chorley	Chorley	Chorley South East	19/00898/COU	1	1
3496	2 Harrington Road	Change of use from nursery to dwelling	Chorley	Chorley	Chorley North West	19/01013/FUL	1	1
3497	38 Park Road	Change of use from dental surgery to 3 apartments	Chorley	Chorley	Chorley North East	19/01007/FUL	3	3
3499	8 Hollinshead Street	Change of use from dwelling to HMO	Chorley	Chorley	Chorley South East	19/00970/FUL	0	-1
3503	Former Mormon Church, Water Street	Erection of 8 dwellings	Chorley	Chorley	Chorley North East	19/00909/OUTMAJ	8	8
3508	24 Blackstone Road	Prior approval for change of use from fish and chip shop to dwelling	Chorley	Chorley	Chorley North East	20/00006/P3PAN	1	1
2558	Lilac Mount, 704 Preston Road	Erection of 3 bungalows	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	09/00463/FUL	3	1
3355	715 Preston Road	Demolition of existing structures and erection of 2 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	17/00869/OUT	2	2
3305	Bethmond, Wigan Road	Erection of replacement dwelling	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	16/01180/FUL	1	1
3416	152 Mendip Road	Change of use from office to dwelling	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	18/00637/FUL	1	1
815	Rear of 66-74 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	Coppull	91/00222/OUT 93/00750/FUL	2	1
1682	Rear of 42-44 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	Coppull	00/00190/OUT 00/00701/FUL	2	1
2625	151 Preston Road	Erection of bungalow	Coppull	Coppull	Chisnall	10/00529/FUL	1	1
3102	1 Darlington Street	Demolition of garage and erection of 2 flats	Coppull	Coppull	Coppull	12/00270/FUL	2	2
3313	108 Spendmore Lane	Erection of dwelling	Coppull	Coppull	Coppull	17/00214/FUL	1	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3318	122 Chapel Lane	Demolition of dwelling and outbuildings and erection of 4 dwellings	Coppull	Coppull	Coppull	17/00529/OUT	4	3
3345	83 Clayton Gate	Erection of replacement dwelling	Coppull	Coppull	Coppull	17/00742/FUL	1	1
3359	Land rear of 60 Clancutt Lane	Erection of dwelling	Coppull	Coppull	Coppull	17/01091/FUL 18/00731/FUL	1	1
3412	Land between Wheatsheaf Hotel and 2 Chapel Lane	Erection of dwelling	Coppull	Coppull	Coppull	18/00118/FUL	1	1
3490	Moss House Barn, Coppull Moor Lane	Change of use of barn to dwelling	Coppull	Coppull	Coppull	19/00855/FUL	1	1
3024	Land to the south west of Ricmarlo, Preston Nook	Erection of 3 dwellings	Eccleston	Eccleston	Eccleston and Mawdesley	14/00550/OUT 15/00719/FUL 16/00667/FUL	3	3
3064	Land adjacent Lower House Cottage, Towngate	Erection of dwelling	Eccleston	Eccleston	Eccleston and Mawdesley	13/00675/FUL 15/00080/FUL	1	1
3227	Land North of Railway Public House	Erection of 9 dwellings	Euxton	Euxton	Euxton North	15/01092/OUT 19/00906/REM	9	9
3315	Pear Tree Farm, Pear Tree Lane	Demolition of farmhouse and erection of 3 dwellings	Euxton	Euxton	Astley and Buckshaw	16/01184/FUL	3	3
3465	121 Wigan Road	Erection of dwelling	Euxton	Euxton	Euxton North	19/00336/FUL	1	1
3482	Euxton Mills Hotel, Wigan Road	Erection of dwelling	Euxton	Euxton	Euxton South	19/00141/OUT	1	1
3500	Land adjacent to 15 Greenside	Demolition of garage and erection of dwelling	Euxton	Euxton	Euxton North	19/00964/FUL	1	1
3112	Hudora Kennels, The Common	Demolition of cattery building and erection of bungalow	Other Rural	Adlington	Adlington and Anderton	14/01051/FUL 18/00920/FUL	1	1
3436	Garwood, Bolton Road	Demolition of stables and erection of dwelling	Other Rural	Anderton	Adlington and Anderton	18/00860/OUT	1	1
3445	Throstle Nest Farm, Bolton Road	Demolition of stables and garages and erection of dwelling	Other Rural	Anderton	Adlington and Anderton	18/01221/OUT	1	1
3329	Boundary Farm, Doles Lane	Change of use of stables to dwelling	Other Rural	Bretherton	Lostock	17/00707/FUL	1	1
3343	Pompian Brow Farm, Pompian Brow	Change of use of outbuilding to dwelling	Other Rural	Bretherton	Lostock	17/00879/FUL	1	1
3418	Land 15m North of 1 Elm Cottage, Pompian Brow	Erection of dwelling	Other Rural	Bretherton	Lostock	18/00165/FUL	1	1
3472	Norris's Farm, North Road	Change of use of stable building to dwelling	Other Rural	Bretherton	Lostock	18/00914/FUL	1	1
3502	Stoat Hall Fisheries, Back Lane	Demolition of buildings and erection of dwelling	Other Rural	Bretherton	Lostock	19/00969/FUL	1	1
3509	Barn off North Road	Change of use from barn to dwelling	Other Rural	Bretherton	Lostock	19/00696/FUL	1	1
2820	Brindle Waterworks House, Pippin Street	Demolition of former redundant above ground reservoir building and erection of dwelling	Other Rural	Brindle	Brindle and Hoghton	12/00363/FUL	1	1
3356	Head O'th Marsh Farm, Sandy Lane	Change of use of barn to 2 dwellings	Other Rural	Brindle	Brindle and Hoghton	17/00861/FUL	2	2
3401	Tullis Farmhouse Barn, Sandy Lane	Change of use of barn to dwelling	Other Rural	Brindle	Brindle and Hoghton	18/00097/FUL 19/00705/FUL	1	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3476	Anderview Farm, Hill House Lane	Prior approval for change of use of agricultural building to dwelling	Other Rural	Brindle	Brindle and Hoghton	19/00718/P3PAO	1	1
3492	Leigh Farm, Marsh Lane	Change of use of barns to 4 dwellings	Other Rural	Brindle	Brindle and Hoghton	19/00623/FUL	4	4
2348	69 Charter Lane	Demolition of existing dwelling and erection of 2 dwellings	Other Rural	Charnock Richard	Chisnall	08/00471/FUL 10/00298/FUL	2	1
2506	Annbray, 29 Charter Lane	Erection of 2 dwellings following demolition of existing bungalow	Other Rural	Charnock Richard	Chisnall	09/00016/OUT 11/00599/FUL	2	2
2709	94 Chorley Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	Chisnall	10/00993/OUT 14/00510/OUT 16/00316/FUL	2	2
2743	Brook House Farm, Brook Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	11/00804/FUL 12/00157/FUL	1	1
2843	94 Chorley Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	12/00771/FUL	1	1
3117	27 Charter Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	Chisnall	15/00863/OUT 16/00327/REM 13/01145/FUL	2	2
3140	Fishers Farm, Delph Lane	Demolition of equestrian buildings and erection of 3 dwellings	Other Rural	Charnock Richard	Chisnall	15/00991/FUL 18/01206/FUL 18/00458/FUL	3	3
3200	71 Town Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	16/00903/FUL 17/00488/FUL	1	1
3331	Land to the rear of Whittle Bar Cottage, Preston Road	Demolition of stables, tack room and stores and erection of dwelling	Other Rural	Charnock Richard	Chisnall	17/00683/FUL	1	1
3366	Charnock Brow Barn, Preston Road	Change of use of golf course storage building to dwelling	Other Rural	Charnock Richard	Chisnall	17/01223/FUL	1	1
3461	Pemberton House Farm, Park Hall Road	Demolition of existing dwelling and stables and erection of 6 dwellings	Other Rural	Charnock Richard	Chisnall	18/00416/OUT	6	5
3463	Gate House, Preston Road	Erection of dwelling	Other Rural	Charnock Richard	Chisnall	19/00484/PIP	1	1
3471	Roseneath, Preston Road	Change of use from guest house to dwelling	Other Rural	Charnock Richard	Chisnall	19/00457/FUL	1	1
3494	Lancaster House Farm, Preston Road	Demolition of buildings and erection of 6 dwellings	Other Rural	Charnock Richard	Chisnall	18/00704/OUT	6	6
3430	Higher Healey Farm, Higher House Lane	Erection of agricultural workers dwelling	Other Rural	Chorley	Chorley North East	16/01021/OUT 19/00140/REM	1	1
3316	Hawksclough Farm, Preston Road	Change of use of 2 barns to 2 dwellings	Other Rural	Clayton-le-Woods	Clayton-le-Woods North	16/01194/FUL 16/01195/FUL	2	2
3418	West Levens, Moss Lane	Erection of dwelling	Other Rural	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	18/00530/OUT	1	1
2105	Highfield Farm, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	05/00188/FUL	1	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3111	Preston Road Methodist Church, Preston Road	Demolition of church and erection of 2 dwellings	Other Rural	Coppull	Chisnall	14/00969/OUT 18/00579/REM	2	2
3115	Lowes Tenement Farm, Burgh Lane	Change of use of barn to dwelling	Other Rural	Coppull	Coppull	15/00488/FUL	1	1
3180	Highfield House, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	16/00622/FUL 19/01098/FUL	1	1
3187	84 Clancutt Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	16/00743/FUL 19/00405/FUL	1	1
3228	Coppull Moor Lane Nurseries, Coppull Moor Lane	Erection of dwelling	Other Rural	Coppull	Coppull	15/01098/FUL	1	1
1716	Croston Hall Stables, Grape Lane	Erection of dwelling including change of use of existing stable block	Other Rural	Croston	Lostock	00/00488/COU 04/01443/FUL 15/00540/FULMAJ	1	1
3124	The Mill Hotel, Moor Road	Demolition of hotel and restaurant and erection of 4 dwellings	Other Rural	Croston	Lostock	14/00761/OUTMAJ 16/00452/OUTMAJ 19/00733/FUL 19/00735/FUL	4	4
3193	Land between 55 and 61 Moor Road	Erection of dwelling	Other Rural	Croston	Lostock	16/00824/FUL	1	1
3206	Drinkhouse Farm, Drinkhouse Road	Prior approval for change of use of agricultural building to dwelling and demolition of agricultural buildings and erection of 4 dwellings	Other Rural	Croston	Lostock	16/01102/P3PAO 16/00601/FUL 18/01040/FUL	5	5
3336	Withington Barn Farm, Finney Lane	Change of use of barn to dwelling	Other Rural	Croston	Lostock	17/00592/FUL	1	1
3400	Land 35m South West of Moor Road	Demolition of stables and erection of dwelling	Other Rural	Croston	Lostock	17/01219/FUL 19/00842/FUL	1	1
3467	Moss Farm, Moss Lane	Change of use of redundant agricultural building to dwelling	Other Rural	Croston	Lostock	19/00157/FUL	1	1
3493	Hey House Barn, Drinkhouse Road	Change of use of garage to dwelling	Other Rural	Croston	Lostock	19/00426/FUL	1	1
3460	Berkeley Farm, Shady Lane	Demolition of storage barn and outbuildings and erection of 2 dwellings and conversion of stables to dwelling	Other Rural	Cuerden	Clayton-le-Woods West and Cuerden	18/00813/FUL	3	3
3142	High Heyes Farm, Langton Brow	Demolition of kennels/workshop and erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	15/01085/FUL 17/00539/FUL	1	1
3145	Lydiat Farm, 12 Lydiat Lane	Demolition of existing buildings and erection of 2 dwellings and prior approval for change of use of agricultural building to dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	16/00007/OUT 16/00964/P3PAO 18/00636/OUT 19/00911/P3PAO	3	3
3191	Stables West of Verona, Wrennals Lane	Demolition of store and stables and erection of bungalow	Other Rural	Eccleston	Eccleston and Mawdesley	16/00668/FUL 17/00780/FUL	1	1
3308	1 Lydiat Lane	Demolition of garage and erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	16/01047/OUT	1	1
3312	Sarscow Farm, Sarscow Lane	Change of use of barn to dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	17/00239/FUL	1	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3415	Land South West of Glendale, Tinklers Lane	Erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	17/01076/OUT 19/01026/FUL	1	1
3431	Trigfan, Parr Lane	Demolition of buildings and erection of 2 dwellings	Other Rural	Eccleston	Eccleston and Mawdesley	17/00538/FUL 19/00462/FUL	2	2
3079	The Barn, Dean Hall Lane	Change of use of barn to dwelling	Other Rural	Euxton	Euxton South	15/00058/FUL	1	1
3311	Wyndburgh, Runshaw Lane	Change of use of agricultural barn to dwelling	Other Rural	Euxton	Euxton North	17/00269/FUL	1	1
3342	Dene Cottage, Pear Tree Lane	Demolition of garage and outbuilding and erection of dwelling	Other Rural	Euxton	Euxton South	17/00911/OUT 18/01174/REM	1	1
3440	Euxton Mill, Dawbers Lane	Erection of 8 self build dwellings	Other Rural	Euxton	Euxton South	15/00162/OUTMAJ 18/01150/REM 18/01193/REM 19/00096/REM 19/00221/REM 19/00624/REM	8	8
3484	Land adjacent to 33A Washington Lane	Demolition of stables and erection of dwelling	Other Rural	Euxton	Euxton South	19/00672/FUL	1	1
3119	Moody House, Higher House Lane	Change of use of agricultural building to dwelling	Other Rural	Heapey	Pennine	15/00894/P3PAO	1	1
3133	Morris Farm, Hollin Lane	Change of use of barn to dwelling	Other Rural	Heapey	Pennine	14/01303/FUL 18/01191/FUL	1	1
3225	Chorley Equestrian Centre, Higher Garstang House Farm	Change of use of barn to dwelling and erection of dwelling	Other Rural	Heapey	Pennine	17/00003/FUL 17/00382/FUL 18/00262/FUL	2	2
3367	West View, Chapel Lane	Erection of replacement dwelling	Other Rural	Heapey	Pennine	17/01183/FUL	1	1
3466	Higher White Coppice Farm, Coppice Lane	Demolition of part of mixed use building and erection of dwelling	Other Rural	Heapey	Pennine	19/00329/FUL	1	1
3511	Fig Tree House, Tanhouse Lane	Change of use of barn to dwelling	Other Rural	Heapey	Pennine	20/00015/FUL	1	1
2961	26 Long Lane, Heath Charnock	Erection of adapted dwelling for disabled relative	Other Rural	Heath Charnock	Heath Charnock and Rivington	13/00631/FUL	1	1
3212	Land adjacent Gilbertson Road, Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	16/00905/FUL 19/00002/FUL	1	1
3332	Arnside, Long Lane	Erection of replacement dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00412/FUL	1	1
3337	Liptrot Farm, Gilbertson Road	Demolition of equestrian centre and erection of 3 dwellings	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00483/FUL	3	3
3346	Land North of 125 Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00719/FUL	1	1
3363	Lonsdale Farm, Slacks Lane	Demolition of workshop and stables and erection of 2 dwellings	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/01170/OUT 18/00472/OUT	2	2
3474	The Ridges, Weavers Brow	Subdivision of dwelling to 2 dwellings	Other Rural	Heath Charnock	Heath Charnock and Rivington	19/00479/FUL	2	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
2418	Agricultural buildings at Howe Brook Farm, Bannister Green	Change of use of agricultural buildings and derelict cottage to 2 dwellings	Other Rural	Heskin	Chisnall	07/01340/FUL 12/00915/FUL 12/00917/FUL 19/00737/FUL	2	1
3103	Town Lane Farm, Town Lane	Demolition of existing stables and erection of dwelling	Other Rural	Heskin	Chisnall	14/00982/FUL 17/00599/FUL	2	2
3422	81 Wood Lane	Demolition of garages and outbuildings and erection of 2 dwellings	Other Rural	Heskin	Chisnall	18/00598/FUL	2	2
3479	Spencer House Farm, Town Lane	Change of use from coach house to dwelling	Other Rural	Heskin	Chisnall	19/00432/FUL	1	1
3507	Wilbeth, Wrennals Lane	Demolition of stables, storage sheds and outbuildings and erection of 2 dwellings	Other Rural	Heskin	Chisnall	19/01148/OUT	2	2
3148	Sandall Cottage, Riley Green	Erection of replacement dwelling	Other Rural	Hoghton	Brindle and Hoghton	15/00570/FUL 18/00971/FUL	1	0
3195	Braemar, Cripple Gate Lane	Erection of dwelling	Other Rural	Hoghton	Brindle and Hoghton	16/00860/FUL	1	1
3360	Oakmount, Gib Lane	Erection of replacement dwelling	Other Rural	Hoghton	Brindle and Hoghton	17/01156/FUL	1	0
3437	The Shuttle Shop, Viaduct Road	Change of use from shop to dwelling	Other Rural	Hoghton	Brindle and Hoghton	18/00832/FUL	1	1
3444	Barracks Farm, 1 Chapel Lane	Demolition of buildings and erection of 3 dwellings, change of use of shippon to dwelling and conversion of farmhouse to 2 dwellings	Other Rural	Hoghton	Brindle and Hoghton	18/00894/FUL 19/00903/FUL	6	5
3477	The Post Office, The Straits	Erection of dwelling	Other Rural	Hoghton	Brindle and Hoghton	19/00620/FUL	1	1
3481	Straits Farm, The Straits	Change of use of barn and shippon to dwelling and erection of 6 dwellings	Other Rural	Hoghton	Brindle and Hoghton	19/00618/FUL 19/00619/FUL 19/00944/FUL 19/00943/FUL	7	7
2917	Land between Grange House and Glen Haffy, Smithy Lane	Erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	12/01206/OUT 15/00025/REM	1	1
3147	Brookside, Hall Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	15/00322/FUL	1	1
3178	Clanranald, Blue Stone Lane	Prior approval for change of use of agricultural building to dwelling or demolition of agricultural building and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	16/00415/P3PAO 18/00014/FUL	1	1
3190	Rigby's Garage, Blue Stone Lane	Demolition of garage and erection of 4 dwellings	Other Rural	Mawdesley	Eccleston and Mawdesley	16/00591/FULMAJ 16/01158/FUL 19/00556/FUL	4	4

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3222	Lynric Farm, Blue Stone Lane	Demolition of buildings and erection of 5 dwellings and erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	16/01061/FUL 17/00770/FUL 18/00107/FUL 18/00257/FUL 18/00534/FUL 19/00271/FUL 19/00419/FUL 19/00629/FUL	6	5
3302	Salt Pit Cottage, Salt Pit Lane	Demolition of outbuildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/00159/OUT 17/01154/FUL	1	1
3352	The Willows Farm, Smithy Lane	Change of use of barn to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01144/FUL	1	1
3361	Tannersmith Farm, Tannersmith Lane	Demolition of storage buildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01184/FUL	1	1
3404	Woodlands, Bentley Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00291/FUL	1	1
3413	Rose Villa, Smithy Lane	Change of use of stables to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00572/FUL	1	1
3432	Tannersmith Cottage, Tannersmith Lane	Change of use of outbuilding to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00799/FUL	1	1
3434	Jay Bank House, Jay Bank	Demolition of buildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00708/FUL 19/00335/FUL	1	1
3439	67 Gorsey Lane	Demolition of garages, store and stables and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00361/FUL	1	1
3446	Whitegates, 75 Gorsey Lane	Erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/01212/OUT	1	1
3450	Tootles Farm, Bentley Lane	Erection of an agricultural workers dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/01004/OUT 19/00999/REM	1	1
3455	The Hillocks, Blue Stone Lane	Demolition of stable block and sheds and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00137/FUL	1	1
3456	Church Farm Livery Stables, High Street	Demolition of existing livery stables and associated outbuildings and erection of 3 dwellings and new livery stables	Other Rural	Mawdesley	Eccleston and Mawdesley	19/00214/FUL	3	3
3473	The Clyde, Bradshaw Lane	Change of use of outbuilding to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	19/00565/FUL	1	1
3506	Wrennalls House, Ridley Lane	Erection of bungalow	Other Rural	Mawdesley	Eccleston and Mawdesley	19/01175/FUL	1	1
2852	Morris Barn, Dean Head Lane	Conversion of barn to dwelling	Other Rural	Rivington	Heath Charnock and Rivington	12/00949/FUL	1	1
3128	Moses Cockers Farm, Sheep House Lane	Change of use, part demolition and extension of barn to form dwelling	Other Rural	Rivington	Heath Charnock and Rivington	15/00972/FUL	1	1
2512	267 Southport Road	Erection replacement dwelling	Other Rural	Ulnes Walton	Lostock	09/00151/FUL	1	1
3324	Land Between 35 and 37 Wray Crescent	Erection of 2 dwellings	Other Rural	Ulnes Walton	Lostock	17/00569/FUL	2	2



Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3420	Land 70m South of Garstang Farm, Ulnes Walton Lane	Erection of rural workers dwelling	Other Rural	Ulnes Walton	Lostock	17/00940/OUT 19/00535/REM	1	1
3423	Dorbaricia, Ulnes Walton Lane	Change of use of barn to dwelling	Other Rural	Ulnes Walton	Lostock	18/00396/FUL	1	1
3501	Land to the rear of Forge Cottage, Flag Lane	Change of use of garage to dwelling	Other Rural	Ulnes Walton	Lostock	19/01061/FUL	1	1
2901	Close Gate Farm and land to rear Buckholes Lane, Wheelton	Erection of replacement dwelling	Other Rural	Wheelton	Wheelton and Withnell	12/01158/FULMAJ	1	1
3073	Land between 386 and 392 Blackburn Road	Outline application for erection of 2 dwellings	Other Rural	Wheelton	Wheelton and Withnell	14/00601/OUT 18/00240/REM	2	2
3405	Wheelton Lodge Farm, Harbour Lane	Prior approval for change of use of agricultural building to dwelling and change of use of barns and shippon to dwelling OR demolition of buildings and erection of dwelling	Other Rural	Wheelton	Wheelton and Withnell	17/01093/P3PAO 18/00121/FUL 18/00947/FUL	2	2
3427	Land to the rear of 378-386 Blackburn Road	Erection of 8 dwellings	Other Rural	Wheelton	Wheelton and Withnell	16/00575/OUT	8	8
3470	Workshop adjacent to 1A Victoria Street	Change of use of workshop to 2 dwellings	Other Rural	Wheelton	Wheelton and Withnell	19/00505/FUL	2	2
3480	Blue Dye House, Brinscall Mill Road	Demolition of stables and erection of dwelling	Other Rural	Wheelton	Wheelton and Withnell	18/01057/OUT	1	1
3048	Waterstone House, 1A Dark Lane	Erection of 2 dwellings	Other Rural	Whittle-le-Woods	Pennine	14/00966/FUL 15/01185/FUL 19/01080/FUL	2	2
3166	145 Town Lane	Demolition of extensions and erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	15/01057/FUL	1	1
3334	68 Blackburn Road	Demolition of stables and store buildings and erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	17/00739/FUL 17/01124/FUL	1	1
3344	Land adjacent to 26/28 Spring Crescent	Erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	17/00815/FUL	1	1
3096	Brinscall Hall Farm, Dick Lane	Erection of agricultural workers dwelling and change of use of redundant barns to form 6 dwellings	Other Rural	Withnell	Wheelton and Withnell	14/00975/FUL 14/00881/FUL	7	1
3335	Old Olivers Farm, Bury Lane	Change of use of barn to dwelling	Other Rural	Withnell	Brindle and Hoghton	17/00602/FUL	1	1
3340	2 Ollerton Fold Farm Cottage, Ollerton Lane	Demolition of commercial dog kennel building and erection of dwelling	Other Rural	Withnell	Brindle and Hoghton	17/00963/FUL	1	1
3351	Land adjacent to 8 Miller Avenue	Erection of 9 dwellings	Other Rural	Withnell	Wheelton and Withnell	17/00913/OUT 17/00225/OUT 18/00800/OUT 19/01180/REM	9	9
3403	Edge End Farm, Bolton Road	Subdivision of dwelling to form 2 dwellings	Other Rural	Withnell	Brindle and Hoghton	18/00297/FUL	2	1
3433	Moss Side Farm, Bury Lane	Change of use of outbuilding to dwelling	Other Rural	Withnell	Brindle and Hoghton	18/00789/FUL	1	1

Site Reference	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)
3443	Workshop, Edge End Terrace, Bolton Road	Demolition of workshop and erection of 2 dwellings	Other Rural	Withnell	Brindle and Hoghton	18/00874/OUT	2	2
3464	26 Bolton Road	Change of use of shop with residential above to osteopath clinic on both floors	Other Rural	Withnell	Wheelton and Withnell	19/00351/FUL	0	-1
3469	Woodsfold Saw Mill, Dole Lane	Demolition of storage building and erection of dwelling	Other Rural	Withnell	Wheelton and Withnell	19/00522/FUL	1	1
3510	Boardman Heights Farm, Bury Lane	Erection of agricultural workers dwelling	Other Rural	Withnell	Wheelton and Withnell	19/00661/OUT	1	1
2493	Land 40m East of 6 Woodside Avenue	Erection of 2 dwellings	Whittle-le-Woods	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	07/01034/FUL	2	2
2867	Land adjacent Dolphin Rise, Millstone Close	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	12/01167/FUL 15/01202/FUL 18/01118/FUL	1	1
3099	Two Corners Residential Care Home, 179 Preston Road	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	15/00601/FUL	1	1
3306	2 Cliffe Drive	Demolition of garage and erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	16/01135/OUT	1	1
3408	D & B stores, 1-3 Rock Villa Road	Prior approval for change of use of shop to dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	18/00441/P3PAN	1	1
3428	Rose Cottage, Kem Mill Lane	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	18/00189/FUL	1	1
3478	Land to the rear of 173, 175 and 179 Chorley Old Road	Erection of 2 dwellings	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	19/00467/OUT	2	2
2202	Drinkwater Farm, Pike Lowe	Conversion of agricultural buildings to 2 dwellings	Withnell/Brinscall	Withnell	Wheelton and Withnell	06/00167/FUL 19/01147/FUL	2	1
3495	St Luke's Church, Quarry Road	Change of use from church to dwelling	Withnell/Brinscall	Withnell	Wheelton and Withnell	19/01031/FUL	1	1
3204	Land to the rear of 56 School Lane/Withnell Fold Old Road	Erection of 4 dwellings	Withnell/Brinscall	Withnell	Wheelton and Withnell	16/00714/OUT 17/00663/FUL 18/00847/FUL	4	4
							387	359

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**A8. CARDWELL INQUIRY – HOUSING SOCG**

Town and Country Planning Act 1990 – Section 78  
Town and Country Planning (Development Management Procedure) (England) Order 2013  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

**Appeal by Wainhomes (North West) Ltd**  
**Land at Cardwell Farm, Garstang Road, Barton, Preston**

Against the Refusal of Planning Permission by Preston City Council on the Application for:

***“Up to 151 no. dwellings and community building with associated works  
(access applied for only).”***

**Appeal Ref: APP/N2345/W/20/3258889**

**Statement of Common Ground (Housing Supply)**

**between**

**Preston City Council**

**&**

**Wainhomes (North West) Ltd.**

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# Statement of Common Ground – Housing Supply

## I. Introduction

- I.1. This Statement of Common Ground (SoCG) has been prepared jointly by Wainhomes (North West) Ltd (hereinafter referred to as ‘The Appellant’) and Preston City Council (hereinafter referred to as “The Council”).
- I.2. The Statement refers to Appeal Ref: APP/N2345/W/20/3258889 against the decision of the Council to refuse outline planning permission for the site known as land at Cardwell Farm, Garstang Road, Barton, Preston (application reference: 06/2019/0752) for:

*Up to 151 no. dwellings and community building with associated works (access applied for only)*
- I.3. This SoCG refers only to matters concerned with the 5-year housing land supply position (‘the 5YHLS’). A separate SoCG covering all other planning matters has been prepared. This includes a summary of the background, site location and proposals.
- I.4. This Statement sets out the agreed matters of fact and agreed positions between the Council and the Appellant in respect of housing supply matters for this appeal.
- I.5. Finally, this statement summarises those areas of disagreement between the parties.
- I.6. This final version of the SoCG (Housing Supply) is jointly agreed by:

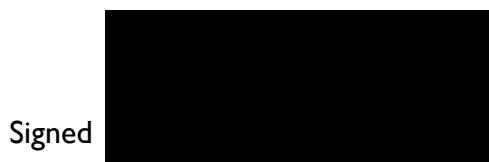


Signed

Date 11/01/2021

**BEN PYCROFT**

On behalf of Wainhomes (North West) Ltd



Signed

Date 11/01/2021

**CHRIS BLACKBURN**

On behalf of Preston City Council

## 2. Matters of agreement

### The Council's latest Housing Land Position Statement

- 2.1. The Council's most recent assessment of 5 year supply is set out in the Housing Land Position Statement (HLPS). The base date of this assessment is 1<sup>st</sup> October 2020 and it covers the five year period 1<sup>st</sup> October 2020 to 30<sup>th</sup> September 2025.

### The Relevant Five Year Period

- 2.2. Both parties agree that the relevant 5-year period for the determination of this appeal is 1<sup>st</sup> October 2020 to 31<sup>st</sup> September 2025.

### The Adopted Housing Requirement

- 2.3. Policy 4 of the Core Strategy: "Housing Delivery" sets out the housing requirement for Preston for the period 2010 to 2026 of 507 dwellings per annum. The Core Strategy was adopted in 2012 and is therefore more than five years old.
- 2.4. It is agreed that Policy 4 of the Core Strategy was reviewed less than five years ago in 2017. At this time, following the publication of the new Central Lancashire Strategic Housing Market Assessment, Preston entered into a Memorandum of Understanding with its neighbours South Ribble and Chorley Council's endorsing the requirements set out in Policy 4. This decision was taken to ensure the three authorities continued to meet their own respective Objectively Assessed Needs, but also to meet the aspirations of the Preston, South Ribble and Lancashire City Deal and Government's aspirations to increase the supply of housing.
- 2.5. It is agreed that whilst the Core Strategy was already over five years old when the 2018 and 2019 Frameworks were published, the Council continued to measure its housing land supply against the adopted housing requirement until January 2020. Since January 2020 the Council has measured its five year housing land supply against the local housing need using the standard method.

### The Past Shortfall Against the Adopted Housing Requirement

- 2.6. The base date of the adopted plan is 1<sup>st</sup> April 2010. However, as Policy 4 of the Core Strategy explains, the backlog since 1<sup>st</sup> April 2003 should be taken into account. The planned housing requirement set out in the Core Strategy is 507 dwellings. By 30<sup>th</sup> September 2020, 8,873 dwellings should have been completed based on an annual requirement of 507 dwellings. Only 7,963 dwellings were completed in the same period and therefore it is agreed that the backlog against the adopted housing requirement is 910 dwellings.
- 2.7. Should the five year housing land supply be measured against the adopted housing requirement, it is agreed that the past shortfall of 910 dwellings should also be addressed in full in the five year period (i.e. the "Sedgefield" method).

## The Buffer

- 2.8. Based on the published results for the Housing Delivery Test, both parties agree that a 5% buffer should be applied to the housing requirement in line with paragraph 73 of the Framework.

## Local Housing Need

- 2.9. It is agreed that the Local Housing Need calculated using the standard method set out in national planning guidance is currently 250 dwellings per annum and that this figure applies to the five year period 1<sup>st</sup> October 2020 to 31<sup>st</sup> September 2025.

## Extent of the deliverable supply

- 2.10. The Council's published position is that the deliverable five year housing land supply at 1<sup>st</sup> October 2020 is 3,581 dwellings. For the purposes of this appeal, the Appellant agrees that the deliverable supply is 3,581 dwellings.
- 2.11. Against the adopted housing requirement plus the past shortfall and a 5% buffer, this equates to 4.95 years. Against the local housing need and a 5% buffer, this equates to 13.6 years. The respective positions are set out in the following table:

Table 1: Preston City Council's Five Year Supply at 1st October 2020

	<b>Requirement</b>	Adopted Housing Requirement	Local Housing Need
A	Annual requirement	507	250
B	Past shortfall at 30th September 2020	910	0
C	Amount of past shortfall to be addressed in the five year period	910	0
D	Total five year requirement (A X 5 + C)	3,445	1,250
E	Requirement plus 5% buffer (D + 5%)	3,617	1,313
F	Annual requirement plus buffer (E / 5 years)	723	263
	<b>Supply</b>		
G	Five year supply 1st October 2020 to 30 <sup>th</sup> September 2025	3,581	3,581
H	<b>Years supply (G / F)</b>	<b>4.95</b>	<b>13.6</b>



### 3. Matters of Disagreement

#### The five year housing requirement

- 3.1. The Council considers that its five year housing land supply should be measured against the local housing need using the standard method set out in the planning practice guidance. The Appellant considers that the five year housing land supply should be measured against the adopted housing requirement. The Council accepts that if the five year housing land supply should be measured against the adopted housing requirement (plus past shortfall and a 5% buffer) that it cannot demonstrate a deliverable five year housing land supply and footnote 7 and paragraph 11(d) of the Framework would be engaged.

[ENDS]

## A9. SHELAA – CHORLEY SITE SUGGESTIONS – ICENI INDICATIVE CAPACITY

Table A9.1 Chorley 2019 SHELAA Suggested Sites – IcenI Indicative Housing Capacity

Annex 1 2019 SHELAA Reference	Address	Site Area (ha)	Current Status	Potential Capacity
19C227x	North of Bond 's Lane (BNE3.3), Adlington	3.95	Safeguarded	111
19C228x	Land SE of Belmont Road (BNE3.11)	4.47	Safeguarded	125
19C229x	Harrison 's Farm (BN E3 .2), Adlington	9.20	Safeguarded	193
19C230x	Land off Westhoughton Road, Adlington	0.68	Safeguarded	19
19C234x	Agricultural land adj to Friths Court, Brindle	0.20	Settlement	6
19C235x	Land off Gregson Lane, Brindle	2.71	Settlement	76
19C236x	Charter Lane, Charnock Richard	3.43	Settlement	96
19C256x	Blainscough Hall (BNE3.6), Coppull	6.69	Safeguarded	140
19C239x	Cowling Farm (HS1.5/EP1.6/HS11)	9.60	Mixed Use	202
19C241x	Cross Hall Lane, Chorley	2.83	Settlement	79
19C243x	Great Knowley (HS1.8/EP1.1/EP2)	20.60	Mixed Use	361
19C247x	Cabbage Hall Fields (HS1.17), Chorley	0.63	Housing	18
19C248x	Land adj to Northgate Drive (HS1.19)	0.75	Housing	21
19C250x	Bengal Street Depot, Chorley	0.69	Settlement	19
19C242x	Woodlands, Southport Road (EP1.9/EP11)	5.05	Employment	106
19C249x	Former Service Station, Preston Road	0.16	Settlement	5
19C277x 19C278x	West of M61 (BNE3.10), Whittle-le-Woods.	35.77	Safeguarded	626

Annex 1 2019 SHELAA Reference	Address	Site Area (ha)	Current Status	Potential Capacity
19C280x 19C281x				
19C253x	Westwood Road (HS1.29), Clayton-le-Woods	1.30	Housing	36
19C251x	Land East of Wigan Rd, Clayton-le-Woods	20.55	Mixed Use	360
19C238x	Eaves Green, off Lower Burgh Lane (HS1.1)	10.06	Housing	176
19C254x	North of Hewlett Avenue (BNE3.5), Coppull	2.60	Safeguarded	73
19C255x	Mountain Road (HS1.38), Coppull	0.63	Housing	18
19C257x	Coppull Enterprise Centre, Mill Lane, Coppull	1.54	Housing	43
19C262x	East of Tincklers Lane (BNE3.7), Eccleston	5.66	Safeguarded	119
19C263x	Bradley Land and Parr Lane (BNE3.8)	1.48	Safeguarded	41
19C274x	Land to the East of New Street, Mawdesley	1.50	Settlement	42
19C275x	Rear of New Street (EP1.17), Mawdesley	0.57	Employment	16
19C276x	Land off Gorsey Lane, Mawdesley	2.47	Settlement	69
19C270x	Land at Green Side (HS1.42)	0.68	Housing	19
19C269x	Land at end of Dunrobin Drive (HS1.40)	1.78	Housing	50
19C272x	Babylon Lane (BNE3.4)	2.49	Safeguarded	70
19C232x	Land at Corner of Pompian Brow and South Road	0.02	Settlement	1
19C233x	Land south of South Road	1.13	Settlement	32
19C260x	Out Lane, Croston	6.68	Settlement	140
19C261x	Land off Station Road	1.42	Settlement	40
19C271x	Land off Blackburn Road, Wheelton	1.72	Settlement	48
19C282x	Land East of Lucas Lane (HS1.43B)	7.28	Housing	153

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Annex 1 2019 SHELAA Reference	Address	Site Area (ha)	Current Status	Potential Capacity
19C283x	Drinkwater Farm, Brinscall (HS1.46)	0.43	Housing	12