



Appendices to:
Proof of evidence of Ben Pycroft
BA (Hons), Dip TP, MRTPI in relation
to housing land supply

Residential development of up to 100 no. dwellings – Land
rear of Oakdene, Chain House Lane, Whitestake,
Lancashire

for Wainhomes (North West) Ltd

Emery Planning project number: 18-294

PINS ref: APP/F2360/W/19/3234070

LPA ref: 07/2018/9316/OUT

BP1



Appendix BP1 – Assessment of sites

Residential development of up to 100 no. dwellings – Land rear of Oakdene, Chain House Lane, Whitestake, Lancashire

for Wainhomes (North West) Ltd

Emery Planning project number: 18-294

PI ref: APP/F2360/W/3234070

LPA ref: 07/2018/9316/OUT

Project : 18-294
Site address : Land rear of Oakdene,
Chain House Lane,
Whitestake, Lancashire
Client : Wainhomes (North West)
Ltd
Date : 15 October 2019
Author : Ben Pycroft

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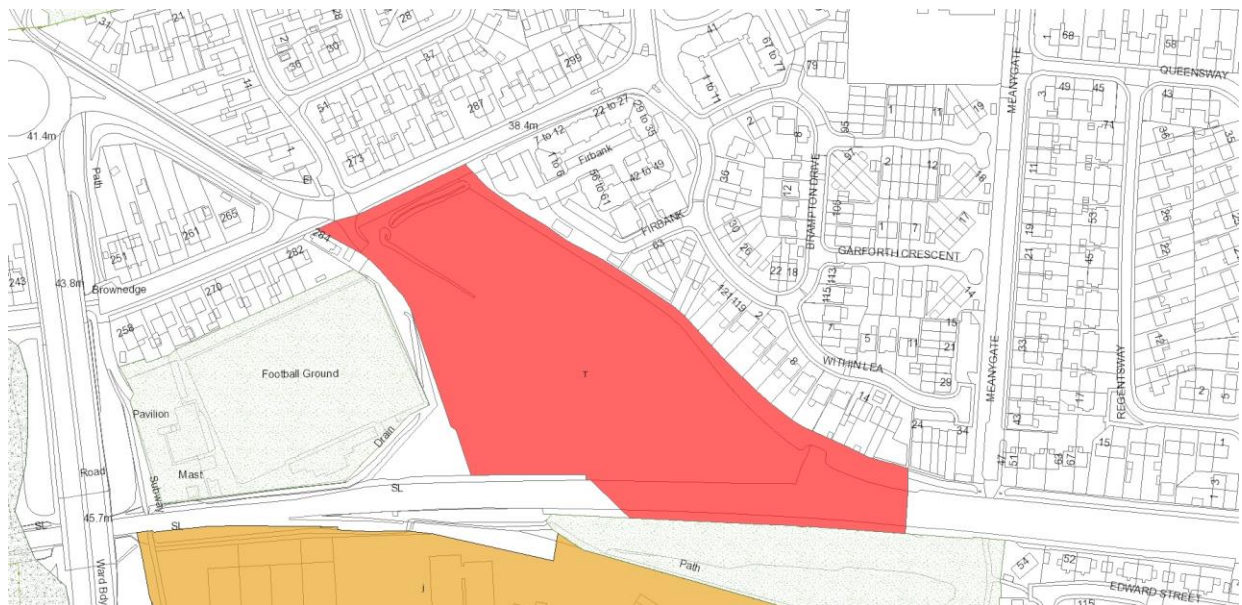
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1. Site T: Land off Browndedge Road, Bamber Bridge

Capacity = 60 dwellings, LPA's 5YHLS = 70 dwellings

Background

- 1.1 The site is 2.7 ha in area and is situated in the centre of Bamber Bridge. The site is immediately to the east of Bamber Bridge Football club and to the north of the Bamber Bridge railway line. Existing residential development lies to the north and east of the site.
- 1.2 The site is currently used by Network Rail as an open storage site. The site location is shown in red below.



Planning history

- 1.3 The site is allocated in the Local Plan for 60 dwellings under policy D1. Paragraph 7.55 of the Local Plan (page 47) states:

“Whilst the site is currently in operational use with freight companies expressing operational interest, should such interest not be pursued, there is potential for the site to be utilised for residential development. Planning permission does not currently exist for the residential development of the site but it could accommodate approximately 60 dwellings. Any residential layout will have to take account of the proximity of the railway on the southern boundary of the site.”

1.4 The table on pages 38 to 40 of the Local Plan explain that 60 dwellings will be delivered at this site in the period 2016/17 to 2020/21.

1.5 To date, no planning applications have been made on the site.

Council's position

1.6 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 100 dwellings and that 35 dwellings will be delivered in each of years 4 (2022/23) and 5 (2023/24).

1.7 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 60 dwellings and that 30 dwellings would be delivered in each of years 3 (2020/21) and 4 (2022/23). The comments stated:

“Developer's response considered over ambitious. Estimated figure from the approved Local Plan has been used for the forecast.”

1.8 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 60 dwellings and that all 60 dwellings would be delivered in year 2 (2018/19) i.e. that HLP considered the site would have been built out by now. The comments stated:

“Network Rail is considering a greater density than originally reported. Remediation work will be required to address any contamination identified”

1.9 Each time the HLP is produced, the delivery of this site is pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	60	0	0	0	0	0
2018		→	→	30	30	0	0
2019				→	→	35	35

Assessment

1.10 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site in the next five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to

support the claim that 70 dwellings should be considered “deliverable” (appendix **BP2A**). On 10th September 2019, the Council responded and provided an email exchange between the landowner (Network Rail) and the Council dated 18th January 2019. It states:

- That the landowner (Network Rail) is expecting 210 dwellings to be delivered at the site (i.e. not the 60 dwellings the site is allocated for);
- That “all being well” contracts would be exchanged with a developer in 2020/21;
- The developer will make a full planning application;
- The site would be sold in 2021/22;
- The whole scheme (i.e. 210 dwellings) would be built out by 2023/24.

1.11 I have appended a copy of the e-mail correspondence at **BP3A**.

1.12 The Council provided the following comments to me (appendix **BP2B**):

“Email from Network Rail dated 18/1/19 stating intention that the whole scheme be built out by 2023/24. They anticipated completion of 210 dwellings by 2023/24. The LPA considers this figure to be over ambitious so only 50% of it has been included and a build out rate of 35 per annum.”

1.13 The timings and build rates provided by the landowner are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. There is no developer to confirm that these timescales and build rates are realistic.

1.14 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

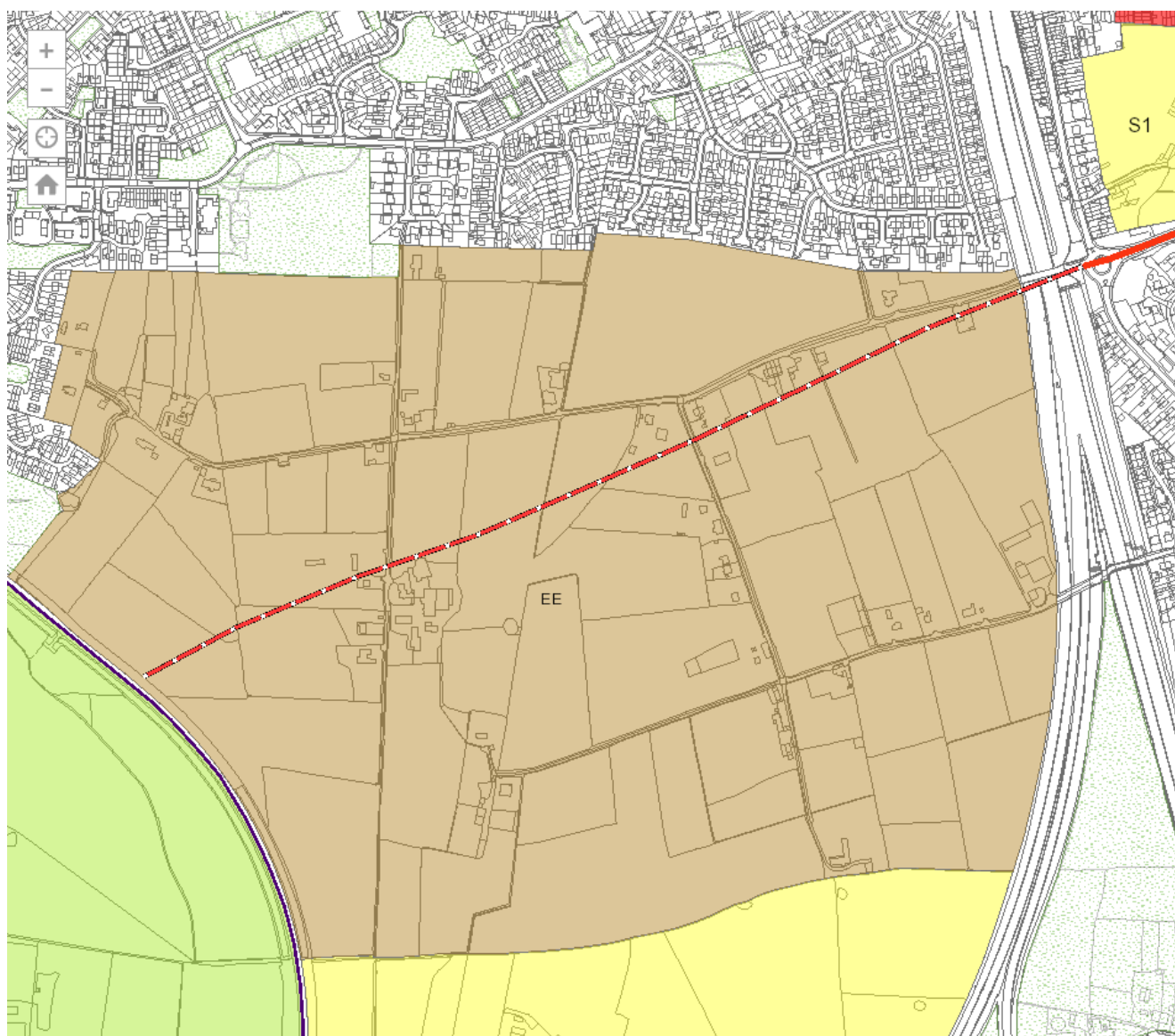
- 1.15 The current planning status is that the site does not have planning permission. A planning application has not been made and there is no evidence of firm progress towards the submission of a planning application. There is no developer to confirm the delivery intentions and anticipated start and build out rates. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work. The remediation work referred to in the 2017 HLP is yet to be undertaken. No details in terms of how a residential layout takes into account the close proximity of the railway line has been provided.
- 1.16 The Council has not provided any details in terms of ownership constraints, I have undertaken a land registry search. This is appended at **BP3B** and confirms that the Council owns a strip of land between the site and Browndedge Road. It explains that this land cannot be disposed of before 4th February 2050 without the consent of Homes England. However, the Council has not provided any details to confirm that the Council and Homes England agree to the disposal of the land or the timescales for this whilst achieving market value.
- 1.17 The landowner of the remainder of the site (Network Rail) is now proposing a scheme of 210 dwellings, which is significantly more than the 60 dwellings the site is allocated for. If a planning application were made for 210 dwellings, there is no guarantee that it would be successful, particularly given the close proximity to the railway line. Indeed, the Council's comments above confirm that it considers 210 dwellings would be "over ambitious".
- 1.18 The evidence relied on by the Council does not demonstrate that this site is "deliverable". The site should be removed. This results in a deduction of **70 dwellings** from the Council's supply.

2. Site EE: Pickering's Farm, Penwortham

Capacity = 1,350 dwellings, LPA's 5YHLS = 330 dwellings

Background

- 2.1 This very large site is 79 ha in area and is located to the south of Penwortham. The site is bound to the west by Penwortham Way and to the east by the railway line. Chain House Lane is to the south of the site and Bee Lane is to the north. An extract from the proposals map is provided below.



Planning history

- 2.2 The site is allocated for 1,350 dwellings in the Local Plan (ref EE) under policies C1 and D1 of the Local Plan. The table on pages 38 to 40 of the Local Plan explain that 150 dwellings would be delivered at this site in the period 2010/11 to 2015/16 and 600 dwellings between 2016/17 and 2020/21. This has not happened.
- 2.3 The Local Plan Inspector's Report states that significant infrastructure improvements will be required to support the development of the site, including the Cross Borough Link Road, nursery and primary education provision, and health care provision. These are to be delivered via a combination of CIL and S106 agreements. The Inspector states that the evidence demonstrates the development will be viable having regard to the infrastructure requirements and that there are no fundamental obstacles to the site's delivery¹.
- 2.4 A draft masterplan for the site was prepared by Taylor Wimpey and Homes England, and was subject to two formal public consultations in 2018 (appendix **BP4B**). The final masterplan has still not been published. Taylor Wimpey's website explains that the masterplan and an outline planning application would be submitted in in May 2019. It states (appendix **BP4C**):

"Next Steps

The draft Masterplan consultation ran until Friday 4 January 2019. The development team is now reviewing the feedback collected and will use this information to help us shape the final Masterplan. This document will then be submitted to South Ribble Council for adoption in Spring 2019. An outline planning application will also be submitted for the site to secure the proposed development uses and access points. The approval of this application will be followed by the submission of reserved matters applications and it is expected that the first homes could be built in 2021."

- 2.5 It also states:

"It is proposed that a planning application for a residential-led development on the part of the site allocated as a Major Site for Development in the adopted South Ribble Local Plan will be submitted in May 2019."

- 2.6 The application was not submitted in May 2019.
- 2.7 Under "News and updates", Taylor Wimpey's website now states:

¹ Local Plan Inspector's Report paragraphs 64-65

“End August/Beginning September 2019 - Taylor Wimpey and Homes England intend to submit outline planning application for The Lanes Ribble Council's planning committee”

2.8 At the base date, no planning applications had been made at the site. This remains the position.

Council's position

2.9 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 1230 dwellings and that 30 dwellings will be delivered in year 2 (2020/21), 90 in years 3 and 4 (2021/22 and 2022/23) and 120 in year 5 (2023/24) i.e. 330 dwellings in the five year period.

2.10 The 2018 HLP (base date 31st March 2018) considered that 380 dwellings would be delivered in just 3 years between 2020/21 and 2022/23. The comments stated:

“Work is commencing on the masterplan. Discussions with appropriate stakeholders, including Network Rail, progressing well. It is anticipated that the masterplan will be published for public consultation in September for 6 weeks, with a view to adoption in December 2018.

First occupation anticipated July 2020. Forecast figures based on information from developer.”

2.11 The 2017 HLP (base date 31st March 2017) considered that 240 dwellings would be delivered in 2 years between 2020/21 and 2021/22. The comments stated:

“Access issues over the West Coast Main Line are still to be resolved which in turn has delayed the preparation of the Masterplan for the site”

2.12 The positions are shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	0	100	140	140	140
2018		0	0	100	120	120	120
2019			0	30	90	90	120

Assessment

2.13 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site within five years. The HLP did not provide any

evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that 330 dwellings should be considered “deliverable” (appendix **BP2A**). On 10th September 2019, the Council responded and provided an email from the planning agent (Avison Young) dated 6th March 2019, which explained that the master planning was at an “advanced stage” and provided the following build rates:

- 2019/20 = 0 dwellings;
- 2020/21 = 30 dwellings;
- 2021/22 = 90 dwellings;
- 2022/23 = 90 dwellings; and
- 2023/24 = 120 dwellings.

2.14 I have appended a copy of the e-mail correspondence at **BP4A**.

2.15 The timings and build rates provided by the agent are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. The Council has simply adopted these timescales and build rates without any adjustment to consider what needs to happen before housing completions will take place on this site.

2.16 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

2.17 The current planning status is that the site does not have planning permission. A planning application has not even been made and there is no evidence of firm progress towards the

submission of a detailed planning application. Taylor Wimpey's website explains that an outline planning application was to be submitted at the end of August / beginning of September 2019. That did not happen. Even if it is submitted, it would be an outline planning application and therefore the site would still fall within the category b) of the definition of deliverable.

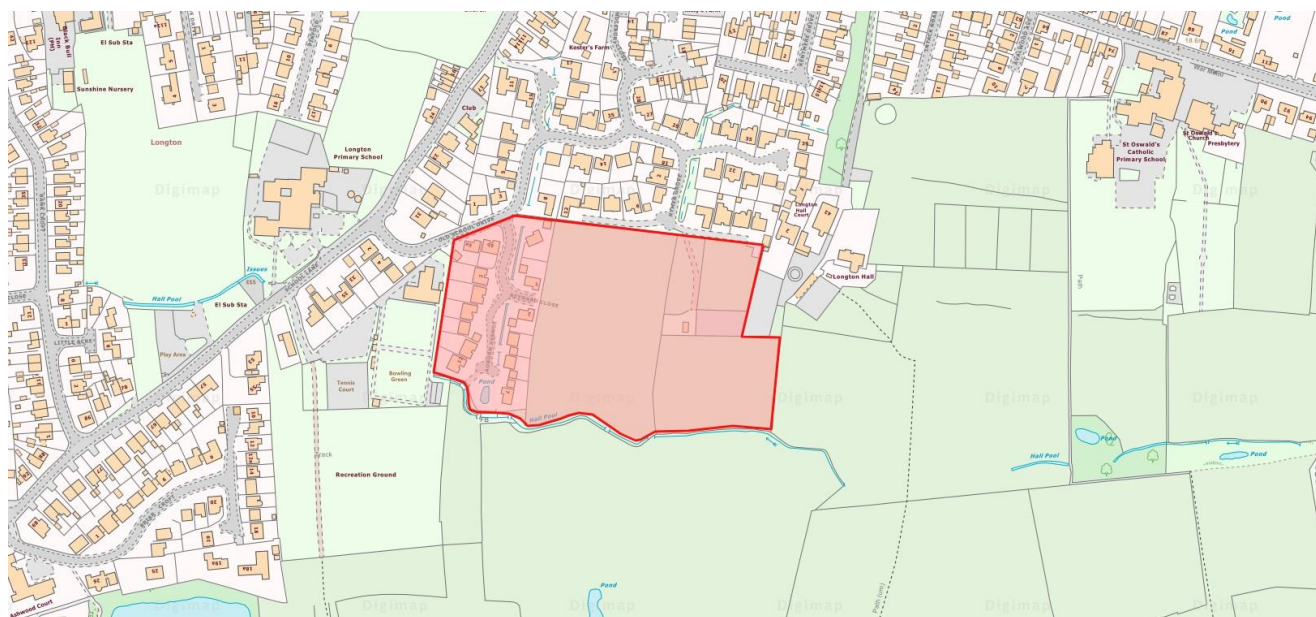
- 2.18 Following a change in the control of the Council after the Local Election in May 2019, the two leaders of the Council (Cllr Howarth and Cllr Foster) have pledged to “radically rethink” the proposed development at Pickering's Farm (**BP4D**).
- 2.19 No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.
- 2.20 In terms of clear relevant information about the site ownership, the site is not just owned or under option by Taylor Wimpey and Homes England. There are multiple owners as shown on the map appended at **BP4E**. The Council has not provided any evidence to demonstrate how the site will be comprehensively master planned given the various landowners involved.
- 2.21 The Council has not provided any evidence in terms of the significant infrastructure required. A large roundabout will be required for the site to be accessed off one of the major roads into Preston (the A582 – Penwortham Way). This road is to be upgraded to a dual carriageway along the full length from Preston to Cuerden. An application for the road will not be made until 2020 and therefore the timescales for the upgrade of the road are not known.
- 2.22 The evidence does not demonstrate when the infrastructure is to be delivered or how it will be paid for or how this will affect the timing. The evidence provided does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **330 dwellings** from the Council's supply.

3. Site V: Land off School Lane, Longton

Capacity = 83 dwellings, LPA's 5YHLS = 40 dwellings

Background

- 3.1 The site is 2.67 ha in area and is located to the southeast of Longton. To the north of the site is Rymer Grove, to the south is open fields, and to the west is residential development. The site is immediately adjoined by Site M to the east. A site location plan is provided below.



Planning history

- 3.2 The site is allocated in the Local Plan for 83 dwellings under policy D1. 14 dwellings were developed by Redrow Homes to the west. This leaves 69 dwellings.
- 3.3 The table on pages 38 to 40 of the Local Plan explains that 40 dwellings will be delivered at this site in the period 2010/11 to 2015/16 and the remaining 43 dwellings from 2016/17 to 2020/21.
- 3.4 A planning application for the remainder of the site has not been submitted.

Council's position

- 3.5 The 2019 HLP (base date 31st March 2019) considers that the remaining capacity of the site is 69 dwellings and that 20 dwellings will be delivered in each of years 4 (2022/23) and 5 (2023/24) (i.e. 40 in total in the five year period).
- 3.6 The 2018 HLP (base date 31st March 2018) considered that the remaining capacity of the site is 69 dwellings and that 16 dwellings would be delivered in year 2 (2019/20), 29 in year 3 (2020/21) and 24 in year 4 (2022/23). No comments were provided.
- 3.7 The 2017 HLP (base date 31st March 2017) considered that the remaining capacity of the site is 69 dwellings and that 16 dwellings would be delivered in year 2 (2018/19), 29 in year 3 (2019/20) and 24 in year 4 (2021/22). It stated

“Construction projected to start in 2018/19.”

- 3.8 Each time the HLP is produced, the delivery of this site is pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	16	29	24	0	0	0
2018		→	16	29	24	0	0
2019			→	→	→	20	20

Assessment

- 3.9 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an email exchange between the agent (C4 Projects) and the Council dated 8th April 2019, which states:

- The site is being actively marketed;

- “Multiple” housebuilders have stated that they “will” be bidding with ambitions to submit an application this year; and
- 40-60 houses should be expected in the next three years

3.10 A copy of the correspondence is appended at **BP5A**.

3.11 The timings and build rates provided by the agent are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. There is no developer to confirm that these timescales and build rates are realistic.

3.12 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

3.13 The current planning status is that the site does not have planning permission. A planning application has not been made and there is no evidence of firm progress towards the submission of a planning application. There is no developer to confirm the delivery intentions and anticipated start and build out rates. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.

3.14 The Council has not provided any details in terms of marketing or the sale of the site. Whilst those promoting the site have stated that it is being actively marketed, I have found no details of this. I have undertaken a land registry search. This is appended at **BP5B** and confirms that despite the comments made in April, the site remains in control of the landowners (Mr Hunter, Ms Singleton and Ms Byrom).

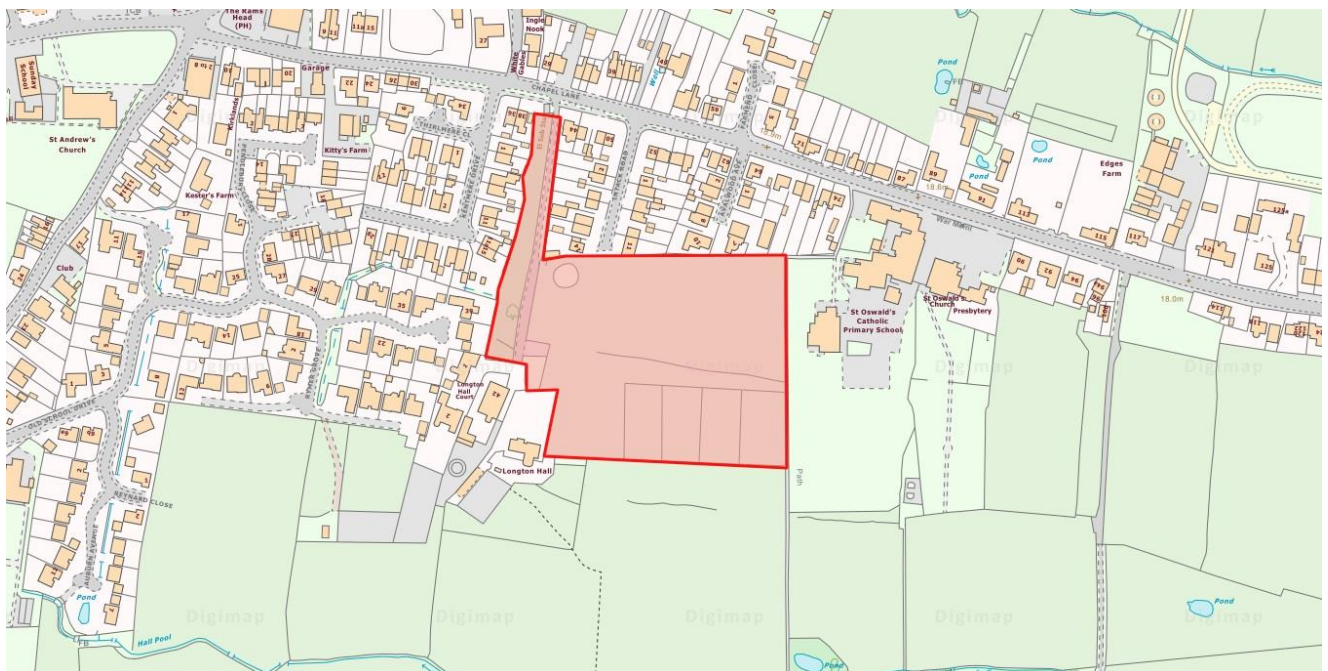
- 3.15 The Council has not provided any evidence in terms of ownership constraints. When the landowners of the land to the west (the Young family and Ms Winfield) sold the land to Redrow, they retained the ownership of the land required for the access. This is shown at appendix **BP5C**. The only other option would be for the site to be accessed through the other parcels (M and X) but as discussed below there are ownership constraints on those sites. The Council has not provided any evidence as to how and when this ownership constraint will be overcome.
- 3.16 In summary, the evidence provided does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **40 dwellings** from the Council's supply.

4. Site X: Land adjoining Longton Hall Farm

Capacity = 48 dwellings, LPA's 5YHLS = 65 dwellings

Background

- 4.1 The site is 2.4ha in area and is located to the southeast of Longton. To the east are open fields, with residential development to the west and north. The site is located immediately to the north of Site M, which is discussed below. A site location plan is provided below.



Planning history

- 4.2 The site is allocated in the Local Plan for 48 dwellings under policy D1. The table on pages 38 to 40 of the Local Plan explains that all 48 dwellings would have been delivered at this site by now (i.e. in the period 2010/11 to 2015/16).
- 4.3 A planning application for the site has not been submitted. However, on 20th October 2017, permission was granted for:

“The improvement of the existing Longton Hall Court junction with Chapel Lane, Longton to adoptable standards and sufficient to enable the service of the remainder of the allocated development sites M V and X South of Longton Hall

Longton in the SRBC Local Plan (which would be subject to a future application)”

4.4 A copy of the decision notice is appended at **BP6B**. It is of note that the application was approved in October 2017, yet an application to discharge the pre-commencement conditions relating to surface water drainage (condition 3), construction method statement (condition 4), ecology (condition 6) and highways including S278 works (condition 7) has not been made.

Council's position

4.5 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 65 dwellings and 9 dwellings will be delivered in the current year (2019/20), 15 in years 2, 3 and 4 (2020/21 to 2022/23) and 11 in year 5 (2023/24).

4.6 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 65 dwellings and 9 dwellings will be delivered in the 2 year (2019/20) and 15 in years 3, 4 and 5. The comments stated:

“Developer expects to market the site in early Summer 2018, with an application likely to be forthcoming late 2018.

Agents are working together on sites X and M. Numbers updated to reflect response from agent.

Estimates are based on the agent's response.”

4.7 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 48 dwellings and that 8 dwellings would be delivered in year 3 (2019/20) and 20 in years 4 and 5 (2020/21 and 2021/22). It stated:

“March 2017 - application made for access to the site. Envisage application being made for remaining development later this year, perhaps early 2018, with delivery commencing 2018/19. Should be considered in conjunction with Site M - landowners working together to bring this forward.”

4.8 The above is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	8	20	20	0	0
2018		0	9	15	15	15	11
2019			9	15	15	15	11

Assessment

4.9 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an email dated 5th April 2019. It is unclear who the email is from. The email is heavily redacted. It states:

- Progress is being made in relation to selling the land, after removal of a recent ‘blockage’; and
- At least 4 large developers and an interesting independent developer have visited the site.

4.10 A copy of the e-mail is appended at **BP6A**.

4.11 No timings or build rates have been provided by whoever sent the email.

4.12 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

4.13 The current planning status is that the site does not have planning permission. The only planning application that has been made relates to the access but that has not been implemented and the pre-commencement conditions need to be discharged. There is no evidence of firm progress towards the submission of a planning application for the residential development on the site.

There is no developer to confirm the delivery intentions and anticipated start and build out rates. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.

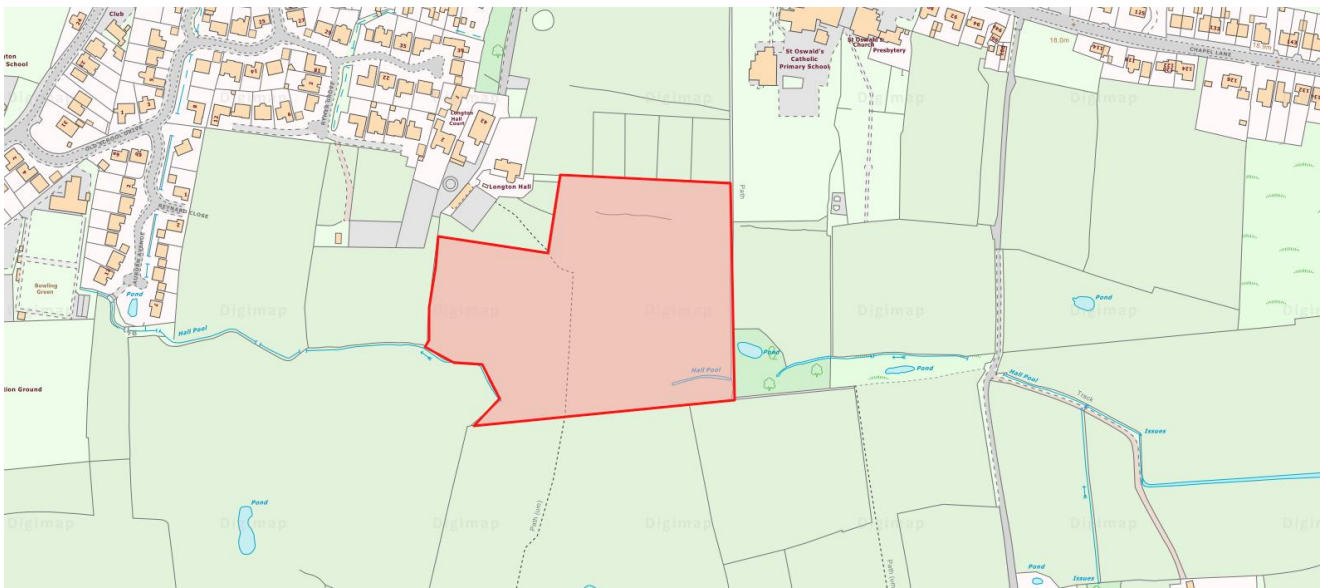
- 4.14 The Council has not provided any details in terms of the sale of the land to any of the housebuilders who had visited the site in April. I have undertaken a land registry search. This is appended at **BP6C** and confirms that despite the comments made in April, the site remains in control of the landowners (European Real Estate Investment Company).
- 4.15 The Council has not provided any evidence in terms of ownership constraints. I note that I not that the application for the access only served notice on the Local Highways Authority (Certificate B) rather than Certificate C. However, the part of the land that connects the main site to Chapel Lane is not owned by the landowner of the site (European Real Estate Investment Company) or the Highways Authority. It is unregistered. They have put a caution on the land as set out in appendix **BP6D**, but this simply protects their position in terms of the existing right of way. It does not confirm that whoever owns it would agree to it being used to provide access to the proposed residential development of 65 homes or indeed whether sites V and M benefit from any right of access. It is this relevant information that the PPG expects the Council to provide.
- 4.16 In summary, the evidence relied on by the Council does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **65 dwellings** from the Council's supply.

5. Site M: Land south/rear of Longton Hall

Capacity = 80 dwellings, LPA's 5YHLS = 95 dwellings

Background

- 5.1 The site is 3.6ha in area is located to the southeast of Longton. The site is situated directly to the south of Site X and immediately to the east of Site V. A site location plan is provided below.



Planning history

- 5.2 The site is allocated in the Local Plan for 80 dwellings under policy D1. The table on pages 38 to 40 of the Local Plan explains that 20 dwellings would have been delivered at this site by now (i.e. in the period 2010/11 to 2015/16) and 60 dwellings would be delivered between 2016/17 and 2020/21.

Council's position

- 5.3 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 95 dwellings and 15 dwellings will be delivered in the current year (2019/20), and 20 dwellings in years 2, 3, 4 and 5 (2020/21 to 2023/24).

5.4 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 95 dwellings and 15 dwellings will be delivered in the 2 year (2019/20) and 20 dwellings in years 3, 4 and 5. The comments stated:

“The estimates used are a little lower than those provided by the agent which were considered slightly over ambitious.

Developer expects to market the site in early Summer 2018, with an application likely to be forthcoming late 2018.

Agents are working together on sites X and M. Numbers updated to reflect response from agent.

Estimates are based on the agent's response..”

5.5 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 80 dwellings and that 20 dwellings would be delivered in year 3 (2019/20) and 30 in years 4 and 5 (2020/21 and 2021/22). It stated:

“Expected to be joint application with Site X..”

5.6 The above is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	20	30	30	0	0
2018		0	15	20	20	20	20
2019			15	20	20	20	20

Assessment

5.7 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an email exchange between the agent (Lea Hough) and the Council dated 12th April 2019, which provides the following build rates for this site combined with site X above:

- 2019/20 = 0 dwellings;
- 2020/21 = 20 dwellings;
- 2021/22 = 35 dwellings;
- 2022/23 = 35 dwellings; and
- 2023/24 = 35 dwellings.

5.8 A copy of the response is appended at **BP7A**.

5.9 The timings and build rates provided by the agent are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. There is no developer to confirm that these timescales and build rates are realistic.

5.10 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

5.11 The current planning status is that the site does not have planning permission. A planning application has not been made. There is no evidence of firm progress towards the submission of a planning application for the residential development on the site.

5.12 The Council has not provided any details in terms of the sale of the land to a housebuilder. I have undertaken a land registry search. This is appended at **BP7B** and confirms that despite the Council's expectation that this site will deliver housing in the current year, the site remains in control of the landowners (Mr and Ms Gould).

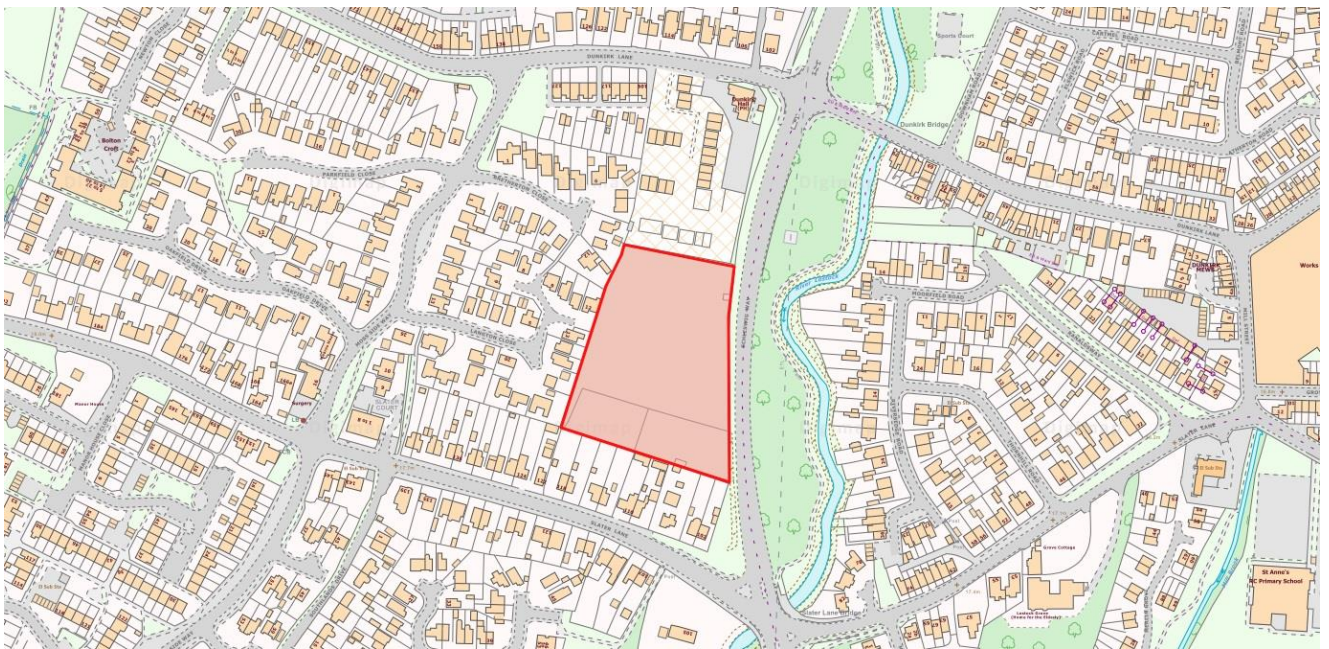
- 5.13 The Council has not provided any evidence in terms of ownership constraints. However, as I have set out in relation to the above two sites, the landowners involved do not control the land where the access to the site could be provided to from Chapel Lane to the north or from the Redrow estate to the west. The onus is on the Council to provide the this relevant information which the PPG refers to.
- 5.14 In summary, the evidence relied on by the Council does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **95 dwellings** from the Council's supply.

6. Site U: Rear of Dunkirk Mill, Slater Lane, Leyland

Capacity = 47 dwellings, LPA's 5YHLS = 47 dwellings

Background

- 6.1 The site is 1.2 ha in area and is located on the eastern edge of Moss Side, Leyland. To the east of the site is Schleswig Way and to the north is the site currently being developed ("site G"), with residential development to the south and west. A site location plan is shown below.



Planning history

- 6.2 The site is allocated in the Local Plan for 47 units under policy D1. Paragraph 7.56 of the Local Plan states:

"This is a small undeveloped greenfield site measuring 1.2 ha. The site is bounded by Schleswig way to the east, the Dunkirk Mill site to the north and residential properties to the west and south. It should be developed in a comprehensive manner with the adjacent Dunkirk Mill Site G and access will be provided through this adjoining site."

- 6.3 The table on pages 38 to 40 of the Local Plan explains that 47 dwellings will be delivered at this site in the period 2016/17 to 2020/21.

6.4 To date, no planning applications have been made on the site.

Council's position

6.5 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 47 dwellings and that 20 dwellings will be delivered in year 2 (2020/21) and 27 in year 3 (2021/22).

6.6 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 47 dwellings and that 20 dwellings will be delivered in year 3 (2020/21) and 27 in year 4 (2021/22). The comments stated:

“Access to this site is required through the adjoining Dunkirk Mill site which is now under construction with completion anticipated by October 2019.”

6.7 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 47 dwellings and that 20 dwellings will be delivered in year 4 (2020/21) and 27 in year 5 (2021/22). The comments stated:

“Assumed permission will not be sought until adj Expac factory is redeveloped as access is required through the Dunkirk Mill site. May come forward in association with Expac site”

6.8 Therefore, each time the HLP is produced, the delivery of this site has remained the same i.e. with the first dwellings delivered in 2020/21. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	0	20	27	0	0
2018		0	0	20	27	0	0
2019			0	20	27	0	0

Assessment

6.9 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and stated:

“January 2019 - Discussion took place with the owners who have had discussions with several potential developers.”

6.10 I note that the Council presented the same position at the hearing for Olive Farm (appendix **BP2C**).

6.11 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

6.12 The current planning status is that the site does not have planning permission. A planning application has not been made and there is no evidence of firm progress towards the submission of a planning application. There is no developer to confirm the delivery intentions and anticipated start and build out rates set out in the HLP. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.

6.13 The fact that in January 2019 the Council had discussed the site with the landowners and they had had “discussions” with “several potential developers” is not clear evidence that housing completions will begin on this site within five years. Indeed, these discussions have not led to the sale of the land to a developer / a development option by a developer as confirmed by the land registry details appended at **BP8A**.

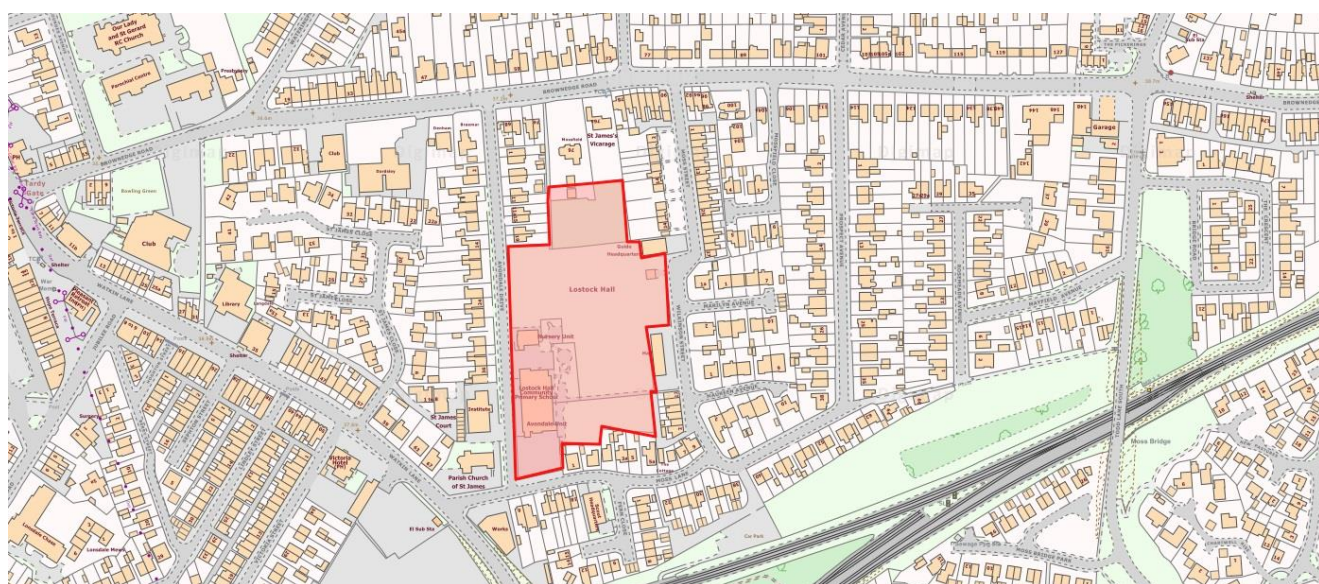
6.14 The evidence relied on by the Council does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **47 dwellings** from the Council's supply.

7. Site Z: Lostock Hall Primary School, Avondale Drive, Lostock Hall

Capacity = 30 dwellings, LPA's 5YHLS = 10 dwellings

Background

- 7.1 The site is 1.5 ha in area and is located in the centre of Lostock Hall. The site is bound to the west by Avondale Drive, to the east by Wilkinson Street and to the south by Moss Lane. To the north of the site is existing residential development and St James' Vicarage.



Planning history

- 7.2 The site is allocated in the Local Plan for 30 dwellings under policy D1. Paragraph 7.59 of the Local Plan states:

"This site, located on Avondale Drive, off Watkin Lane in Lostock Hall, is currently occupied by a vacant school and measures 1.5 ha. It is bounded by residential properties to all boundaries. As the site was an educational facility, it was allocated under Local Plan Policy OSR6: Private, Educational and Institutional Recreational Open Space. Since the closure of the school, the open space is no longer in use. The site is well located close to the centre of Lostock Hall and suitable for redevelopment for housing. The development must provide for an appropriate area of on-site open space to mitigate against the loss of the school playing field."

7.3 The table on pages 38 to 40 of the Local Plan explains that 30 dwellings will be delivered at this site in the period 2016/17 to 2020/21. However, to date a planning application has not been made.

Council's position

7.4 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 20 dwellings and that 10 dwellings will be delivered in year 5 (2023/24).

7.5 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 20 dwellings and that 10 dwellings will be delivered in year 3 (2020/21) and 10 in year 4 (2021/22).

7.6 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 20 dwellings and that 10 dwellings will be delivered in year 3 (2019/20) and 10 in year 4 (2020/21). The comments stated:

“Dependent on LCC being in a position to dispose of the asset. Demolition of existing school will be required”

7.7 Therefore, each time the HLP is produced, the delivery of this site has been pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	10	10	0	0	0
2018		0	→	10	10	0	0
2019				→	→	→	10

Assessment

7.8 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site in the next five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an email exchange between the landowner (Lancashire County Council) and the Council dated 29th August 2019 (i.e. after my letter), which states that LCC cannot even market the site until Spring / Summer 2020.

7.9 I have appended a copy of the e-mail correspondence at **BP9A**.

7.10 The Council provided the following comments to me:

“Email from LCC 28/3/19 - the disposal process should be instigated in 2021. Commencement of development would therefore be likely to commence 2022/23 or later.

Further confirmation was received by email from LCC on 29/8/19.”

7.11 The timings and build rates provided by the Council are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. There is no developer to confirm that these timescales and build rates are realistic.

7.12 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

7.13 The current planning status is that the site does not have planning permission. A planning application has not been made and there is no evidence of firm progress towards the submission of a planning application. There is no developer to confirm the delivery intentions and anticipated start and build out rates. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.

7.14 In terms of relevant information about constraints, no evidence has been provided to demonstrate that the loss of the playing field would be acceptable.

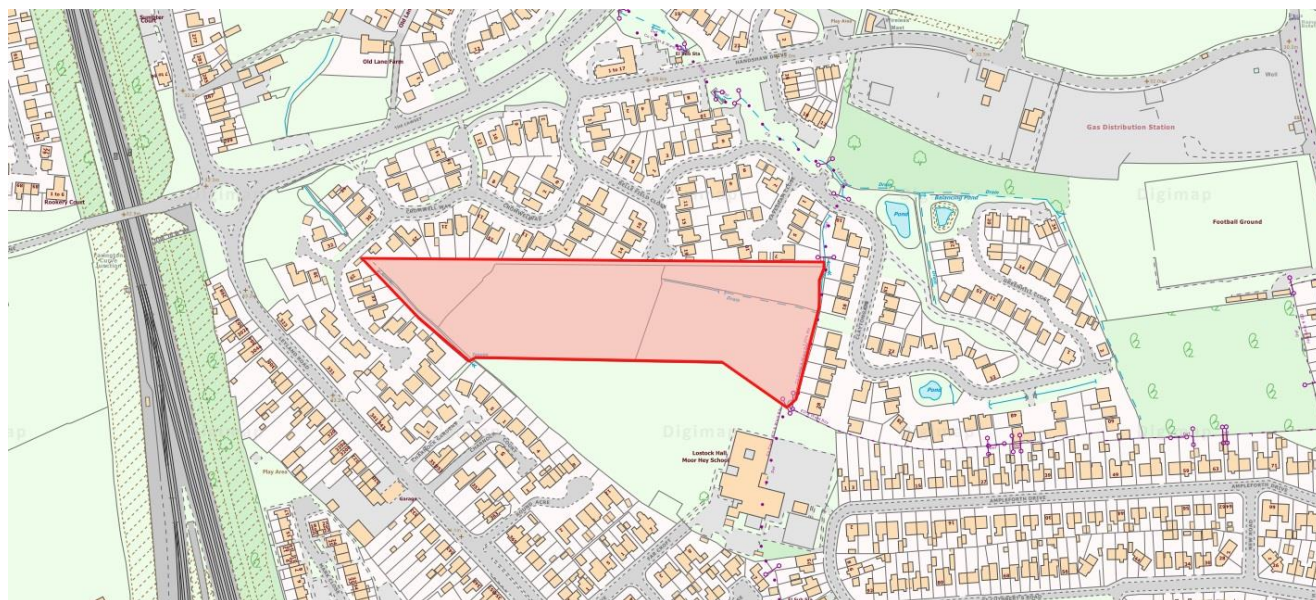
7.15 The evidence relied on by the Council does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **10 dwellings** from the Council's supply.

8. Site CC: East of Leyland Road / Land off Claytongate Drive, Lostock Hall

Capacity = 15 dwellings, LPA's 5YHLS = 60 dwellings

Background

- 8.1 The site is 1.9 ha in area and is located to the north of Lostock Hall. The site is surrounded by residential development to the north, east and west, with Moor Hey School to the south. A site location plan is provided below.



Planning history

- 8.2 The site is allocated in the Local Plan for 15 dwellings (policy D1 – page 48). Paragraph 7.62 of the Local Plan (page 48) states:

“The site forms part of the wider housing development, the rest of which is now complete or under construction. Planning permission for residential development was granted on land to the east of this site in December 2010 and this is under construction. An amendment to this permission was granted in June 2011 for the formation of an access to this remaining undeveloped land.”

- 8.3 The table on pages 38 to 40 of the Local Plan explains that 15 dwellings will be delivered at this site in the period 2016/17 to 2020/21. However, to date a planning application has not been made.

Council's position

- 8.4 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 60 dwellings and that 15 dwellings will be delivered in year 3 (2021/22), 30 dwellings in year 4 (2022/23) and 15 dwellings in year 5 (2023/24).
- 8.5 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 60 dwellings and that 15 dwellings will be delivered in year 3 (2020/21), 30 dwellings in year 4 (2021/22) and 15 dwellings in year 5 (2022/23). The comments state:

“Developer anticipates development commencing 2019/20 Forecast figures are based on the developer's response and what is considered to be a realistic completion rate.”

- 8.6 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 60 dwellings and that 30 dwellings will be delivered in year 3 (2019/20) and 30 in year 4 (2020/21). The comments stated:

“April 2017 - LCC expect site to be brought to market for sale as residential development land Spring 2017 following agreement over access with neighbouring landowners. Developer interest has indicated the potential for approx 60 dwellings (including some apartments) - delivery expected to take place over a two year period - possibly during 2018 & 2019”

- 8.7 Therefore, each time the HLP is produced, the delivery of this site has been pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	30	30	0	0	0
2018		0	→	15	30	15	0
2019				→	15	30	15

Assessment

- 8.8 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that there will be housing completions on this site in the next five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared

to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an e-mail from the landowner (Lancashire County Council), which simply stated:

“we have appointed agents to secure pre-application advice on our behalf preparatory to marketing and an in-principle sale being agreed during 2019/20. Sale completion would then be subject to a grant of planning permission. I wouldn't expect a commencement of development until 2021 at the earliest.”

8.9 A copy of the response is appended at **BP10A**.

8.10 The Council provided the following additional comments (**BP2B**):

“Email 28/3/19 - LCC have appointed agents to secure pre-application advice on their behalf preparatory to marketing and an in-principle sale being agreed during 2019/20. Sale completion would then be subject to a grant of planning permission. Commencement of development 2021 at the earliest.

Site being marketed at the time of writing – sales brochure attached. Informal tender closing 20/9/19.

September 2019 – the council has received expressions of interest from both developers and housing associations wishing to bring this site forward as soon as possible.”

8.11 At the hearing into the Olive Farm appeal on 2nd October 2019, the Council then referred to further information from Lancashire County Council (appendix **BP10B**). This is simply the following:

“The tender deadline was 20th September. We had quite a bit of interest and we are now working with the preferred tenderer. It is anticipated that a planning application will be submitted this financial year.”

8.12 The timings and build rates provided by the Council are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. There is no developer to confirm that these timescales and build rates are realistic.

8.13 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

8.14 The current planning status is that the site does not have planning permission. A planning application has not been made and there is no evidence of firm progress towards the submission of a planning application. There is no developer to confirm the delivery intentions and anticipated start and build out rates. Whilst a "developer" is mentioned in the 2018 HLP, that was either incorrect or the developer no longer has an interest as the site was subsequently marketed. The very latest evidence is that there is now a "preferred tenderer". However, they have not been named and it is unclear as to whether they will deliver the site and within the timescales set out. No evidence has been provided to demonstrate that there has been firm progress made in terms of site assessment work.

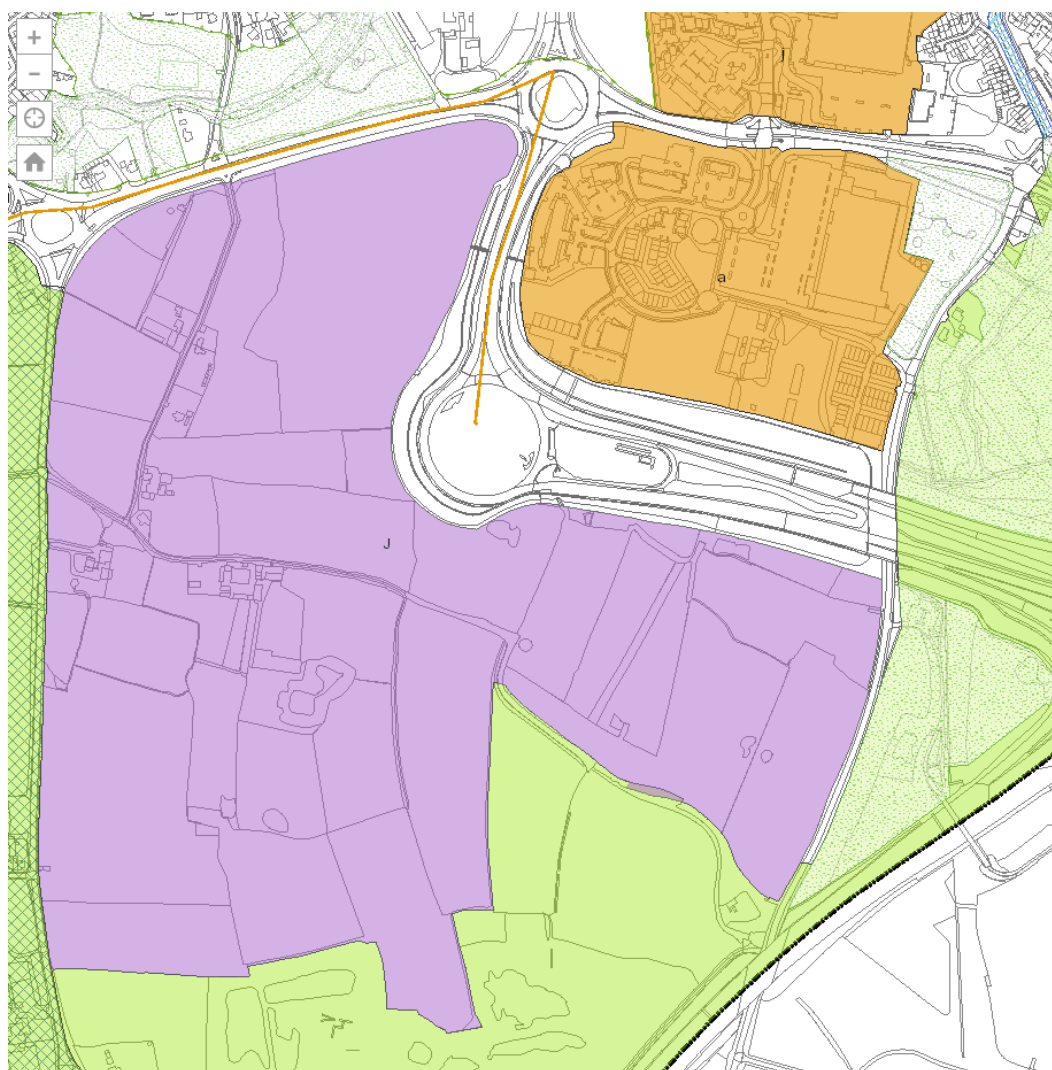
8.15 The evidence relied on by the Council does not demonstrate that this site is "deliverable". The site should be removed. This results in a deduction of **60 dwellings** from the Council's supply.

9. Site J: Cuerden Strategic Site

Capacity = 128 dwellings, LPA's 5YHLS = 128 dwellings

Background

- 9.1 The site is 5.13 ha in area and is a small part of the 65 ha Cuerden strategic development site, which is allocated for an employment-led mixed use site in the Local Plan. The wider site is located to the south of Lostock Hall and is bound to the north by Lostock Lane, to the west by Stanifield Lane, and to the east by Wigan Road and the M6. A site location plan is shown below.



Planning history

- 9.2 The site is allocated in the Local Plan for an employment-led mixed-use development under policy C4. The policy states:

“Planning permission will be granted for development of the Cuerden Strategic Site subject to the submission of:

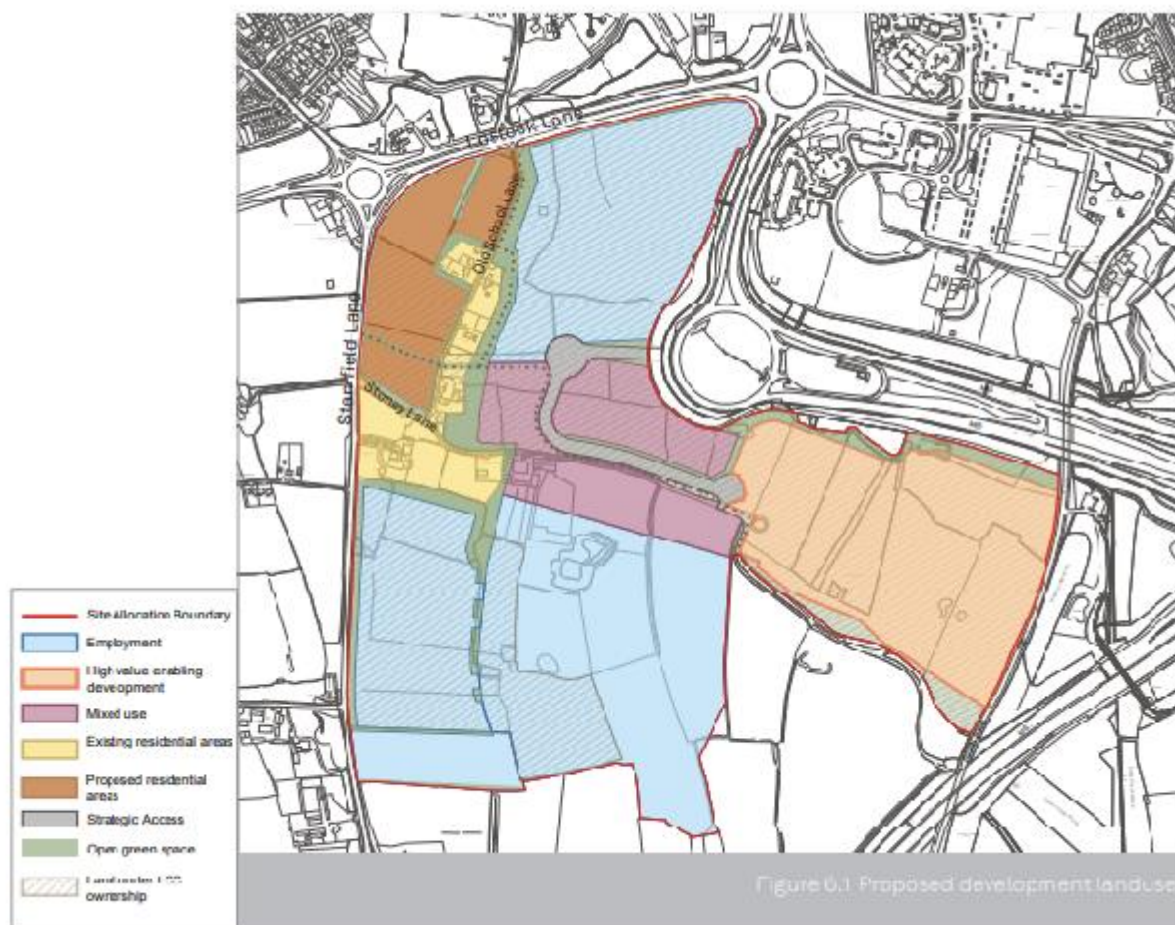
a) an agreed Masterplan for the comprehensive development of the site, to provide a strategic employment site, to include, employment, industrial and Green Infrastructure uses;

b) a phasing and infrastructure delivery schedule;

c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

Alternative uses, such as retail, leisure and housing may be appropriate where it can be demonstrated that they help deliver employment uses on this strategic site. The scale of any alternative enabling development will be limited to that which is clearly demonstrated to be necessary to fund essential infrastructure and which will not prejudice the delivery and maintenance of the primary employment function of the site. Any proposed main town centre uses must satisfy the sequential and impact tests set out in the NPPF, relevant policies of the Core Strategy and this Local Plan.”

- 9.3 In April 2015, the Council adopted a master plan for the site. This identified the north west of the site as residential as shown on the following plan:



9.4 A hybrid planning application (LPA ref: 07/2017/0211/ORM) was made in January 2017 for:

“Hybrid planning application comprising of Full and Outline development - Environmental Impact Assessment (EIA) development

Part 1 FULL - Retail floorspace (Use Classes A1 & A3) and associated car parking, site access, highway works, drainage and strategic landscaping;

Part 2 OUT - Employment floorspace (Classes B1, B2 & B8), hotel (Class C1), health and fitness and leisure (Class D2), creche/nursery (Class D1), retail (Classes A1, A2, A3, A4 & A5), car showrooms (Use Class Sui Generis), residential (Classes C2/C3) and provision of associated car parking, access, public open space, landscaping and drainage (Access applied for) and affecting the setting of a Listed Building”

9.5 It was approved on 20th December 2017. However, applications for all the reserved matters do not need to be made until 20th December 2037. Condition 45 of the permission states:

“ii) An application for the approval of the reserved matters shall be made in writing to the Local Planning Authority before the expiration of 20 (twenty) years from the date of this Outline Planning Permission.

iii) The development hereby permitted shall be begun either before the expiration of 20 (twenty) years from the date of this Outline Planning Permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.”

9.6 The phasing of the proposal was as follows:

- Phase 1 – Retail Scheme (2017-2019)
- Phase 2 – Mixed Use and Residential Development (2017-2023)
- Phase 3 – Initial Employment Development (2019-2025)
- Phase 4 – Completing the Southern Employment Area (2022-2025)
- Phase 5 – Completing the Northern Business Park (2026-2034)

9.7 For phase 2, which includes the residential element, the following infrastructure is required:

- Formation of access into housing site;
- Formation of a 10m wide road through to Stanifield Lane including roundabout;
- Initial highway connection into northern business park; and
- Utilities/drainage and structural landscaping.

9.8 An application for reserved matters has not been made to date. This is not surprising because the permission granted will not be implemented. The part of the application which sought full planning permission was for an IKEA store to the east of the site, which would be part of the enabling element of the development. In May 2018, IKEA withdrew their interest due to economic reasons. Following this, the plans for the site are in the process of being reconsidered.

9.9 On 9th August 2018, Lancashire County Council agreed a cost plan (of in excess of £1.5m) to secure the de-commissioning of the Cuerden Strategic site following the suspension of works on the site by the County Council after the announcement in May 2018 by IKEA that it no longer intends to occupy a plot on the site.

9.10 In April 2019, indicative plans were released which instead showed 600,000 square foot of logistics warehouses, 260,000 square foot of commercial units such as a food retailer, a hotel and car showroom, 130,000 square foot of business and industrial units and up to 210 homes (please see appendix **BP2C**). A revised planning application has not been made.

Council's position

9.11 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 128 dwellings and that 28 dwellings will be delivered in year 2 (2020/21), 30 in years 3 and 4 (2021/22 and 2022/23), and 40 dwellings in year 5 (2023/24).

9.12 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 128 dwellings and that 28 dwellings will be delivered in year 2 (2019/20), 30 in years 3 and 4 (2020/21 and 2021/22), and 40 dwellings in year 5 (2022/23). The comments state:

"The developer has confirmed anticipation of the completion rates shown."

9.13 The 2017 HLP (base date 31st March 2017) considered that the capacity of the site is 128 dwellings and that 28 dwellings will be delivered in year 3 (2019/20) and 50 in years 4 and 5 (2020/21 and 2022/23). No comments were provided.

9.14 Therefore, each time the HLP is produced, the delivery of this site has been pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	0	28	50	50	0	0
2018		0	28	30	30	40	0
2019			→	28	30	30	40

Assessment

9.15 As set out on page 66 of the Framework, the onus is on the Council to provide "clear evidence" that housing completions will begin on this site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered "deliverable". On 10th September 2019, the

Council responded and provided an e-mail from the landowner (Lancashire County Council), which simply stated:

“Just to confirm we intend to bring the site forward within the next 5 years”.

9.16 A copy of the response is appended at **BP11A**.

9.17 The timings and build rates provided by the Council are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. It is unclear how the Council has calculated the lead-in times and build rates. There is no developer to confirm that the timescales and build rates are realistic.

9.18 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

9.19 The current planning status is that the site has a hybrid planning permission which is not going to be implemented. The County Council has provided me with the following information (**BP11B**):

“A potential revised scheme for the site was announced by LCC in April. Since then work has been ongoing to select a development partner. It is expected that this process will conclude by the end of the year. Once this has happened a strategy for planning amendments and submissions will be confirmed together with anticipated timings during 2020.”

9.20 Therefore, there is no evidence of firm progress towards the submission of a revised application. The timescales for this will only be made available in 2020.

9.21 In terms of site assessment work, no evidence has been provided in relation to the following matters which affect the residential part of the site:

- How the fact that overhead electricity cables run across the site; and
- The timescales for providing the required infrastructure including access described above.

9.22 The one line e-mail from LCC to the Council stating that they intend to bring the site forward within the next 5 years falls significantly short of the type of clear evidence that is required by the Framework – particularly given the history of the site as outlined above.

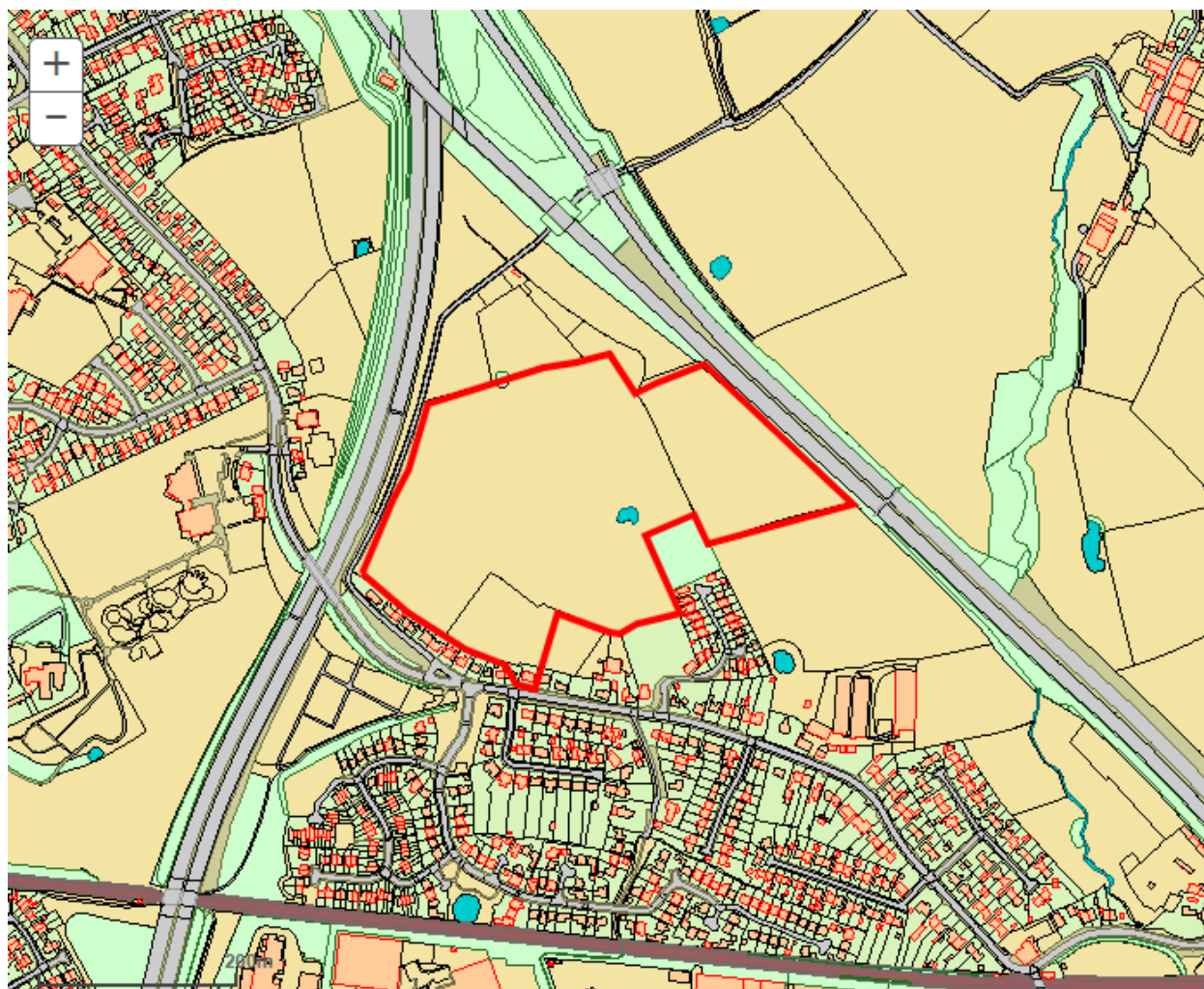
9.23 The evidence relied on by the Council does not demonstrate that this site is “deliverable”. The site should be removed. This results in a deduction of **128 dwellings** from the Council's supply.

10. Site S: Brindle Road, Bamber Bridge (Persimmon)

Capacity = 261 dwellings, LPA's 5YHLS = 145 dwellings

Background

10.1 The site is 96 ha in area. The site is bounded by residential properties fronting Brindle Road to the south, the M61 motorway to the east, the M6 motorway to the west and agricultural fields to the north and south east. The site's northern boundary is defined by hedgerows, ditches and fencing beyond which lies further fields. A small development known as Cottage Gardens borders the site to the south. Beyond this area to the south lies Walton Summit Centre, a large business park comprising approximately 120 hectares of industrial and commercial space. A location plan is provided below.



Planning history

- 10.2 The site is part of Local Plan allocation 'S' which is allocated for 250 dwellings under policy D1. The table on pages 38 to 40 of the Local Plan explains that 20 dwellings would have been delivered between 2010/11 and 2015/16 and 190 dwellings will be delivered between 2016/17 and 2020/21.
- 10.3 A planning application (LPA Ref: 07/2014/0204/FUL) for the erection of 283 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Road was submitted to SRBC by Persimmon on 31st March 2014 and validated on 9th May 2014.
- 10.4 Even though the site is allocated in the development plan, the Council refused to grant planning permission at a meeting of the planning committee on 11th December 2014 on the grounds of layout, design, car parking and noise.
- 10.5 A revised planning application (LPA Ref: 07/2017/2325/FUL) for the erection of 261 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Road was submitted to SRBC by Persimmon on 4 August 2017 and validated on 16 August 2017. It was refused on 16th November 2017. An appeal was made which was allowed on 15th February 2019. Therefore, at the base date, the site had full planning permission.

Council's position

- 10.6 The 2019 HLP (base date 31st March 2019) considers that the capacity of the site is 261 dwellings and that 145 dwellings will be delivered in the five year period:
- 5 in 2019/20;
 - 35 in 2020/21;
 - 35 in 2021/22;
 - 35 in 2022/23; and
 - 35 in 2023/24.

10.7 The 2018 HLP (base date 31st March 2018) considered that the capacity of the site is 261 dwellings and that 10 dwellings will be delivered in year 2 (2019/20) and 40 in the following years. The comments stated:

“Application refused. Appeal in progress. Set for December 2018.”

10.8 The 2017 HLP (base date 31st March 2017) included the site along with the Bellway Homes part of the site and assumed that 20 dwellings would be delivered in year 2 (2018/19) and 70 in the following years.

10.9 Therefore, each time the HLP is produced, the delivery of this site has been pushed back. This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	20	70	70	70	70	60
2018		→	10	40	40	40	40
2019			5	35	35	35	35

Assessment

10.10 I accept that this site is deliverable. However, I do not agree with the lead-in time put forward by the Council. The Council assumes that the site will deliver 5 dwellings in 2019/20 and then 35 dwellings in each of the following years 2020/21 to 2023/24. This is based on estimate build rates from the housebuilder (Persimmon).

10.11 However, the agent (Armistead Barnett) acting on behalf of the landowner (the Byers family) have confirmed that there is further work required on the valuation on the land before Persimmon's option is exercised. The correspondence from the agent states:

“Regrettably we have not been able to reach agreement on the market value of the land and therefore both parties have jointly appointed an independent expert to determine the market value of the land with planning permission. Following discussions with the independent expert we envisage that it could take up to 18 months to determine the market value, possibly longer if he requires other experts to assist him on other relevant matters outside his expertise and at present there are such potential matters.

Furthermore should Persimmon not exercise the option following determination of the land value by the expert, we will market the land for sale on the open

market on a subject to planning basis as the current approval is personal to Persimmon."

10.12 A copy of the e-mail is appended at **BP12A**.

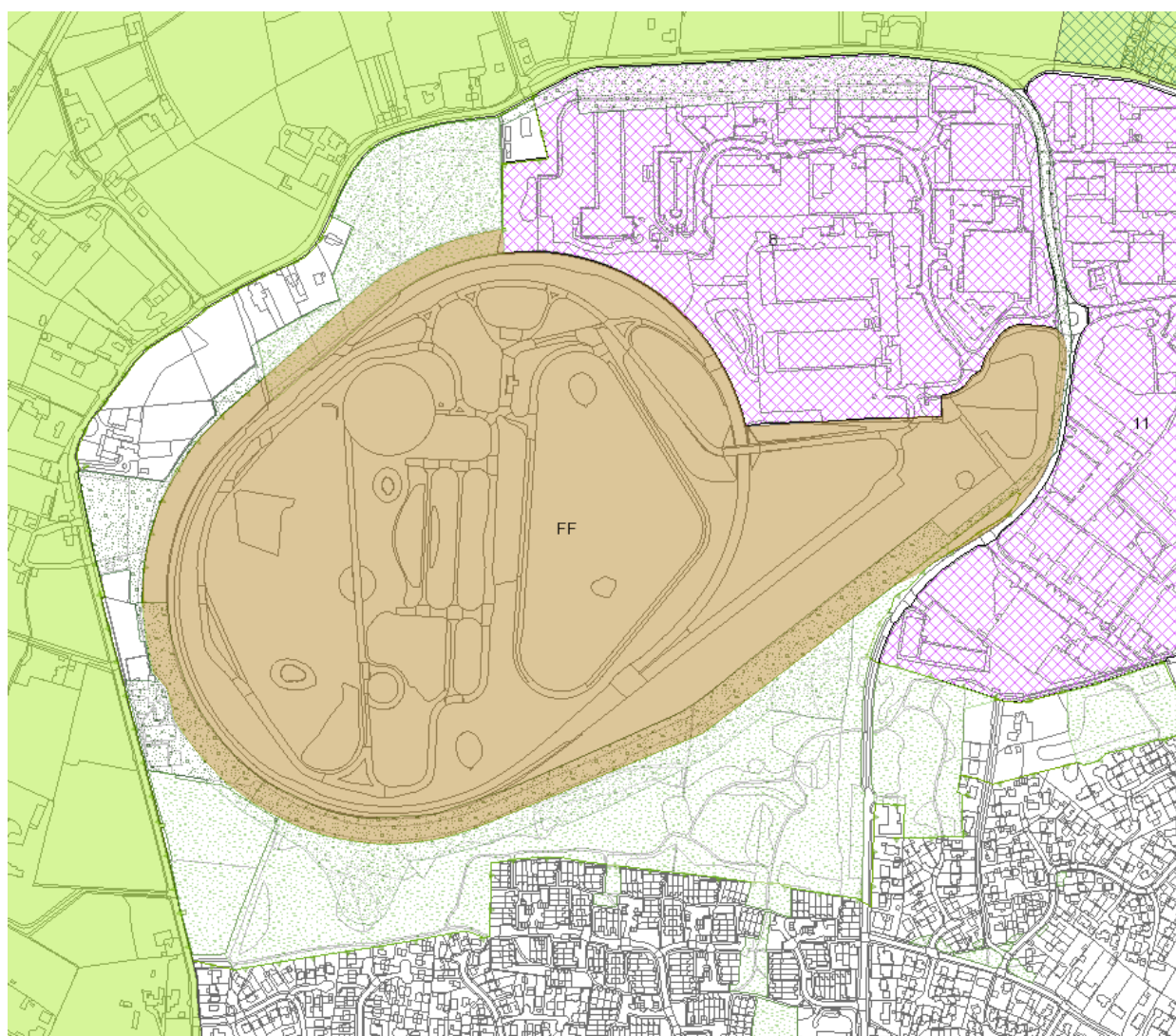
10.13 As a result, the lead-in time should be extended by 2 years (from the base date). This results in a deduction of **70 dwellings** in the five year supply.

11. Site FF: Moss Side Test Track, Leyland

Capacity = 750 dwellings, LPA's 5YHLS = 400 dwellings

Background

11.1 The site is 40.6 ha in area and is located to the north of Moss Side. It was previously used by Leyland Motors to test new vehicles but has been vacant since 2005. The site is bound to the north and west by Longmeanygate and to the east by Titan Way. To the south of the site is a park and area of forestry. A site location plan is provided below.



Planning history

11.2 The site is allocated in the Local Plan for 750 dwellings under policies D1 and C2. Policy C2 of the Local Plan states that planning permission will only be granted for the development of the site subject to the submission of:

- a) an agreed Masterplan for the comprehensive development of the site;
- b) a phasing and infrastructure delivery schedule; and
- c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

11.3 The table on pages 38 to 40 of the Local Plan explains that 50 dwellings would have been delivered between 2010/11 and 2015/16 and 365 dwellings will be delivered between 2016/17 and 2020/21. However, the site still does not have planning permission.

11.4 A masterplan for the site was approved in July 2018.

11.5 Almost 2 years ago on 2nd November 2017, Property Capital and Barratt David Wilson submitted a hybrid planning application for:

- Part A – Full application – Site enabling works, the development of highway and drainage infrastructure for the full application site (the proposed development site) and the provision of car park accessed off Titan Way (Phase 1) and 197 dwellings and associated internal access roads, public open space, green infrastructure, an acoustic barrier and highway infrastructure (Phase 2); and
- Part B – Outline application – For the remainder of the proposed development site for the development of between 653 and 753 new homes, up to 5,000 sqm of Use Classes B1 accommodation; up to 15,000 sqm of Use Class B2 accommodation and up to 8,000 sqm of Use B8 accommodation, local centre comprising up to 3,000 sqm of accommodation for occupation within any combination of uses within Classes A1,A2,A3, A4,A5,B1 or D1 (including health centre/clinic) (which shall not exceed 2,500 sqm of main town centre uses), a primary school and associated public open space and green infrastructure (Phases 3-5).

11.6 The application was validated on 15th November 2017 and given the reference 07/2017/3361/ORM. It is currently pending determination.

11.7 The application was eventually presented to a meeting of the planning committee on 11th March 2019 where it was recommended it be refused for the following reasons:

- Viability Assessment and Non-compliance with Policy 7 of the Core Strategy (requiring 30% affordable homes). Only 10% of the homes are proposed to be affordable. Whilst a viability assessment had been submitted, the Council disagrees in terms of the land value. A third party surveyor failed to resolve the outstanding issue.
- Spatial Standards – 12 plots did not meet the residential extensions separation distances as set out in the Residential Extension SPD dated 2013.

11.8 Members however resolved to defer the decision to:

“allow further dialogue to take place with the Applicant concerning the viability and sustainability of the site with a particular emphasis to improving the affordable housing provision on the site and the separation distances between the proposed plots with a view to ensuring that the Council’s requirements are met in all circumstances.”

11.9 To date, the application has not been returned to committee.

Council's position

11.10 The 2019 HLP (base date 31st March 2019) considers that the site will deliver 80 dwellings in each of the five years (400 in total).

11.11 The 2018 HLP (base date 31st March 2018) considered that 35 dwellings will be delivered in year 2 (2019/20), 180 in years 3 and 4 (2020/21 and 2021/22) and 126 in year 5 (2022/23). The comments stated:

“The developer anticipates that DWH and Barratt will each have two outlets. The figures used are similar to the levels achieved by Barratt and Redrow when Buckshaw Village was running at full production levels. There is no planning permission in place at the moment (due for determination in summer 2018).”

11.12 The 2017 HLP (base date 31st March 2017) considered that the 5 dwellings will be delivered in year 2 (2018/19) and 90 in years 3, 4 and 5 (2019/20, 2020/21 and 2021/22). The comments stated:

“The submitted Masterplan has not been endorsed by Planning Committee & the developer is now revisiting it to address the concerns of the Committee. It is anticipated that this will return to Committee in July 2017”

11.13 This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	5	90	90	90	90	90
2018		→	35	180	180	126	108
2019			80	80	80	80	80

Assessment

11.14 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site in the next five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”.

11.15 The HLP assumes this site will deliver 80 dwellings in each of the five years (400 in total). However, for the Olive Farm appeal, the Council changed its position and considers that 280 dwellings should now be considered deliverable. The Council's statement for Olive Farm states:

“The application for this site is going to committee on 23 September 2019. It is reasonable to consider development will not begin to deliver completed units until mid 2020/21 at earliest. The delivery rates are based on those shown in the Construction Management Plan and are based on running multiple outlets from the site – David Wilson Homes and Barratt to each have two outlets and achieve similar rates to those achieved by Barratt and Redrow when Buckshaw Village was running at full production levels. A discount of 120 units is accepted.”

11.16 Whilst reference to the 23rd September 2019 is made, the meeting was postponed.

11.17 The Council's comments provided to me state the following:

“3/9/19 - Barratt confirmed to the case officer that they anticipate completion of approximately 53 units in 2022/23.”

11.18 Given that the Council's position is unclear, I asked the Council to provide me with its position in this site, but the response was as follows:

“The HLP relates to the information available at year end and therefore does not, and should not, take account of reduced forecasts from developers or additional permissions granted since 31 March 2019.”

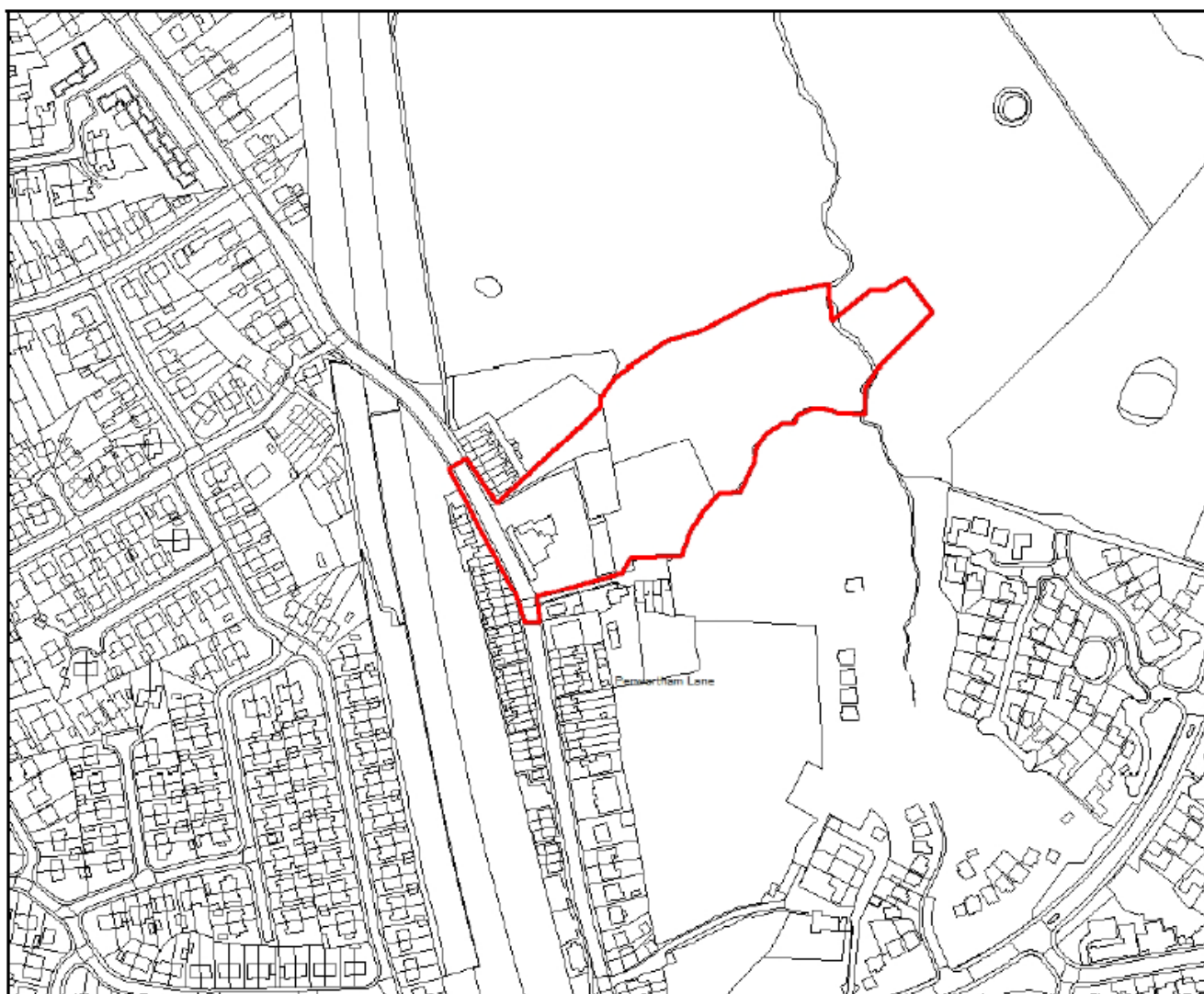
- 11.19 It is not known when the application will be determined and therefore when a start on site could realistically be made.
- 11.20 The Construction Management Plan submitted with the application assumed that construction would commence in July 2018. That has clearly not happened as the application has not yet been determined.
- 11.21 The latest phasing plan shows no housing in phase 1. Phase 1 will essentially include site clearance, the construction of the site accesses and temporary access and the initial estate roads. Housing will be delivered in the second phase. Therefore, even if the application is approved imminently, dwellings could not realistically be expected in the short term.
- 11.22 Based on the Council's response to me above that 53 dwellings are expected in 2022/23, I have allowed this build rate in years 4 and 5. This allows 106 dwellings in the five year supply; a deduction of **296 dwellings** from the Council's supply.

12. Site H: Vernon Carus Site Phase 1

Capacity = 181 dwellings, LPA's 5YHLS = 150 dwellings

Background

12.1 The site is 6.42 ha in area and is located to the southeast of Lower Penwortham. To the west of the site is an open field and beyond that, the railway line. To the south is residential development, to the north is Factory Lane, and to the east is Walton Park. A site location plan is provided below.



Planning history

- 12.2 The site is part of Local Plan allocation 'H' which totals 475 units (policy D1 – page 43). The table on page 39 of the Local Plan explains that 50 dwellings would have been delivered between 2010/11 and 2015/16, with 175 dwellings to be delivered between 2016/17 and 2020/21.
- 12.3 Hybrid planning application 07/2014/0190/ORM sought outline planning permission for the erection of up to 204 dwellings with associated infrastructure and full planning permission for 181 dwellings with associated infrastructure. The application was received by the Council on 24 March 2014 and refused on 22 December 2015. An appeal was made which was allowed on 20 February 2017.
- 12.4 More recently, a screening opinion for up to 300 dwellings on the wider site was made by Trafford Housing Trust in September 2019 (LPA ref: 07/2019/9080/SCE). It is pending determination. A draft masterplan is appended at **BP13A**.

Council's position

- 12.5 The 2019 HLP (base date 31st March 2019) considers that the site will deliver 15 dwellings in year 2 and 45 dwellings in years 3, 4 and 5 (150 total).
- 12.6 The 2018 HLP (base date 31st March 2018) considered that 10 dwellings will be delivered in year 3 (2020/21) and 45 in years 4 and 5 (2021/22 and 2022/23). The comments stated:

"This land is within the control of Bovis Homes who is now actively marketing the site for disposal."

- 12.7 The 2017 HLP (base date 31st March 2017) considered that 10 dwellings will be delivered in year 2 (2018/19), 65 in year 3 (2019/20), and 75 in years 3 and 4 (2020/21 and 2021/22). The comments stated:

"Flood mitigation works required to development & access issues to be resolved. This is a hybrid application. Discharge of planning conditions likely to be in April 2018."

- 12.8 This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017	0	10	65	75	75	66	30
2018		→	→	10	45	45	45
2019			0	15	45	45	45

Assessment

12.9 The site has full planning permission for 181 dwellings, although that permission is for a Bovis Homes scheme and therefore it will not be implemented. Nevertheless, the site falls within category a) of the definition of “deliverable”.

12.10 The lead-in time should be extended to allow time for:

- The screening opinion to be issued;
- A new planning application to be prepared and submitted. It is assumed that this would be a full planning application submitted some time in 2020;
- The access for the site to be agreed. I note that the draft masterplan for the site now proposes access off the Cross Borough Link Road. However, there is currently no access to this from the site as shown in the photo appended at **BP13B**.
- Legal agreement, discharge of pre-commencement conditions, a start on site and infrastructure put in place, including the access.

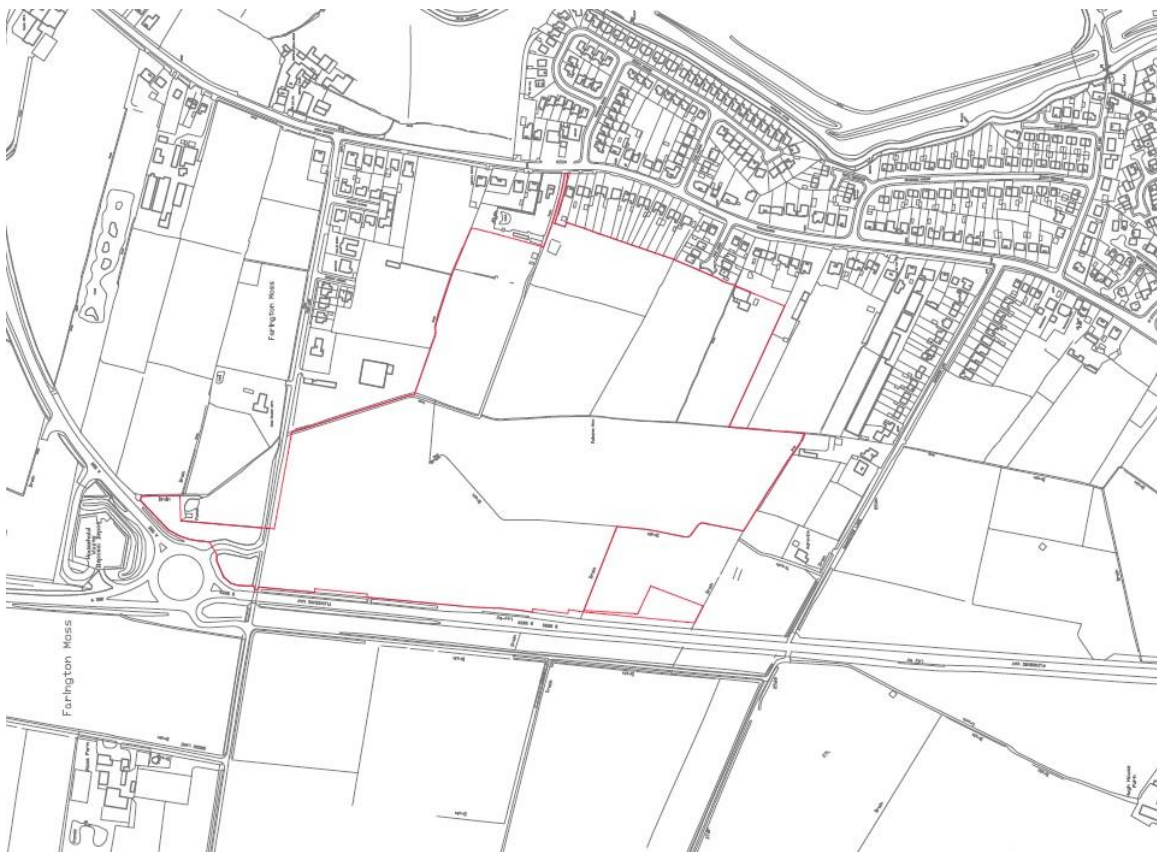
12.11 I have extended the lead-in time by two years to reflect this. This means that 60 dwellings could be considered “deliverable” and **90 dwellings** should be removed from the Council’s supply.

13. Site W: Land between Moss Lane and rear of 392 Croston Road

Capacity = 400 dwellings, LPA's 5YHLS = 106 dwellings

Background

- 13.1 The site is 16.8ha in area and is located on the northwestern edge of Farington Moss. The site is bound to the west by Flensburg Way, to the north by Moss Lane, and to the south by Bannister Lane. To the east of the site is Croston Road, along with existing residential development.
- 13.2 At the base date, 31 March 2019, the site had outline planning permission with no reserved matters application yet made. The position remains the same. A site location plan is provided below.



Planning history

- 13.3 The site is part of Local Plan allocation 'W' which totals 600 units (policy D1 – page 37).

- 13.4 The table on page 41 of the Local Plan explains that 144 units would have been delivered between 2010/11 and 2015/16, with 360 units to be delivered between 2016/17 to 2020/21.
- 13.5 Outline application 07/2014/0184/ORM for 400 dwellings was submitted 17 March 2014 and approved some 2 years later, on 11 March 2016.
- 13.6 A NMA application was approved in October 2016 which removed the requirement to submit a reserved matters application within 3 years of the original permission date. The amended condition reads as follows:

"Prior to the commencement of each phase or sub phase of development, details of the Appearance, Landscaping, Layout and Scale, hereinafter called "the reserved matters", has been obtained from the Local Planning Authority in writing. ~~An application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.~~

The development hereby permitted shall be begun either before the expiration of ~~3~~ 5 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later."

- 13.7 No reserved matters application has been made to date.

Council's position

- 13.8 The 2019 HLP (base date 31st March 2019) considers that the site will deliver 10 dwellings in year 3 and 48 dwellings in years 4 and 5 (106 total).
- 13.9 The 2018 HLP (base date 31st March 2018) considered that 20 dwellings will be delivered in year 3 (2020/21) and 80 in years 4 and 5 (2021/22 and 2022/23). The comments stated:

"Homes England will not develop the site but will select a developer to secure reserved matters consent and build it out. The estimated completions rates are based on the assumption that two housebuilders will be on the site."

- 13.10 This is shown in the following table:

	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
2017							
2018		0	0	20	80	80	80
2019				→	10	48	48

Assessment

13.11 As set out on page 66 of the Framework, the onus is on the Council to provide “clear evidence” that housing completions will begin on this site within five years. The HLP did not provide any evidence to support the inclusion of this site in the supply. However, on 23rd August 2019, I wrote to the Council to request a copy of the evidence it had at the time the HLP was prepared to support the claim that this site should be considered “deliverable”. On 10th September 2019, the Council responded and provided an e-mail from the landowner (Homes England), which provided the build rates:

- 0 in 2019/20;
- 0 in 2020/21;
- 10 in 2021/22;
- 48 in 2022/23; and
- 48 in 2023/24.

13.12 A copy of the response is appended at **BP14A**.

13.13 The timings and build rates provided by the Council are not supported by any detailed programme, or explanation of how the timing or indeed the build rate would be achievable. It is unclear how the Council has calculated the lead-in times and build rates. There is no developer to confirm that the timescales and build rates are realistic.

13.14 None of the evidence of the type set out in paragraph 68-007 of the PPG has been provided i.e.:

- 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.

13.15 The current planning status is that the site has outline planning permission but there is no evidence of firm progress towards a submission of reserved matters.

13.16 In terms of site assessment work, no evidence has been provided

13.17 The e-mail from Homes England to the Council with the build rates not supported by a programme of marketing, sale, application for reserved matters and discharge of conditions falls significantly short of the type of clear evidence that is required by the Framework – particularly given the length of time required before a start on site needs to be made.

13.18 The evidence relied on by the Council does not demonstrate that this site is "deliverable". The site should be removed. This results in a deduction of **106 dwellings** from the Council's supply.

BP2

BP2-A

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Ms Zoe Harding
South Ribble Borough Council
Planning Policy
South Ribble Council
Civic Centre
West Paddock
Leyland
Lancashire
PR25 1DH

23 August 2019

EP ref: 18-294

Ben Pycroft
T: 01625 442 799
benpycroft@emeryplanning.com

By post and e-mail to: zharding@southribble.gov.uk

Dear Ms Harding

Re: PINS ref: APP/F2360/W/19/3234070, LPA ref: 07/2018/9316/OUT – Land to the rear of Oakdene, Chain House Lane, Whitestake, Preston, PR4 4LE

I write on behalf of the Appellant (Wainhomes North West Ltd) in relation to the above appeal, which will be considered at a public inquiry opening on 12th November 2019. Evidence is due to be exchanged on 15th October 2019. I am preparing the evidence on behalf of the Appellant in relation to housing land supply and write to seek clarification on the following matters.

Position Statement

I understand that the latest position with regards to housing land supply in South Ribble is set out in the "*Housing Land Position incorporating update to Strategic Housing Land Availability Assessment at 31 March 2019*", which was recently published on the Council's website and sets out the five year housing land supply over the period 1st April 2019 to 31st March 2024. Please confirm that this document will remain as the most up to date document by the time evidence is exchanged and the Inquiry opens.

Emery Planning is proud to support the Keaton Emery Memorial Foundation. To find out more about the charity, please visit www.keatonemeryfoundation.com



Housing requirement

The position statement measures the five year housing land supply against both the adopted housing requirement set out in policy 4 of the Core Strategy and the local housing need using the standard method. The Core Strategy was adopted over 7 years ago. Please therefore confirm whether the LPA considers policy 4 of the Core Strategy has been reviewed and found not to require updating in accordance with footnote 37 of the Framework and which requirement is to be applied by the LPA for the purposes of paragraph 73 of the Framework.

Housing supply

Please provide me with a copy of the evidence the Council had at the time the position statement was prepared to support the build rates assumed on all the sites listed in table 1 appended to this letter.

Please provide me with a copy of the evidence the Council had at the time the position statement was prepared to conclude that the sites listed in table 2 appended to this letter meet the definition of "deliverable" as set out on page 66 of the Framework.

Given the timescales for the exchange of evidence, we would appreciate it if you would respond and provide us with the requested information as soon as possible. In the meantime, should you wish to discuss the contents of this letter, please do not hesitate to contact me or my colleague, Stephen Harris.

Yours sincerely
Emery Planning

Ben Pycroft

Ben Pycroft BA (Hons), DIP TP, MRTPI
Associate Director

Cc Client, Counsel, Catherine Lewis (SRBC email only to: clewis@southribble.gov.uk), Neil Martin (SRBC, email only to: nmartin@southribble.gov.uk)

Table 1

SHLAA Ref:	Local Plan Ref:	Site Address	Under construction at 31/03/19	Capacity	No. of dwellings in 5YHLS
BBE01	R	New Mill, Wesley Street	Yes	196	144
BBE02b	S	Brindle Road, Bamber Bridge (Persimmon) – Phase 1	No	261	145
BBE02c	S	Brindle Road, Bamber Bridge (Bellway) – Phase 2	No	193	193
FW02g(i) and (ii)	W	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section	No	175	140
FW02h(i) and (ii)	W	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)	Yes	175	67
FW07	L	West of Grasmere Avenue, Farington	Yes	160	144
FW09b	B	Farington Business Park, east of Wheelton Lane (northern section) - Phase 2 (Rowland Homes)	No	199	138
LOW01a	P	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Homes England/Lovell)	Yes	200	200
LOW01b	P	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Redrow)	No	400	175
TG03	K	Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road, Lostock Hall (Morris Homes)	Yes	281	200

Table 2

SHLAA Ref:	Local Plan Ref:	Site Address	Status at 31/03/19	Capacity	No. of dwellings in 5YHLS
BBW02	T	Land off Browndge Road (Site T)	Allocated	100	70
FE06	J	Cuerden Strategic Site (Site J)	Outline pp	128	128
FW02a(i)	W	Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	Outline pp	400	106
FW03a	EE	Pickering's Farm (north of farm track running east west) - Homes England & Taylor Wimpey	Allocated	1,230	330
LHU02a	V	Land off School Lane/Old School Drive, Longton	Allocated	40	40
LHU10	X	Land adjoining Longton Hall Farm, South of Chapel Lane, Longton (aka Kitty's Farm)	Allocated	65	65
LHU11	M	Land to south/rear of Longton Hall, Chapel Lane, Longton	Allocated	95	95
MF02a	H	Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 1	Outline planning permission	181	150
MS02	FF	Moss Side Test Track, Aston Way/Titan Way	Pending decision	950	400
SS04	U	Rear of Dunkirk Mill, Slater Lane, Leyland	Allocated	47	47
TG05	Z	Lostock Hall Primary School, Avondale Drive	Allocated	20	10
TG07b	CC	East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School	Allocated	60	60
TG08	DD	Gas Holders Site (Morris Homes) (aka land off Wateringpool Lane)	Allocated	22	22

BP2-B

Kay Neild

From: Harding, Zoe <ZHarding@southribble.gov.uk>
Sent: 10 September 2019 13:45
To: Ben Pycroft
Cc: Lewis, Catherine
Subject: RE: 3234070 - Chain House Lane, New Longton, Preston
Attachments: B - Farington Business Park - Rowland Homes - Redacted - January 2019.pdf; CC - BELLE-FIELD CLOSE brochure - September 2019.pdf; CC - Claytongate - Moor Hey School - March 2019_Redacted.pdf; EE - Pickering's Farm - Redacted - March 2019.pdf; J - Cuerden Strategic Site - February 2019_Redacted.pdf; L - Grasmere Avenue - Redacted - March 2019.pdf; M - south and rear Longton Hall, Chapel Lane_April 2019_Redacted.pdf; P - Altcar Lane - Homes England - April 2019 - Redacted.pdf; P - Altcar Lane - Redrow - February 2019_Redacted.pdf; R - Wesley Street Mill - Redacted - January 2019.pdf; R - Wesley Street Mill-McKenzie Arms - Cabinet Decision 190619.pdf; S - Brindle Road - Bellway - January 2019_Redacted.pdf; S - Brindle Road - Persimmon - Redacted - February 2019.pdf; T - Land off Browndedge Road, Bamber Bridge - January 2019_Redacted.pdf; V - Land off School Lane - Old School Drive, Longton - April 2019_Redacted.pdf; W - Heatherleigh - Homes England - Miller Homes - February 2019 - Redacted.pdf; W - Heatherleigh - Land at Croston Road - Homes England - May 2019_Redacted.pdf; X - Kitty's Farm at Longton - Redacted - March 2019.pdf; Z - Former Lostock Hall County Infants, Avondale Drive_Redacted.pdf; R - Wesley Street Mill-McKenzie Arms - Cabinet Report 190619.pdf; Housing Land Supply Tables - complete.docx

Hi Ben

With reference to your email below and attached letter, please find attached:

- Tables 1 and 2 with an additional column identifying the evidence of build rates and deliverability.
- Evidence documents referred to in Tables 1 and 2.

With regard to your request for confirmation that the Housing Land Position Statement for the end of 2018/19 will remain as the most up-to-date document by the time evidence is exchanged and the Inquiry opens, I can confirm this to be the case, subject to the outcome of the appeal for Olive Farm (PINS reference APP/F2360/W/19/3230528).

Our position with regard to whether Policy 4 of the Core Strategy has been reviewed and found not to require updating in accordance with footnote 27 of the Framework has not changed since the publication of the Housing Land Position Statement. However, it should be noted that the Memorandum of Understanding is currently under review.

After today, I am not available until Tuesday, 24 September 2019.

Zoë Harding

Planning Policy Officer

South Ribble Borough Council

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W: www.southribble.gov.uk



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From: Ben Pycroft [mailto:BPycroft@emeryplanning.com]
Sent: 23 August 2019 16:21
To: Harding, Zoe <ZHarding@southribble.gov.uk>
Cc: Stephen Harris <SHarris@emeryplanning.com>; Lewis, Catherine <clewis@southribble.gov.uk>; martin, neil <nmartin@southribble.gov.uk>
Subject: 3234070 - Chain House Lane, New Longton, Preston

Dear Zoe

I hope you are well.

Please find attached a letter in relation to the above appeal which seeks clarification and information on several matters regarding housing land supply.

I look forward to hearing from you.

Kind regards

Ben Pycroft BA (Hons) Dip TP MRTPI
Associate Director

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info@emeryplanning.com

Build Rates

SHLAA Ref:	Local Plan Ref:	Site Address	Under construction at 31/03/19	Capacity	No. of dwellings in 5YHLS	Evidence at time the position statement was prepared to support build rates
BBE01	R	New Mill, Wesley Street	Yes	196	144	Email attached from Countryside Properties dated 14/1/19. In addition, Cabinet meeting 19/6/19 gave approval to proceed with a full options appraisal for the delivery of affordable/mixed use development at the McKenzie Arms part of the allocation to develop a full business case and investment options for consideration by Cabinet at a future meeting. Based on the size of the site, this could potentially accommodate approximately 13 additional dwellings.
BBE02b	S	Brindle Road, Bamber Bridge (Persimmon) – Phase 1	No	261	145	Email attached from Persimmon Homes dated 20/2/19.
BBE02c	S	Brindle Road, Bamber Bridge (Bellway) – Phase 2	No	193	193	Email attached from Bellway dated 16/1/19.
FW02g(i) and (ii)	W	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section – Kier Homes	No	175	140	4/9/19 – Kier notified the case officer that they are working on the basis of an average of 3 per month, with the first plots due to be delivered in May 2020.
FW02h(i) and (ii)	W	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)	Yes	175	67	Email attached from Homes England dated 19/2/19.
FW07	L	West of Grasmere Avenue, Farington	Yes	160	144	Email attached from McDermott Homes dated 5/3/19.
FW09b	B	Farington Business Park, east of Wheelton Lane (northern section) - Phase 2 (Rowland Homes)	No	199	138	Email attached from Rowland Homes dated 30/1/19.
LOW01a	P	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Homes England/Lovell)	Yes	200	200	Email attached from Homes England dated 23/4/19.
LOW01b	P	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Redrow)	No	400	175	Email attached from Redrow dated 12/2/19.
TG03	K	Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road, Lostock Hall (Morris Homes)	Yes	281	200	Morris Homes achieved a build out rate of 42 dwellings in 2016/17 on nearby Wateringpool Lane site. No reason not to believe it will not be similar for this site.

Deliverability

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

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.

SHLAA Ref:	Local Plan Ref:	Site Address	Status at 31/03/19	Capacity	No. of dwellings in 5YHLS	Evidence of deliverability at time position statement was prepared
BBW02	T	Land off Browndedge Road (Site T)	Allocated	100	70	Email from Network Rail dated 18/1/19 stating intention that the whole scheme be built out by 2023/24. They anticipated completion of 210 dwellings by 2023/24. The LPA considers this figure to be over ambitious so only 50% of it has been included and a build out rate of 35 per annum.
FE06	J	Cuerden Strategic Site (Site J)	Outline pp	128	128	Email from Lancashire County Council dated 8/2/19 stating their intention to bring the site forward within the next five years.
FW02a(i)	W	Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	Outline pp	400	106	Homes England have confirmed that this site will be combined with FW02e and FW02f(ii). The anticipated completion figures were supplied in an email from Homes England, see email dated 1/5/19.

SHLAA Ref:	Local Plan Ref:	Site Address	Status at 31/03/19	Capacity	No. of dwellings in 5YHLS	Evidence of deliverability at time position statement was prepared
FW03a	EE	Pickering's Farm (north of farm track running east west) - Homes England & Taylor Wimpey	Allocated	1,230	330	The site is now at an advanced Masterplanning stage. The delivery estimates were provided in March 2019 by Avison Young (agent) for the wider site on behalf of both Taylor Wimpey and Homes England.
LHU02a	V	Land off School Lane/Old School Drive, Longton	Allocated	40	40	Email dated 8/4/19 from C4 – the land owners of Plot V, are actively marketing the site with a new agent via a sealed bid arrangement, multiple house builders have stated that they will be bidding with ambitions to submit a planning application this year (2019), all of the interested developers have confirmed that they wish to move as quickly as possible with the build out of the properties and the interest is very high. Number of houses will vary slightly from developer to developer but 40-60 houses should be expected within the next 3 - 4 years. August 2019 – C4 have verbally confirmed they will be submitting an application for approximately ¾ of this site, anticipated towards the end of September 2019.
LHU10	X	Land adjoining Longton Hall Farm, South of Chapel Lane, Longton (aka Kitty's Farm)	Allocated	65	65	Email dated 5/4/19 – Update from Trustee - progress is being made about selling the land, after removal of a recent 'blockage' & we have had notification of at least 4 large developers & an interested independent developer who have visited the Land, with a couple more in the pipeline. August 2019 – Verbal confirmation has been received indicating that a planning application is imminent.
LHU11	M	Land to south/rear of Longton Hall, Chapel Lane, Longton	Allocated	95	95	Email dated 12/4/19 from agent in relation to Sites M and X. August 2019 – an indication has been given verbally that the layout to be submitted for Site X will give access to this site.
MF02a	H	Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 1	Hybrid application – Phase 1 has full permission	181	150	Phase 1 of this development has full planning permission. A housing trust has taken ownership of the site. Start on site is anticipated 2020/21 with first completions in that year.
MS02	FF	Moss Side Test Track, Aston Way/Titan Way	Pending decision	950	400	3/9/19 - Barratt confirmed to the case officer that they anticipate completion of approximately 53 units in 2022/23.
SS04	U	Rear of Dunkirk Mill, Slater Lane, Leyland	Allocated	47	47	January 2019 - Discussion took place with the owners who have had discussions with several potential developers.
TG05	Z	Lostock Hall Primary School, Avondale Drive	Allocated	20	10	Email from LCC 28/3/19 - the disposal process should be instigated in 2021. Commencement of development would therefore be likely to commence 2022/23 or later. Further confirmation was received by email from LCC on 29/8/19.
TG07b	CC	East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School	Allocated	60	60	Email 28/3/19 - LCC have appointed agents to secure pre-application advice on their behalf preparatory to marketing and an in-principle sale being agreed during 2019/20. Sale completion would then be subject to a grant of planning permission. Commencement of development 2021 at the earliest. Site being marketed at the time of writing – sales brochure attached. Informal tender closing 20/9/19. September 2019 – the council has received expressions of interest from both developers and housing associations wishing to bring this site forward as soon as possible.
TG08	DD	Gas Holders Site (Morris Homes) (aka land off Wateringpool Lane)	Full Permission subject to completion of S106 agreement	22	22	Application approved at committee on 6/3/19: RESOLVED: That the application be approved subject to the conditions. That the decision be delegated to the Director of Planning and Property in consultation with the Chair and Vice-Chair of Planning Committee upon the successful completion of a Section 106 Agreement to secure commuted sums for off-site public open space; for the management and maintenance of on-site public space and to secure the affordable housing tenure split.

BP2-C

Five Year Housing Land Supply – Areas to be Agreed

Land at Olive Farm and Land North of Methuen Drive, Hoghton

Prepared on behalf of South Ribble Borough Council

2 September 2019

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1. Introduction

- 1.1 This statement, prepared by South Ribble Borough Council, sets out the areas still to be agreed on matters related to the five year housing land supply.
- 1.2 No agreement has been reached between the two parties in relation to the housing land supply on the sites set out in the following pages.
- 1.3 A list of evidential documents is enclosed in the appendix to this statement.

2. Housing Requirement and Five Year Supply

Requirement

2.1 The following is an excerpt from the council's Housing Land Position statement for year end 2018/19. At the time of writing, the method of calculation to be used is still unclear. However, it should be borne in mind that the Memorandum of Understanding with Chorley and Preston Councils referred to in the Statement of Common Ground (5 Year Housing Land Supply) is currently under review. **This review may result in a reduced housing requirement.**

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

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

Five year requirement = 417 x 5 (not accounting for shortfall)	2,085
Add Shortfall (under-delivery from 2003/04 to date)	1,110
Total required for five years to make up shortfall	3,195
Add 5% buffer	160
Total Five year requirement, making up shortfall within five years and including 5% buffer	3,355
One year requirement, making up shortfall within five years and including 5% buffer	671

Deliverable dwellings in five years	
Large sites with permission	2,073
Medium sites with permission	26
Small sites with permission (less 10%)	182
Additional sites allocated in Local Plan	1,117
Windfalls	600
Total Deliverable	3,998
Land supply (years)	5.96

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

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

Five Year Supply

2.2 Sites included within the South Ribble five year supply comprise:

- Sites with planning permission;
- Sites allocated in the adopted Local Plan.
- Anticipated Permitted Development
- Windfall sites¹

A full list of the sites included in the year end five year supply (excluding the, as yet, unknown windfalls) has been provided at Appendix 2 of the Five Year Housing Land Supply Statement of Common Ground.

3. Areas of Disagreement

3.1. This section of the statement sets out the specific sites on which the trajectories are not agreed between the parties.

3.2. The sites that are in dispute between the appellant and the Council and the reasons for dispute are as follows.

3.3 Wellington Park, Church Road, Leyland – Windfall

This site is under construction.

The application for this development described it as:

Erection of residential care accommodation for older people (62 Apartments – Class C2) with associated landscaping and car parking following demolition of existing building.

An excerpt of The DELTA User Guide (Housing Flows Reconciliation), on which the Housing Delivery Test is calculated, is shown at Appendix A. This clearly indicates that **A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. ... Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.**

This guidance further states:

... Other communal accommodation should include all other communal accommodation where this could reasonably be considered part of the dwelling stock. As a guide any accommodation which would attract a council tax banding should be included.

The McCarthy Stone development at Wellington Park offers 62 self-contained, market apartments with ancillary communal space. Property residency allows access to, but is not dependant on use of available

¹ The term 'windfall' is used to refer to those sites which become available for development but are not included as allocated land in a planning authority's adopted local plan. Historically, an average of over 100 windfall completions have been achieved per year since 2003/04.

care packages. Properties which are restricted by condition to the over 55 age group are not openly available market housing and are a restrictive form of housing but private in nature.

It is assumed that the units on this site will be registered individually on the Council Tax register in the same way as another development of the same type, by the same developer, in the borough (Hardwick Grange, Cop Lane, Penwortham..

Based on previous timescales by this developer, completion is anticipated to take approximately six months - by the end 2019. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
62	62	Yes	0	62	0	0	0	62	0

3.4 East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School (Ref TG07b) – Allocated

This site is currently for sale through pwc by Informal Tender with a deadline of 20 September 2019. The council has received expressions of interest from both developers and housing associations wishing to bring this site forward as soon as possible. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
60	60	No	0	0	15	30	15	60	0

3.5 Moss Side Test Track, Aston Way/Titan Way (Ref MS02) – Allocated

The application for this site is going to committee on 23 September 2019. It is reasonable to consider development will not begin to deliver completed units until mid 2020/21 at earliest. The delivery rates are based on those shown in the Construction Management Plan and are based on running multiple outlets from the site – David Wilson Homes and Barratt to each have two outlets and achieve similar rates to those achieved by Barratt and Redrow when Buckshaw Village was running at full production levels. **A discount of 120 units is accepted.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
950	950	No	80	80	80	80	80	400	120

3.6 Land off Browndge Road (Ref BBW02) – Allocated

In January 2019 Network Rail confirmed that they anticipate completion of 210 dwellings by 2023/24. This figure is considered over ambitious so only 50% of their estimated total dwellings has been used with a reduced build out rate of 35 per annum. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
100	100	No	0	0	0	35	35	70	0

3.7 Rear of Dunkirk Mill, Slater Lane, Leyland (aka Rear 102-118 Slater Lane) (Ref SS04) – Allocated

Provision for access to this site has been made through the adjoining Dunkirk Mill development which is now complete. The owners of “Rear of Dunkirk Mill” indicated at a meeting in January 2019 that they have not yet finalised a timescale. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
47	47	No	0	20	27	0	0	47	0

3.8 Land off School Lane/Old School Drive, Longton (Ref LHU02a) – Allocated

C4 have confirmed (August 2019) that they will be submitting an application for approximately three-quarters of this site in the near future. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
40	40	No	0	0	0	20	20	40	0

3.9 Lostock Hall Primary School, Avondale Drive (Ref TG05) – Allocated

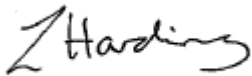
29/8/19 - LCC confirmed their intention to market this site in spring/summer 2020 so it is now considered to be deliverable. It cannot be marketed prior to this due to legal restrictions. The site has suffered vandalism issues and they are keen to realise the capital receipt as soon as possible. Only part of the site is identified as green infrastructure. **No discount should be applied to the five year supply.**

Dwellings permission granted for/estimated	Est Remaining Capacity 31/3/19	Under Construction	2019/20	2020/21	2021/22	2022/23	2023/24	Deliverable units 2019/20-2023/24	Discount from 5 year Supply
20	20	No	0	0	0	0	10	10	0

4. Declaration

5.1 This statement has been prepared by South Ribble Borough Council based on the most-up-to date information available.

Signed on behalf of South Ribble Borough Council by:



Name: Zoë Harding

Position: Planning Policy Officer

Date: 2 September 2019

Appendix 1 – Evidence of Site Progress

Site	Evidence	Date
Wellington Park, Church Road, Leyland – Windfall	Appendix 2 – Excerpts from The DELTA User Guide (Housing Flows Reconciliation) – published by MHCLG.	July 2019
East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School (Ref TG07b) – Allocated	Appendix 3 – Sales brochure produced by pwc in relation to this site (aka Belle Field Close, Penwortham)	August 2019
Moss Side Test Track, Aston Way/Titan Way (Ref MS02) – Allocated	Appendix 4 – Construction Environmental Management Plan	October 2017
Land off Browndge Road (Ref BBW02) – Allocated	Appendix 5 – email from Network Rail	18 January 2019
Rear of Dunkirk Mill, Slater Lane, Leyland (aka Rear 102-118 Slater Lane) (Ref SS04) – Allocated	Discussion at meeting with the owners of the site.	January 2019
Land off School Lane/Old School Drive, Longton (Ref LHU02a) – Allocated	Telephone conversation with C4.	August 2019
Lostock Hall Primary School, Avondale Drive (Ref TG05) – Allocated	Appendix 6 – email from Lancashire County Council	29 August 2019

Appendix 2 – Excerpts from The DELTA User Guide (Housing Flows Reconciliation)

Housing Delivery Test

The Housing Delivery Test measurement is published annually in November by the Ministry for Housing, Communities and Local Government. It is a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test (non-metropolitan districts, metropolitan boroughs, London boroughs and development corporations with plan-making and decision-making powers). The Housing Delivery Test uses the National Statistic for net additional dwellings as the delivery element of the measurement. This Housing Flows Reconciliation data collection informs the National Statistic for net additional dwellings, therefore it is important to ensure reported data is accurate. The measurement uses the National Statistic over a rolling three year period, with adjustments for net student and net other communal accommodation. Further information about the Housing Delivery Test and how it is calculated can be found here:

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

A **dwelling** is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. Non-permanent dwellings are included in section F subject to certain conditions (see note 6)

Ancillary dwellings such as 'granny annexes' should be included provided they are self-contained, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy

Communal accommodation should not be included in sections A to G of the HFR. However, it should be recorded in the new section H. **Communal accommodation covers school, university and college student accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters)**

Note that purpose-built, separate homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms) for students should be included in the main dwelling stock section from sections A to G. Each self-contained unit should be counted as a dwelling.

Appendix 3 – East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School (Ref TG07b) (aka Belle Field Close) – pwc sales brochure

For Sale by
Informal Tender: 12 Noon, Friday, 20th September 2019

Residential Development Site
Belle Field Close, Penwortham, Preston, PR1



P Wilson & Company
Chartered Surveyors



A Greenfield Residential Development Site situated at the southern end of Belle Field Close, Penwortham, Preston extending to 4.68 acres (1.89 hectares) or thereabouts comprising Residential Allocation CC in the adopted South Ribble Local Plan (2015).



t: 01772 882277

Burlington House, 10-11 Ribblesdale Place, Preston, Lancashire, PR1 3NA.
e: preston@pwcsurveyors.co.uk
www.pwcsurveyors.co.uk



location

The site is located just within the eastern boundary of the Parish of Penwortham to the south of the River Ribble between Preston and Leyland in Central Lancashire. It is centred on Grid Reference 353972:426695.

Vehicular access to the site is gained from the B5264 Leyland Road via The Cawsey and Belle Field Close. The Cawsey is currently being extended eastwards to the A6 London Way and is due to open to traffic in Autumn 2019. The site will then enjoy an improved direct access to Preston City Centre and the motorway network (M6/M65 junctions 29/1).

As for public transport, the nearest railway stations are at Lostock Hall (1.0 miles), Bamber Bridge (2.5 miles), Leyland (3.0 miles), and the West Coast Mainline Station at Preston (3.6 miles). Leyland Road is on a bus route, with conveniently located bus stops.

the site

The site extends to 4.68 acres (1.89 hectares) or thereabouts and comprises a roughly rectangular and generally level parcel of open grassland, formerly in agricultural use. To the west, north and east it adjoins the modern residential developments off Cromwell Way, Belle Field Close and Claytongate, whilst to the south are the open playing fields of Moor Hey School.

tenure

The site is freehold land, registered with title absolute, comprising Title Nos. LAN170290 and LAN 48099 (part).

services

All mains services are understood to be available within the immediate vicinity of the site.

planning

The site is a Residential Allocation (Site CC) in the adopted South Ribble Local Plan (2015) although its estimated capacity is incorrectly stated in the Policy D1 Schedule, as being only 15; whereas the site actually has an indicative capacity of 60 units. The site is also subject to policies contained in the Penwortham Town Neighbourhood Development Plan 2016-2026.

The purchaser's development layout will be expected to make provision for at least one vehicular access point on the southern boundary with Moor Hey School.

technical information

Interested parties, who formally register their interest in the site with P Wilson and Company LLP, will be provided with a link to the following documents:

- Site Plan
- Topographical Survey
- Site Investigation and Ground Assessment (bEk Enviro Ltd. October 2018)
- Flood Risk Assessment Report (Westlakes Engineering. December 2018)
- Transport Assessment (VCT Highways & Transportation Consultancy. May 2019)
- Preliminary Ecological Appraisal (Tyrer Ecological Consultants Ltd. October 2018)
- United Utilities Drainage Records (plan extract)
- Indicative sketch layout (MCK Associates Ltd)

Offers are invited for the freehold of the site as a whole from parties who have previously registered their interest with P Wilson and Company LLP.

Offers are to be submitted on the basis of a Conditional Contract (i.e conditional on the grant of satisfactory planning permission). If any offer is made subject to conditions or assumptions, they are to be clearly stated.

This sale is being conducted by way of an informal tender. It is anticipated that following receipt of offers, there will be interviews with short-listed candidates before a preferred developer is selected.

The closing date for receipt of offers is 12 noon, Friday, 20th September 2019.

The Vendor does not undertake to accept the highest, or indeed any, offer received.

viewing

Pedestrian access to the site is available Monday – Friday during daylight hours although prior notification to P Wilson and Company LLP is requested as the access from Belle Field Close is gated and secured and there is no visibility into the site from public vantage points.

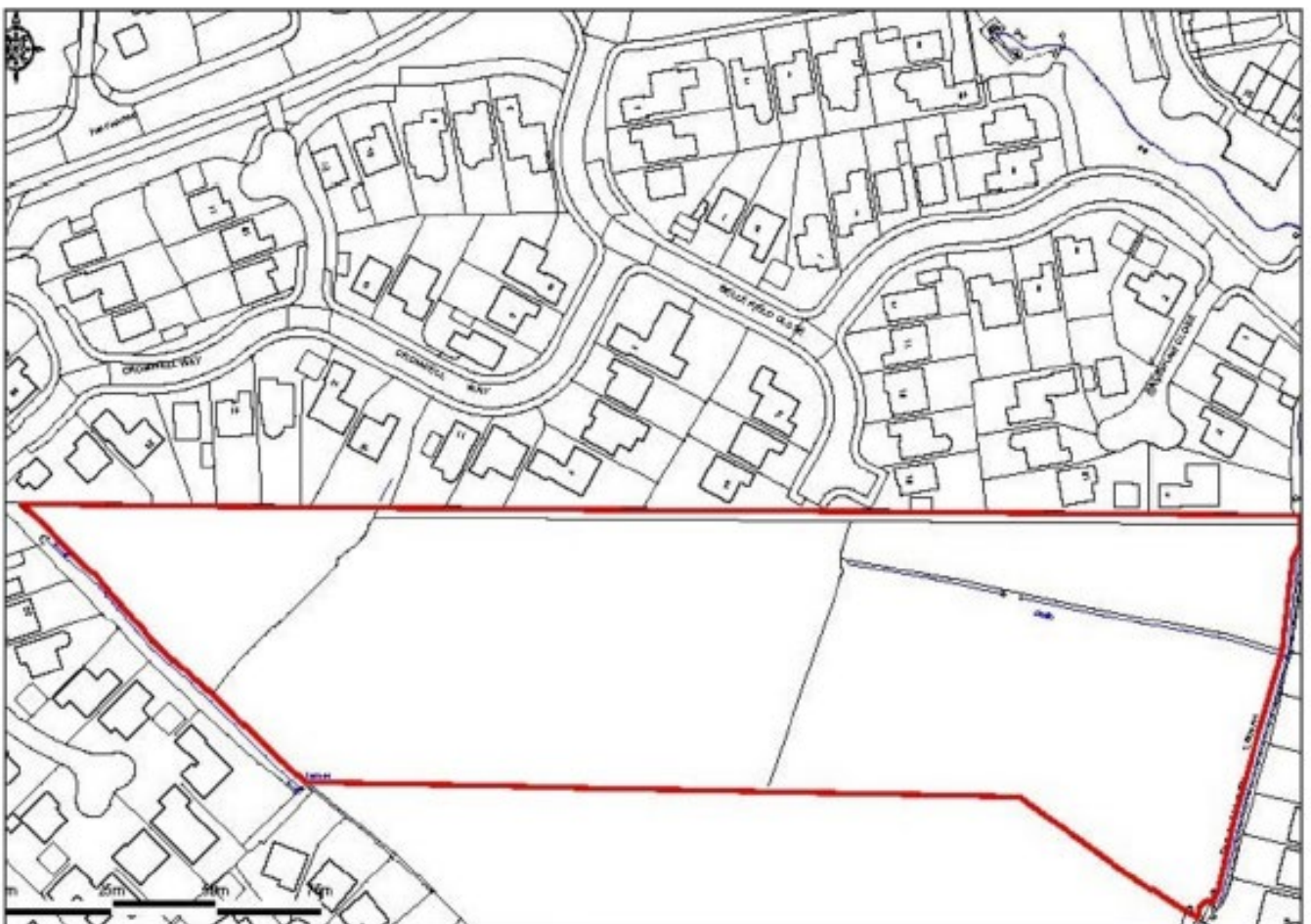
enquiries

To register an interest and for any further information please contact Simon Mair tel: 01772 882277, mob: 07971 425582, email: simon.mair@pwcsurveyors.co.uk.

health & safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures. The Vendors for themselves and P Wilson and Company LLP as their agents accept no liability for any health and safety issues arising out of viewing the property.





[misrepresentations act 1967](#)

[consumer protection from unfair trading regulations 2008](#)

[business protection from misleading advertising regulations 2008](#)

P Wilson & Company LLP for themselves and for the vendors or lessors of this property whom they are, give notice that:

- [a] All descriptions, plans, dimensions, references to condition or suitability for use, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers of tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- [b] Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- [c] No person in the employment of P Wilson & Company LLP has any authority to make or give any representations or warranty whatsoever in relation to this property.
- [d] These particulars are produced in good faith and set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

[plans](#)

All plans are produced using Promap Mapping Software under licence no. 100020449



Appendix 4 – Moss Side Test Track, Aston Way/Titan Way (Ref MS02) – Excerpt from Construction Environmental Management Plan

BDW Trading Ltd/Property Capital Ltd

4 CONSTRUCTION KEY DATES

Construction phasing was identified in the endorsed Masterplan Vision document (ref 15/008/001/Rev W). These phases have been further broken down into construction stages as illustrated in appendix A. the unit delivery profile for open market housing is of course subject to external factors such as availability of labour and materials, and market sentiment. The forecast key dates for each construction stage are outlined in the table below;

<i>Construction Stage</i>	<i>Period</i>	<i>Description</i>	<i>Forecast Unit Delivery</i>
Stage 1	July 2018 to Feb 2019	Construction of site accesses; site clearance	
Stage 2	March 2019 to June 2020	Construction of initial estate road; housing delivery.	53
Stage 2	July 2020 to June 2021	Estate road and housing delivery; traffic calming; on-site drainage infrastructure; on-site landscaping; spine road construction; site clearance.	72
Stage 2	July 2021 to June 2022	Estate road and housing delivery.	72
Stage 3	2020/21	Estate road and housing delivery; site clearance.	108
Stage 3	2021/22	Estate road and housing delivery.	108
Stage 4	2022/23	Estate road and housing delivery; site clearance.	108
Stage 4	2023/24	Estate road and housing delivery.	108
Stage 4	2024/25	Estate road and housing delivery.	108
Stage 5	2025/26	Estate road and housing delivery; site clearance.	108
Stage 5	2026/27	Estate road and housing delivery.	62
Stage 5	2027/28	Estate road and housing delivery.	43
Stage 6	2028/29	Commercial delivery and local centre	
Stage 6	2027/28	Commercial delivery	

Appendix 5 – Land off Browndedge Road (Ref BBW02) – email from Network Rail

Harding, Zoe

From: [REDACTED]@networkrail.co.uk>
Sent: 18 January 2019 11:22
To: Harding, Zoe
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Hi Zoe, thanks. The build-out rates remain the same.

Kind regards,

[REDACTED]
Town Planner | Property
Network Rail
Square One, 4 Travis Street | Manchester | M1 2NY

[REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

From: Harding, Zoe <ZHarding@southribble.gov.uk>
Sent: 18 January 2019 11:19
To: [REDACTED]@networkrail.co.uk>
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Hi [REDACTED]

Thank you for keeping me updated. I'll make a note of the 210. Does this alter the build out rates?

Zoë Harding

Planning Policy Officer

South Ribble Borough Council

☎ : 01772 (62) 5451

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

🌐 : southribble.gov.uk ✉ : zharding@southribble.gov.uk



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From: [REDACTED]@networkrail.co.uk]
Sent: 18 January 2019 11:08
To: Harding, Zoe <ZHarding@southribble.gov.uk>
Cc: [REDACTED]@networkrail.co.uk>; [REDACTED]@networkrail.co.uk>
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Hi Zoe,

Apologies, since send my email to you earlier today I have received further information from colleagues regarding the number of units proposed for the Bamber Bridge site. I can confirm that Network Rail is still proposing to construct circa 210 units on the site. Could you please disregard the figure of 100 units stated in the previous email?

Kind regards,

[REDACTED]
Town Planner | Property
Network Rail
Square One, 4 Travis Street | Manchester | M1 2NY
[REDACTED]
[REDACTED]@networkrail.co.uk
www.networkrail.co.uk/property

From: Harding, Zoe <ZHarding@southribble.gov.uk>
Sent: 18 January 2019 10:46
To: [REDACTED]@networkrail.co.uk
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Thanks, [REDACTED]. Much appreciated.

Zoë Harding

Planning Policy Officer

South Ribble Borough Council

☎ : 01772 (62) 5451

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

📧 : southribble.gov.uk ✉ : zharding@southribble.gov.uk



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"Awarded the best place to live in the UK"

From: [REDACTED]@networkrail.co.uk
Sent: 18 January 2019 09:45
To: Harding, Zoe <ZHarding@southribble.gov.uk>
Cc: [REDACTED]@networkrail.co.uk; [REDACTED]@networkrail.co.uk
Subject: RE: Demonstrating a Five Year Supply of Deliverable Housing Sites in South Ribble

Morning Zoe,

At the moment we are expecting about 100 units at Bamber Bridge. The drop is due to a lower density scheme being expected there. In terms of timescales I would anticipate that, all being well, we would exchange contracts 2020/21 for developer to make full planning application, complete sale in 2021/22 and then the whole scheme built out by say 2023/2024 giving the standard 2 year construction period.

Kind regards,

Appendix 6 – Lostock Hall Primary School, Avondale Drive (Ref TG05) - email from Lancashire County Council

From: [REDACTED]
To: [Harding, Zoe](mailto:Harding.Zoe)
Subject: RE: Former Lostock Hall County Infants, Avondale Drive
Date: 29 August 2019 10:47:14
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Yes, as soon as we can as the site is vacant, we've had some vandalism issues and we want the capital receipt!

[REDACTED]

[REDACTED]

Estates Surveyor
Lancashire County Council
T: 01772 [REDACTED]
W: www.lancashire.gov.uk

From: Harding, Zoe <ZHarding@southribble.gov.uk>
Sent: 29 August 2019 10:42
To: [REDACTED]@lancashire.gov.uk
Subject: RE: Former Lostock Hall County Infants, Avondale Drive

Hi [REDACTED]

Thank you, that's helpful. Is it LCC's intention to put it on the market as soon as it is legally allowed, ie in Spring/Summer 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



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From: [REDACTED]@lancashire.gov.uk
Sent: 29 August 2019 10:33
To: Harding, Zoe <ZHarding@southribble.gov.uk>
Subject: Former Lostock Hall County Infants, Avondale Drive

Zoe,

Legislation prevents us from officially doing anything with the site until 10 years after it became vacant (March 2020). We are doing some internal investigations but aren't in a position to

declare it surplus and place it on the market until the earliest Spring/Summer 2020.

Kind regards,

[REDACTED]

[REDACTED]

Estates Surveyor

Lancashire County Council

T: 01772 [REDACTED]

W: www.lancashire.gov.uk

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South Ribble Borough Council

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Check out our website at www.southribble.gov.uk

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