

BP2-D



HOUSING LAND POSITION

At 31st March 2019

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1. Introduction

- 1.1 This report examines three key areas:
- Housing Completions in Preston since 2003.
 - Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.
 - Future supply of housing and specifically the 5 year housing supply.
- 1.2 Please note, due to the different ways of reporting completion statistics i.e. gross completion/net completions/site size thresholds, the annual completion figures included in Section's 2.4 and 2.5 will not reconcile with the annual completion figures in Section 2.1.
- 1.3 During 2014/15 the examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies DPD) was held with hearing sessions held between 21 and 30 October 2014. Prior to the hearings, in response to a question from the Inspector and following the Wokingham judgment¹, it was agreed by all parties at the hearing that there was no requirement in examining this local plan to reconsider Objectively Assessed Need. This is reflected in the Inspector's report².
- 1.4 The annual housing requirement in Preston is, therefore, 507 dwellings as set out in Policy 4 of the Central Lancashire Core Strategy.
- 1.5 Following consideration of all the representations before, during and after the hearing sessions for the Local Plan, the Inspector was satisfied that Preston could demonstrate a five year supply as required by Paragraph 73 of the National Planning Policy Framework. The existence of a five year supply of deliverable housing at a base date of September 2014 is, therefore, a matter of fact.
- 1.6 The Council's housing land requirement and supply position has recently been tested at the Sandygate Lane (APP/N2345/W/17/3179105)/ Keyfold Farm (APP/N2345/W/17/3179177) appeals in February 2018. The Inspector at these appeals concluded that, despite the recent publication of updated housing evidence³ indicating differently, that the most relevant housing requirement for Preston continues to be that contained within Policy 4 of the Central Lancashire Core Strategy as that is the only housing requirement which has been subject to the scrutiny of a Local Plan Examination in Public.
- 1.7 As a consequence of these appeals, given Policy 4 of the Central Lancashire Core Strategy embodies the principle of dealing with an

¹ Gladman Developments Ltd and Wokingham Council [CO/1455/2014]

² Report on the Examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies, paragraph 62

³ Central Lancashire Strategic Housing Market Assessment (September 2017)

under delivery since 2003 must be factored in to the five year supply calculation. The Inspectors conclusions have been adhered to in Section 3.2 of this report.

- 1.8 In February 2019 the Government published a revised National Planning Policy Framework. The revised National Planning Policy Framework requires Local Planning Authorities to assess the minimum number of homes needed through a local housing need assessment conducted using a standard methodology. Furthermore, the revised National Planning Policy Framework states that where strategic housing requirement policies are more than five years old, the five year supply of deliverable housing ought to be assessed against the local housing need assessment.
- 1.9 Whilst the housing requirement policy (Policy 4) is now almost seven years old, Preston are still using this requirement rather than the local housing need figure due to a 'review' of this policy which took place in 2017. At this time, following the publication of the new Central Lancashire Strategic Housing Market Assessment, Preston entered into a Memorandum of Understanding⁴ with its neighbours South Ribble and Chorley Council's endorsing the requirements set out in Policy 4. This decision was taken to ensure the three authorities continued to meet their own respective Objectively Assessed Needs, but also to meet the aspirations of the Preston, South Ribble and Lancashire City Deal and Government's aspirations to increase the supply of housing.
- 1.10 Given the Central Lancashire Strategic Housing Market Assessment indicated that, from a base date of April 2014, the Objectively Assessed Need in Preston was lower than the Central Lancashire Core Strategy requirement, the Memorandum of Understanding was based on a presumption that any backlog which pre-dated that base date was removed. Unfortunately, the appeals referenced in paragraphs 1.6 and 1.7 above, have prevented this course of action being taken.
- 1.11 The Council is actively reviewing the current Local Plan, with neighbouring districts Chorley and South Ribble in order to establish a new, up-to-date housing requirement forms part of the adopted development plan.
- 1.12 Finally, the revised National Planning Policy Framework includes a new definition of what constitutes a deliverable site. In summary, all non-major development (less than 10 dwellings or less than 0.5 hectares) and all sites with detailed planning permission are considered to be deliverable unless clear evidence suggests otherwise. Sites with outline planning permission for major development, allocated sites, permissions in principle and sites on the brownfield register shouldn't be considered deliverable unless clear evidence suggests the development will

⁴ Joint Memorandum of Understanding and Statement of Co-operation relating to the Provision of Housing Land (September 2017).

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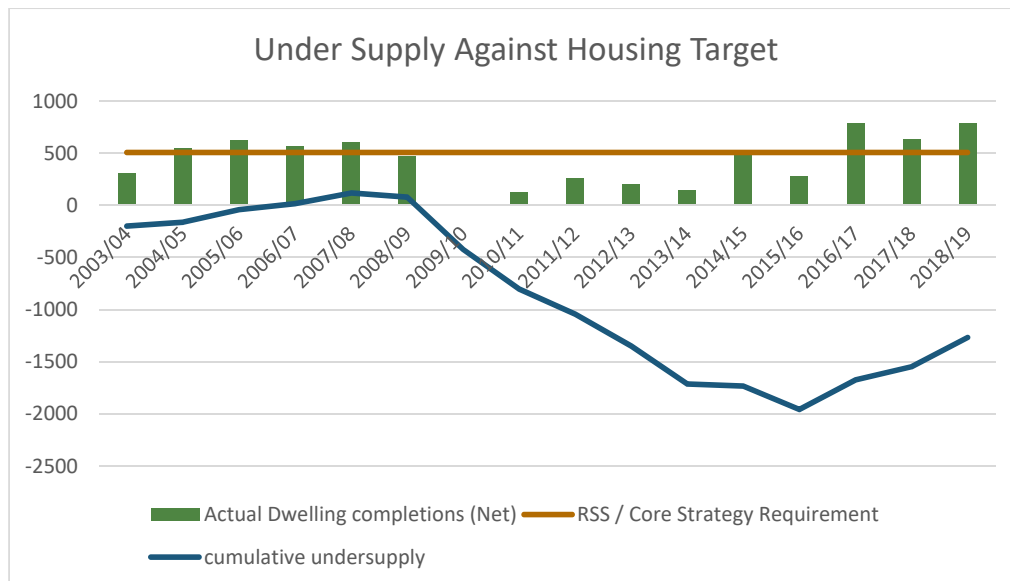
commence within five years. This new definition has been adhered to in Section 3.2 of this report.

2. Completion Details

2.1 Annual Completion 2003 - 2019

Monitoring Period	Net Completions
April 2003 - March 2004	308
April 2004 - March 2005	544
April 2005 - March 2006	627
April 2006 - March 2007	565
April 2007 - March 2008	609
April 2008 - March 2009	468
April 2009 - March 2010	5
April 2010 - March 2011	127
April 2011 - March 2012	265
April 2012 - March 2013	202
April 2013 - March 2014	142
April 2014 - March 2015	488
April 2015 - March 2016	282
April 2016 - March 2017	791
April 2017 - March 2018	634
April 2018 - March 2019	785
Total Net Completions 2003 - 2019	6,842

2.2 The graph below shows annual completions since 2003 along with the (now revoked) North West Regional Spatial Strategy requirement to 2010, and Core Strategy requirement from 2010, totalling 8,112 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to **1,270** net dwellings.



2.3 Empty Homes

2.4 Following on from the 2018 Keyfold Farm/Sandygate Lanes appeals no allowance has been made for empty homes brought back into use for future supply or past completions. This is due to the Inspector concluding at paragraph 45 of the decision notice that: *“the evidence before me is persuasive that, effective though the Council’s direct efforts to address ongoing vacancy in the older housing stock may be, the net effects of this on the overall supply of housing is effectively neutral and should therefore be discounted”*.

2.5 Student Accommodation

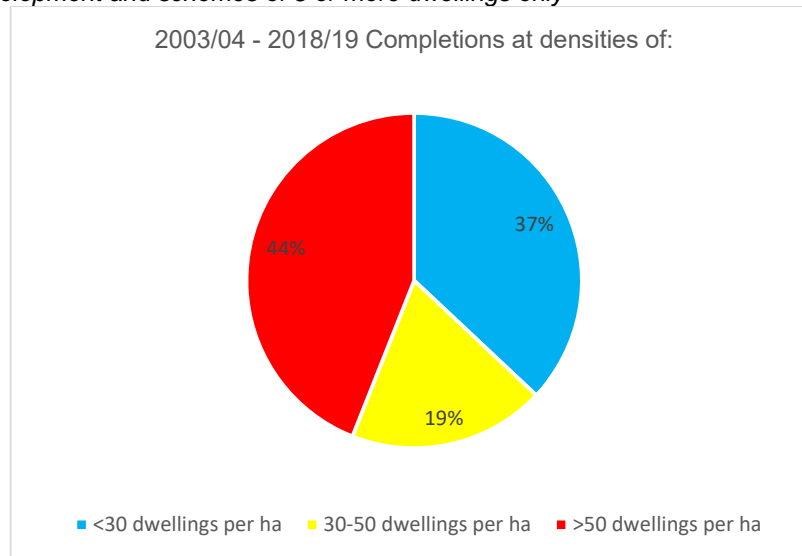
2.6 Following on from the 2018 Keyfold Farm/Sandygate Lane appeals no allowance has been made for Student Accommodation within the future supply due to the inspector concluded at paragraph 45 that *“for a variety of reasons [student accommodation], appears not to have released existing stock for significant inclusion in the supply”*. At this point in time no allowance has been made for student accommodation as a result of council tax exemption data however this will be reviewed on an annual basis.

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2.7 Completions by Density

Density	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	Totals
<30 dwellings per ha	No data	175	61	89	11	21	7	31	13	18	16	75	100	400	419	535	1971
30-50 dwellings per ha	No data	149	128	95	13	28	5	6	87	82	25	90	11	119	63	97	998
>50 dwellings per ha	No data	290	193	315	330	188	31	26	16	53	38	278	137	204	99	94	2292

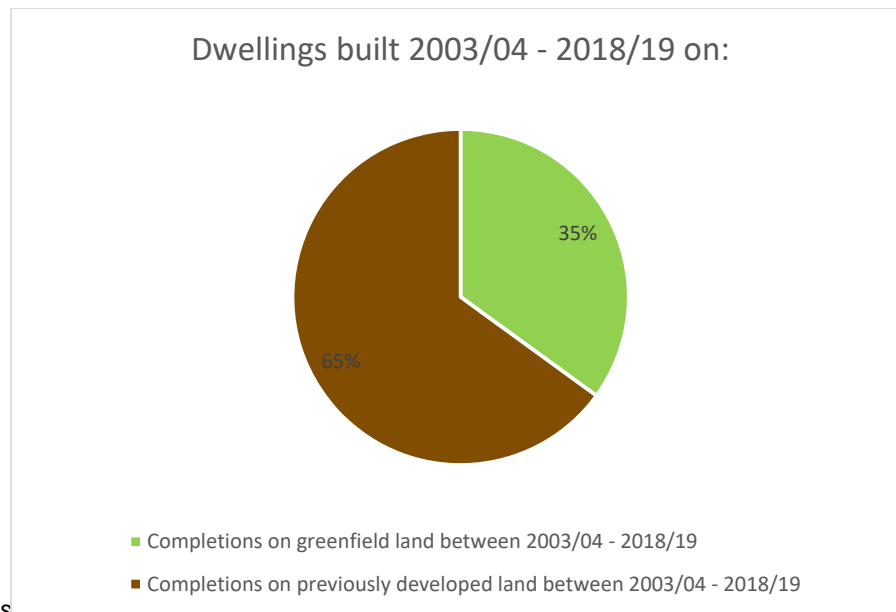
**Gross completions, net site area of development and schemes of 5 or more dwellings only*



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2.8 Completions on Previously Developed Land

Land Type	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Greenfield	No data	308	141	124	95	5	5	1	13	4	26	106	114	470	458	597	2467
		47%	22%	21%	16%	1%	6%	1%	5%	2%	16%	20%	38%	58%	71%	74%	35%
Previously Developed Land	No data	347	493	462	514	480	81	142	272	211	135	428	189	347	191	206	4498
		53%	78%	79%	84%	99%	94%	99%	95%	98%	84%	80%	62%	42%	29%	26%	65%



2.9 Affordable Housing Completions

Monitoring Period	Gross Affordable Completions
April 2003 – March 2004	No data
April 2004 – March 2005	58
April 2005 – March 2006	0
April 2006 – March 2007	33
April 2007 – March 2008	35
April 2008 – March 2009	45
April 2009 – March 2010	15
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
April 2013 – March 2014	35
April 2014 – March 2015	16
April 2015 – March 2016	178 ⁵
April 2016 – March 2017	137 ⁶
April 2017 – March 2018	197 ⁷
April 2018 – March 2019	213 ⁸
Total Gross Affordable Completions 2004 – 2019	1,066

2.7 Demolitions

2.8 During the 2018/2019 monitoring period there were 2 dwellings recorded for monitoring purposes as demolished.

DM/2018/000610	Lightfoot Meadows, Lightfoot Lane, Preston, PR4 0AE	Demolition of 2no. bungalows, 2no. stable blocks and riding arena
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⁵ 139 (RSL units) + 39 units (affordable element of market schemes) = 178

⁶ 83 (RSL units) + 54 units (affordable element of market schemes) = 137

⁷ 141 (RSL units) + 56 units (affordable element of market schemes) = 197

⁸ 206 (RSL units) + 7 units (affordable element of market schemes) = 213

2.8 Housing Delivery Test

- 2.9 The revised National Planning Policy Framework introduced the Housing Delivery Test (HDT). The purpose of the HDT is to monitor delivery of new housing in every Local Authority across the country, against the respective local housing need figure (not an adopted housing requirement figure).
- 2.10 The HDT figures (quoted as percentages) are published by the Government in November of each year (commencing from November 2018) and measure completion data over the previous three monitoring periods on a rolling basis.
- 2.11 The revised National Planning Policy Framework includes various thresholds which Local Authorities must meet in order to avoid repercussions. The most severe of which being an engagement of the presumption in favour of sustainable development if the HDT score falls below 75% (from November 2020).
- 2.12 The Government published [table](#) includes the relevant data for Preston for the period 2015-2018 demonstrating that the HDT score for that period was **252%**.

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3. **Housing Land Supply**

Housing Supply across the Local Plan Period based on Outstanding Permissions and Local Plan Allocations

Local Plan Ref	Planning Ref	Address	Net Gain Outstanding at April 2019	Apr 19/20 - Apr 23/24 Supply	Apr 24/25 - Apr 28/29 Supply	April 29 Onward Supply
	06/2011/0469	Land adj 44 Geoffrey Street	6	6		
	06/2013/0195 & 06/2016/0504	Land off Eastway - Hollins	58	58		
	06/2013/0293	Land at Lockside Rd	16	0	16	
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	11	11		
MD2	06/2014/0353	Lightfoot Lane Phase 1A	5	5		
MD2	06/2014/0442 & 06/2018/0592	Sandyforth Lane Preston	176	150	26	
MD2	06/2014/0598	Maxy House Farm - Wainhomes	52	52		
	06/2014/0902	Land off Preston Rd Grimsargh	150	60	90	
	06/2014/0936 & 06/2018/1258	Land to rear of The Uplands, Fulwood Row	6	6		
	06/2015/0022	Miller Arcade, Lancaster Rd	45	0	45	
	06/2015/0031	Church Hill Lodge, Durton Lane	6	6		
	06/2015/0159	15 Moor Park Avenue	8	8		
	06/2015/0173	Land at Durton Lane	7	7		
MD1	06/2015/0243	Cottam Hall - Story Homes	184	150	34	

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MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	108	108		
	06/2015/0374	Glovers House, 35 Glovers Court	30	30		
MD2	06/2015/0530	Land to the north of Hoyles lane and east of Sidgreave Lane	194	120	74	
MD2	06/2015/0546 & 06/2017/1252 & 06/2017/1038	Connemara, Lightfoot Green Lane - Charles Church	68	68		
MD2	06/2015/0769	Land at D'Urton Lane, Broughton	58	58		
	06/2015/0816	Land sth of 110-126 Whittingham Lane Broughton	37	37		
	06/2015/0950 & 06/2018/0849	Midland Hse Maritime Way	25	0	25	
MD2	06/2015/0968	Land North of Eastway and South of Durton Lane	233	120	113	
	06/2015/0995	Garth Lodge, 62 Lightfoot Lane	2	2		
MD2	06/2016/0002	Brookfield Farm Tabley Lane Higher Bartle	12	12		
	06/2016/0237	Land Nth of Dovedale Avenue Ingol	60	60		
	06/2016/0457	Manor House Farm, Button St, Inglewhite	7	7		
	06/2016/0579	Woodlands Barn Bartle Lane Bartle	7	7		
	06/2016/0786 & 06/2018/1101 & 06/2018/1102	Bridge House Lea Road	6	6		
	06/2016/0848	3-5 Fishergate	14	14		

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	06/2016/0873	87 Moor Park Avenue	8	8		
	06/2016/0989	40-44 Meadow St	6	6		
	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	93	84	9	
	06/2016/1165	5-7 Moor Park Avenue	14	14		
	06/2016/1192	21 - 23 Lord Street	11	11		
	06/2016/1200	42 West Cliff	31	31		
	06/2016/1243	639 Garstang Road	5	5		
	06/2016/1259	Winckley House, 15, Cross Street	76	76		
MD2	06/2017/0004	Land to the rear of 122-152 Hoyles Lane	17	17		
	06/2017/0206	Guild House Cross Street	46	46		
	06/2017/0251	5-13, Market Street Preston	19	19		
MD1	06/2017/0255 & 06/2017/0256	Former Cottam Brickworks Cottam Avenue	114	84	30	
	06/2017/0278 & 06/2015/0306	Land at Garstang Rd Barton	55	55		
MD1	06/2017/0324	Land west of The Weald Preston	119	80	39	
	06/2017/0352	land between 19 Garrison Rd and 68 Chapman Rd	8	8		
MD2	06/2017/0366 & 06/2018/1415	Land Nth of Maxy House Fm Sandy Lane	213	84	120	9
	06/2017/0379	Harrison House Farm Darkinson Lane	8	8		
	06/2017/0418	Hope Villa 248 Lightoof Lane	14	0	14	
	06/2017/0448	Land adj Railway St Barnabas Place	14	14		
	06/2017/0531	131 - 137 Market Street West	12	12		
	06/2017/0631	43 Church Street	6	6		

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	06/2017/0724	Park House Farm Whittingham Lane Grimsargh	34	34		
	06/2017/0757	Ingol Golf Club	450	60	120	270
MD2	06/2017/0831	Land north of Durton Lane Preston	250	0	120	130
	06/2017/0941	Land to the rear of 126A Whittingham Lane	100	60	40	
	06/2017/0970	58 - 60 Guidhall Street	35	35		
	06/2017/1036	Land adj Ashdene 268 Hoyles Lane Preston	10	0	10	
	06/2017/1048	Land adjacent Old Rib Farm 55 Halfpenny Lane	11	11		
	06/2017/1062	The Grange Durton Lane	6	6		
	06/2017/1087	Land west of Geoffrey Street, Preston	30	30		
	06/2017/1103	Land adj Lloyds Pharmacy Longsands Lane Preston	8	8		
	06/2017/1104	Park House 472 Garstang Rd	38	38		
	06/2017/1170	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	12	0	12	
	06/2017/1229	Lawton House Farm Bartle Lane Woodplumpton	14	0	14	
	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	48	20	
MD2	06/2017/1384	Haydock Grange Hoyles Lane	245	120	125	
	06/2017/1387	Dean Farm Warehouse Pudding Pie Nook Lane Preston	6	6		
	06/2017/1432	Land east of Plumpton Field Preston	18	0	18	
MD2	06/2017/1435	Land at Tabley Lane Preston	175	0	120	55
	06/2018/0127	8-10 Waltons Parade Preston	17	17		

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	06/2018/0238	Cardwells Farm Garstang Road Preston	55	0	55	
	06/2018/0242	Land off Garstang Road Preston	45	0	45	
	06/2018/0250	Land North of Inglewhite Rd Preston	3	3		
	06/2018/0256	Land to the north of Inglewhite Road Longridge	5	5		
	06/2018/0469	6 Winckley Square Preston	25	25		
MD2	06/2018/0688	Land off Sandy Lane/Maxy House Road Cottam	36	36		
	06/2018/0703	Red Rose House and Elizabeth House Lancaster Road Preston	140	140		
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	0	58	
	06/2018/0746	Lancashire House 24 Winckley Square	29	29		
	06/2018/0803	3 Orchard Street Preston	6	6		
	06/2018/0927	10 & 11 Camden Place Preston	14	14		
	06/2018/0967	Broughton Hall Barn, midgery Lane	5	5		
	06/2018/1063	91 Garstang Road Preston	5	5		
	06/2018/1069	3 Nog Tow Bank Tabley Lane Preston	7	7		
	06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	9		
	06/2018/1112	5-7 Cannon Street Preston	15	15		
	06/2018/1282	Ribbleton Hospital Miller Road Preston	139	0	120	19
	06/2018/1328	The Connelly Centre Steeple View Preston	7	7		
	06/2018/1385	Former St Josephs Social Club Cemetery Road Preston	44	44		
	06/2018/1394	15-17 Cambridge Walk Preston	5	5		

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	06/2019/0168	Land South of Inglewhite Road adjacent Belmont Residential Home Preston	6	6		
MD1		Remainder of MD1	701	0	150	551
MD2		Remainder of MD2	1046	0	150	896
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	0	40	
HS1.3		Parker Street	50	0	50	
HS1.4	06/2016/0585	Former Eastway Nurseries	8	8		
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	0	38	
HS1.7		Deepdale Mill, Deepdale Mill Street	28	0	28	
HS1.8		Shelley rd/Wetherall St	27	0	27	
HS1.9		Stagecoach Bus Depot Selbourne St	32	0	32	
HS1.10	06/2014/0707	Former Golden Hill School, Cromwell Rd	6	6		
HS1.11		Tulketh Community School	44	0	44	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	0	12	
HS1.13		Land North of Tom Benson Way	30	0	30	
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	83	83		
HS1.14	06/2016/0493	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	88	88		
HS1.14	06/2017/0840	Land at Inglewhite Rd (top section of north site)	190	84	106	
HS1.15	06/2014/0535	Former Whittingham Hospital	3	3		

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HS1.15	06/2014/0535	Former Whittingham Hospital remainder of the site	500		120	380
SP4.1 (City Centre Plan)		St Joseph's Orphanage	81	0	81	
SP4.2 (City Centre Plan)		Avenham Street Car Park	42	0	22	20
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	0	14	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	0	0	28
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	0	35	35
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	0	7	
		Smaller sites minus 10% discount	262	262		
		TOTAL	8,095	3,204	2,498	2,393

4. 5 Year Supply Position

4.1 The table at Section 3 identifies the potential for **3,204** units during the 5 year period (2019/20 – 2023/24).

4.2 Paragraph 73 of the revised National Planning Policy Framework states that *'the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

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

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

4.3 In accordance with Paragraph 73 of the NPPF a 10% buffer has been applied to the 5 year housing calculation:

5 Year Supply as at 31/03/2019	
Housing requirement to March 2019 (507 x 16)	8,112
Net completions up to 31/03/2019	6,842
Undersupply up to 31/03/2019	1,270
5 Year requirement (507 x 5)	2,535
5 Year requirement + undersupply	3,805
5 Year requirement + undersupply + 10% buffer	4,185
Annual requirement for the 5 year period	837
5 Year potential supply	3,204
5 Year Supply Position	3.8

4. Appendix 1

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

Planning Ref	Address	Net Gain Outstanding at Apr 19
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	1
06/2014/0235	Former Midland House Maritime Way	1
06/2014/0460	Park House 472 Garstang Rd	0
06/2014/0506	9 - 11 Church Avenue	2
06/2014/0585	Greyfriars Hall Walker Lane	2
06/2014/0661	Bedtime Unit 1 Southgate	2
06/2014/0682	Royal Garrison 193 Watling St Rd	2
06/2014/0678	592 Blackpool Road	1
06/2014/0719	Old Woodsfold Farm Lewith Lane	1
06/2014/0785	Spar House Farm Lewth Lane Woodplumpton	1
06/2014/0912	Deafway Brockholes Brow	3
06/2014/0958	Beech Grove Farm Malley Lane	3
06/2015/0015	40 Thorntrees Avenue	3
06/2015/0029	Hoole Fold Farm 840 Garstang Road	2
06/2015/0068	5 Woodlands Avenue	1
06/2015/0099	217 Garstang Road	1
06/2015/0146	Land adjacent 146 Lightfoot Lane	2
06/2015/0205	Winders Barn Durton Lane	1
06/2015/0373	Tower House Woodlands Grove	2
06/2015/0379	42 Eldon St	2
06/2015/0648	Hooles Fm Brass Pan Lane Broughton	2
06/2015/0661	Land off Wayside Back Lane (Grid Ref 575370)	1
06/2015/0681	23a Fulwood Hall Lane Fulwood	1
06/2015/0700	47 Whittingham Lane	2
06/2015/0760	Barn to rear of Cross House Farm Barton Lane	1
06/2015/0770	Land adj Oaklands Farm Ashley Lane	2
06/2015/0981	Woodhey D'Urton Lane Broughton	3
06/2015/1022	Land adjacent 39 Lower Bank Road	2
06/2015/1033	Summers Farm Cow Hill	1
06/2015/1040	Marimar Cumeragh Lane	1
06/2016/0120	Moons Bridge Marina Hollowforth Lane	1

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06/2016/0200	Chingle House Farm Whittingham Lane Goosnargh	3
06/2016/0213	105 Whittingham Lane Broughton	1
06/2016/0228	Land adj. 329 St George's Rd	1
06/2016/0332	Winders Barn, D'Urton Lane, Broughton	1
06/2016/0393	928 Garstang Road, Barton	1
06/2016/0412	The Bents, Crumbleholme Fold, Goosnargh	1
06/2016/0446	8 Ribbleton Avenue, Ribbleton	1
06/2016/0531	Church House Farm, Preston Road, Grimsargh	4
06/2016/0541	504 Whittingham Lane Broughton	1
06/2016/0567	12 Royal Avenue Fulwood Preston	1
06/2016/0573	37 Halfpenny Lane Whittingham	1
06/2016/0580	Woodlands Barn Bartle Lane Bartle	3
06/2016/0581	Land at Pudding Pie Nook Lane Goosnargh	1
06/2016/0626	Inglemere Station Rd	4
06/2016/0638	Land adj 135 West Park Ave Preston	2
06/2016/0681	111A Plungington Rd Preston	1
06/2016/0691	Land South of South Lodge Moor Park Avenue	1
06/2016/0695	95 Cromwell Rd Preston	1
06/2016/0704	Grimsargh Vicarage 46 Preston Road	4
06/2016/0713	Grove House Newsham Hall Lane	1
06/2016/0762	Stone Cottage 80 Whittingham Lane Broughton	1
06/2016/0775	55A Bridge Rd Preston	2
06/2016/0791	494-498 Garstang Rd Preston	3
06/2016/0797	211 Woodplumpton Rd Woodplumpton	1
06/2016/0798	Bell Fold Farm 708 Garstang Rd	3
06/2016/0823	132 Church St	2
06/2016/0826	Carr House Preston Rd	1
06/2016/0838	Sharoe Green Post Office 347 Garstang Rd Preston	3
06/2016/0853	15 Holmbrook Rd Preston	2
06/2016/0862	Playground Heatherfield Place	2
06/2016/0936	10 Guildhall St	2
06/2016/0956	Woodplumpton Methodist Church	1
06/2016/0987	Whinneyfield Farm, Whinneyfield Lane	3
06/2016/1003	Land sth of woodlands Lea Lane	2
06/2016/1004	Land to side of Lewth Lodge Cinder Lane	1
06/2016/1026	Vine House Farm 38 Darkinson Lane	4
06/2016/1074	53 Watling St Road	-1
06/2016/1134	413 New Hall Lane	2
06/2016/1136	8 Avenham Place	1
06/2016/1166	28 Church Lane Goosnargh	2

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06/2016/1169	Dean Villa 139 Whittingham Lane	1
06/2016/1250	land rr of 25 Lambert Rd	1
06/2016/1266	Belmont Fm Inglewhite Rd	3
06/2016/1286	7 St Theresa's Drive	1
06/2016/1307	Hooles Farm Brass Pan Lane	0
06/2017/0047	Lawton House Farm Bartle Lane	1
06/2017/0076	Land adj 77 Church Ave	2
06/2017/0077	Land adj 24 Tulketh Rd	4
06/2017/0094	Broadfield Inglewhite Road	1
06/2017/0214	Lingala Lightfoot Green Lane	3
06/2017/0238	219 Tulketh Brow	1
06/2017/0245	185 Marsh Lane	1
06/2017/0254	Land adj 8 Derby Rd	2
06/2017/0269	Old Methodist Chapel Chapel Lane	1
06/2017/0301	99 Victoria Rd	0
06/2017/0339	Land rr of 907 & 909 Whittingham Lane Broughton	4
06/2017/0363	Land adj 19 Kingfisher Street	2
06/2017/0364	Land west of Maxy House Farm Sandy Lane	1
06/2017/0374	land rr of 113A Watling St Rd	2
06/2017/0378	Land North of Bartle Lane	2
06/2017/0424	Houghton House Farm Lightfoot Lane	1
06/2017/0449	The Garden House, Catforth Rd, Catforth	1
06/2017/0453	1 Christ Church St	2
06/2017/0461	Lyndhurst, 67 Halfpenny Lane	1
06/2017/0516	East View Barn, Cinder Lane	1
06/2017/0590	3-3a Fox Street	2
06/2017/0662	land adjacent Ribble Lodge, 199-201 Ribbleton Ave	2
06/2017/0673	35, 37 & 39 Manchester Road	4
06/2017/0682	228-232 Deepdale Rd	1
06/2017/0685	2 Taylor Street	1
06/2017/0708	Land Adjacent Fell View Pudding Pie Nook Lane	1
06/2017/0788	Lower Hill House Farm Eaves Lane	2
06/2017/0826	Thirlmere Blackleach Lane	1
06/2017/0840	135-137 Manchester Road	1
06/2017/0843	Union Court 2 Union Street	3
06/2017/0917	21-23 East Street	1
06/2017/0927	The Dingles Highgate Close	1
06/2017/0943	25 Wodplumpton Lane	1
06/2017/0995	135-137 Fishwick Parade	1
06/2017/0996	18-20 Skeffington Road	4
06/2017/1049	Brentwood House 15 Victoria Road	1
06/2017/1060	Domus Iii, Durton Lane	1

Housing Land Position
At 31st March 2019

06/2017/1080	Land adjacent 1 Fermor Road	1
06/2017/1125	Cottam Lodge 34 Miller Lane	1
06/2017/1238	Land to rear of Abbots Lodge 141 Lightfoot Lane	1
06/2017/1247	Land adjacent to Craig Niesh (known locally as End House) Goosnargh Lane	2
06/2017/1251	Carr House Farm Preston Road	1
06/2017/1258	Whitefield Hse Farm Mayfield Avenue	1
06/2017/1345	Bryars House Lea Lane	0
06/2017/1348	Bridge House Farm Tabley Lane	1
06/2017/1400	Broadfield Inglewhite Road	1
06/2017/1401	Broadfield Inglewhite Road	1
06/2017/1458	57 Victoria Road	4
06/2018/0021	64 Plungington Road	1
06/2017/0380	Land between 71 & 75 Ramsey Avenue Preston	2
06/2017/0984	The Mount Fernyhalgh Lane Preston	1
06/2018/0007	Paradise House Moorside Lane Woodplumpton	1
06/2018/0104	155 & 157 Garstang Road Preston	1
06/2018/0132	Former Deepdale Mill Isherwood Street	4
06/2018/0146	Oak Bank Mill Lane Goosnargh	1
06/2018/0157	South Planks 928 Garstang Road Preston	1
06/2018/0172	Belmont Farm Inglewhite Road	1
06/2018/0224	Land at Garstang Road Preston	2
06/2018/0244	339 Preston Road Grimsargh	4
06/2018/0255	Land adjacent Whinfield Cottage Cow Hill	1
06/2018/0281	1 Greenlands Grove Ribbleton	1
06/2018/0282	Land adjacent Winders Lodge Durton Lane	1
06/2018/0354	Land to rear of 16 Lambert Road Lambert Road	4
06/2018/0359	Land adjacent 187 Kent Street Preston	2
06/2018/0395	Broadith Cottage Broadith Lane Preston	1
06/2018/0402	The Laurels 146 Lightfoot Lane Preston	2
06/2018/0411	Bradcroft Cottage Goosnargh Lane Preston	1
06/2018/0431	22 Egerton Road Preston	1
06/2018/0448	Land off Inglewhite Road Preston	1
06/2018/0512	Plumpton Green 103 Woodplumpton Road Woodplumpton Preston	3
06/2018/0515	Whinneyfield Farm Whinneyfield Lane Preston	2
06/2018/0517	Newfield Tabley Lane Preston	-1
06/2018/0584	Glenroyd 250 Lightfoot Lane Preston	2
06/2018/0588	Brookview House Barton Lane Preston	1
06/2018/0591	Barton House Blackleach Lane Preston	1

Housing Land Position
At 31st March 2019

06/2018/0641	450 Blackpool Road Preston	1
06/2018/0644	Bushells Cottage Mill Lane Goosnargh	1
06/2018/0663	33 Ribblesdale Place Preston	1
06/2018/0677	Agricultural Building North of Oak House Pudding Pie Nook Lane	1
06/2018/0697	Bensons Cottage Bensons Lane Woodplumpton	0
06/2018/0681	106 Deepdale Road Preston	2
06/2018/0701	36 Waterloo Terrace Preston	1
06/2018/0710	Marlings Barn Cumeragh Lane Preston	4
06/2018/0718	Land between 3 Spa Cottages & Laburnum House Bartle Lane Preston	2
06/2018/0726	Breakneck Farm Fernyhalgh Lane	1
06/2018/0799	The Orchard Eaves Lane Preston	1
06/2018/0793	Edge Farm Hollowforth Lane Preston	1
06/2018/0818	Land off Whittingham Lane Goosnargh	4
06/2018/0835	Newby House 4 Darkinson Lane Preston	1
06/2018/0848	Land adjacent Fell View Cottage Pudding Pie Nook Lane Preston	1
06/2018/0921	Elston Grange Elston Lane Preston	3
06/2018/0954	Anderton Fold Farm 980 Garstang Road	2
06/2018/0975	Land opposite 92 Darkinson Lane Preston	4
06/2018/1039	Land adjacent Paradise House Moorside Lane	1
06/2018/1050	Whinfield Cottage Cow Hill Preston	1
06/2018/1056	Land west of Beconsall Farm Bartle Lane Preston	1
06/2018/1094	Heron Gate Highrigg Drive Preston	1
06/2018/1207	270 Garstang Road Preston	0
06/2018/1213	Tanpit Stables Green Lane Catforth Preston	1
06/2018/1227	Garlick House Green Lane Catforth	2
06/2018/1229	Gleadale House Cumeragh Lane Preston	3
06/2018/1238	White Gables Bartle Lane Preston	2
06/2018/1240	Prospect House 236 Woodplumpton Road Woodplumpton	1
06/2018/1335	11 Foregate Preston	1
06/2018/1368	51 Whittingham Lane Preston	1
06/2019/0021	Land between 37 & 39 Christ Church Street Preston	4
06/2019/0023	Building to the rear of Eccles Moss Ironworks Bleasedale Road Whitechapel	1
06/2019/0084	Marimar Cumeragh Lane Preston	1
06/2019/0097	Cottam Hall Farm Merry Trees Lane Preston	1
	Total	297

Minus 10% = 267

5. Appendix 2 – Completions list 01/04/2018 – 31/03/2019

Planning Ref	Address	Description	Net gain 01/04/2018 - 31/03/2019
06/2017/0381	60 Egerton Rd Preston	Complete	1
06/2015/0268	6 Langdale Crescent Preston	Complete	2
06/2016/0583	67A Longridge Road Preston	Complete	3
06/2017/1297	Brookfield Methodist Church Oakworth Avenue Preston	Complete	13
06/2017/0374	Land rr of 113a Watling Street Road Preston	Complete	2
06/2016/1074	53 Watling Street Road Preston	Complete	-1
06/2016/1258	61 Watling Street Road Preston	Complete	2
06/2016/0320	3 West Road Preston	Complete	1
06/2015/0408	67 Fishwick Parade Preston	Complete	1
06/2017/1047	48 Fishwick Parade	Complete	-3
06/2018/1267	Fazal House Midgery Lane	Complete	1
06/2018/0731	224-226 Watling Street Road Preston	Complete	-1
06/2015/0995	Garth Lodge 62 Lightfoot Lane Preston	Under Construction	2
06/2016/0336	2 Eastbourne Close Preston	Complete	1
06/2018/0720	4-6 Larches Avenue Preston	Complete	2
06/2017/1131	Raikes House 68 Darkinson Lane Lea	Complete	1
06/2014/0932	Land rr of 154 Hoyles Lane Lea	Complete	3
06/2016/1267	Land adj Smiths Arms Lea Lane Lea	Complete	3
06/2017/0652	Lea Road Nurseries Lea Road Lea	Complete	1
06/2016/0157	Valentine House Tom Benson Way Preston	Complete	-1
06/2018/0261	46 Henderson Street Preston	Complete	-1
06/2016/0239	Church Hill Cottage D'urton Lane	Complete	4
06/2017/0527	Downing 503 Garstang Road	Complete	1
06/2018/0213	Haighton Barn Haighton Green Lane	Complete	1
06/2017/1362	Lower Barnsfold Back Lane	Complete	1
06/2017/0958	Crow Tree Villa Bartle Lane	Complete	1
06/2018/0928	9B Church Lane	Complete	-1
06/2016/1222	Hoole Farm 840 Garstang Road	Complete	1
06/2016/1233	Anderton Fold Farm 980 Garstang Road	Under Construction	2

Housing Land Position
At 31st March 2019

06/2018/0085	Land to rr of 37 Halfpenny Lane	Complete	1
06/2016/1032	Lyndhurst 67 Halfpenny Lane	Complete	1
06/2018/0250	Land N of Inglewhite Rd	Under Construction	3
06/2016/0670	Fir Trees Barn Inglewhite Rd	Complete	1
06/2017/0743	Fir Trees Barn Inglewhite Rd	Complete	1
06/2017/1017	Belmont Farm Inglewhite Rd	Complete	1
06/2015/0813	Agricultural Building adj to Fir Trees Barn Inglewhite Rd	Complete	2
06/2017/0111	Old Woodsfold Farm Lewth Lane	Complete	1
06/2016/1260	Oak House Pudding Pie Nook Lane	Complete	1
06/2017/0870	Barnfield Coach House Rosemary Lane	Complete	-1
06/2017/1248	Land adj Catforth Primary School School Lane Catforth	Complete	1
06/2018/0196	Dews Bottom Farm Stoney Lane	Complete	1
06/2016/0002	Brookfield Farm Tabley Lane	Under Construction	1
06/2016/1075	St Anthonys 734 Whittingham Lane	Complete	1
06/2015/0796	198E Miller Road Preston	Complete	1
06/2015/0564	Lodge Bank Moor Lane Preston	Complete	6
06/2016/0570	1 St Davids Road Preston	Complete	1
06/2018/0134	13 St Pauls Square Preston	Complete	1
06/2017/0536	127 Acregate Lane Preston	Complete	2
06/2016/0441	The Old Coach House Collinson Street Preston	Complete	6
06/2017/0122	59 Maitland Street Preston	Complete	2
06/2017/1332	Land at Thompson Street Preston	Complete	10
06/2015/0959	Land at Thorn Street Preston	Complete	6
06/2017/0832	14-16 Bence Road Preston	Complete	-1
06/2016/1240	21 Cannon Street Preston	Complete	15
06/2016/0994	19 Cannon Street Preston	Complete	2
06/2016/0923	17-18 Cannon Street Preston	Complete	3
06/2016/0461	17-18 Cannon Street Preston	Complete	6
06/2018/0161	101a Church Street Preston	Complete	-1
06/2018/0182	5 Cross Street Preston	Complete	2
06/2017/0650	2 East Cliff Gardens Preston	Complete	2
06/2017/1462	5 Fleet Street Preston	Complete	2
06/2018/0142	46-56 Guildhall Street Preston	Complete	18
06/2015/0412	63 Guildhall Street Preston	Complete	26
06/2016/0850	84 Eldon St & 267 Brook Street Preston	Complete	3

Housing Land Position
At 31st March 2019

06/2016/1291	Land adj 33 Coniston Avenue Preston	Complete	2
06/2017/1135	69 Lytham Road Preston	Complete	3
06/2016/1072	69 Lytham Road Preston	Complete	3
06/2016/1290	Vacant land Parker Street Preston	Complete	2
06/2018/0207	43-44 Water Lane Preston	Complete	6
06/2016/1017	Grimsargh Reservoirs Preston Road Grimsargh	Complete	3
06/2013/0148	Cottam Hall Site K	Under Construction	20
06/2014/0598	Land off Sandy Lane (Maxy House Farm) Cottam	Under Construction	30
06/2014/0707	Former Golden Hill School Cromwell Road Preston	Under Construction	1
06/2015/0769	Land at (Grid Ref 536344) D'urton Lane Preston	Under Construction	29
06/2016/0585	Eastway Nurseries Eastway Preston	Under Construction	4
06/2015/0968 & 06/2016/0971 & 06/2016/0700 & 06/2017/1083	Land North of Eastway and South of D'urton Lane Preston	Under Construction	14
06/2017/1087	Land west of Geoffrey Street Preston	Under Construction	4
06/2017/0004	Land to rr of 122-152 Hoyles Lane	Under Construction	21
06/2013/0865	Haydock Grange Hoyles Lane	Under Construction	24
06/2015/0243	Land adj to Cottam between Hoyles Lane, Sidgreaves Lane, Lea Rd	Under Construction	38
06/2015/0546	Connemara Lightfoot Green Lane	Under Construction	35
06/2015/0282 & 06/2016/1309	Land to north of Lightfoot Lane	Under Construction	43
06/2016/0504	(Grid ref 521335) off Eastway Preston	Under Construction	63
06/2014/0929	Land off Ribblesdale Drive Grimsargh	Complete	13
06/2015/0610	Land at Maxy House Farm Sandy Lane	Complete	25
06/2014/0442	(Grid ref - 512344) Sandyforth Lane	Under Construction	38
06/2015/0530	Land to the North of Hoyles Lane and to the East Sidgreaves Lane	Under Construction	89
06/2015/0816	Land South of 110-126 Whittingham Lane	Under Construction	16

Housing Land Position
At 31st March 2019

06/2016/0493	Former Ridings Depot and land to North and South of Whittingham Lane	Under Construction	25
06/2014/0535	Former Whittingham Hospital Site Whittingham Lane	Under Construction	50
06/2017/0278	Land at Garstang Road	Under Construction	17
DM/2018/0006 10	Lightfoot Meadows, Lightfoot Lane, Preston, PR4 0AE	Complete	-2
		Total	785

BP2-E

From: [REDACTED]@preston.gov.uk]

Sent: 15 August 2018 13:05

To: [REDACTED]

Subject: RE: JAC paper

Thanks Zoe.

FYI – I also have places reserved on both those PAS courses.

Also, I had a telephone conference with MHCLG yesterday afternoon on five year supply and housing requirements. Verbally I have confirmation that in terms of your question 2, we are in minimum annual local housing need territory as of April 2018 and this should be used as a means to calculate our forward looking housing land supply from that date, until such a time as we review this through the Local Plan. Any historic under, or over supply prior to that date based on a plan requirement and not the standard method is wiped.

I'm preparing a note on this to update our housing land position imminently.

[REDACTED]

[REDACTED]
Planning Policy Team Leader

[REDACTED]
Preston City Council

BP2-F

Five Year Housing Supply Statement for Chorley

June 2019



Introduction

1. The National Planning Policy Framework (the Framework) sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.
2. This statement covers the five year period 1st April 2019 – 31st March 2024. It sets out the housing requirement for the five year period and assesses the land supply available to deliver the requirement.
3. Overall the statement concludes that there is sufficient land available across the Borough with a **9.0 year deliverable housing supply** over the period 2019-2024.

Five Year Housing Requirement

4. Central Lancashire Core Strategy Policy 4 sets out a housing requirement of 417 dwellings per annum in Chorley over the period 2010-2026 which is the starting point for calculating the five year supply. This equates to a total of 6,672 dwellings over the plan period. At April 2010 Chorley had prior under-provision of 162 dwellings, which Policy 4 requires the Council to make up over the remainder of the plan period. Therefore, at April 2010 the housing requirement for the Borough was 6,834 dwellings.
5. Table 1 sets out housing completions over the period 1st April 2010 to 31st March 2019. It identifies that 5,370 dwellings have been completed in the period and there is a surplus of 1,455 dwellings above the requirement for that period (taking into account the prior under-provision of 162 dwellings).

Table 1: Chorley housing supply in relation to Core Strategy requirements

Plan period (1 st April-31 st March)	Cumulative requirement	Net completions	Cumulative net completions	Over or under supply to date
2010/11	579*	527	527	-52
2011/12	996	552	1,079	+83
2012/13	1,413	638	1,717	+304
2013/14	1,830	582	2,299	+469
2014/15	2,247	723	3,022	+775
2015/16	2,664	597	3,619	+955
2016/17	3,081	517	4,136	+1,055
2017/18	3,498	661	4,797	+1,299
2018/19	3,915	573	5,370	+1,455

*417+162 under-provision at April 2010

6. Deducting the completions from the housing requirement of 6,834 dwellings leaves a requirement of 1,464 dwellings over the 7 year period April 2019 to March 2026. The annual target over this period is therefore 209 dwellings, with a total of 1,045 dwellings required over the five year period.
7. Paragraph 73 of the Framework states that there should be an additional buffer (moved forward from later in the plan period) of:
 - a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

8. As there has been significant over delivery in the past three years a 5% buffer has been used. After adding the 5% buffer, the total housing requirement for the five year period 1st April 2019 – 31st March 2024 is 1,097 dwellings which is 219 dwellings per annum.

Table 2: Five year housing requirement summary

Housing Requirement	Number of Dwellings
Core Strategy housing requirement 2010-2026 + prior under provision	6,834
Completions 2010-2019	5,370
Remaining Housing Requirement 2019-2026	1,464
Annual remaining housing requirement	209
Five year housing requirement 2019-2024	1,045
Five Year Housing Requirement 2019-2024 + 5% buffer	1,097
Annual Five year Housing Requirement 2019-2024 + 5% buffer	219

Assessment of Deliverable Five Year Housing Supply

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

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

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

Allocated sites

With planning permission

11. Appendix 1 sets out a schedule of all sites allocated for housing in the Chorley Local Plan 2012-2026 with planning permission that have not yet been fully implemented. In total 1,164 dwellings are available on these sites. An assessment of the deliverability of these sites has been undertaken to determine how many of these dwellings are likely to be built in the five year period.
12. The schedule identifies that there are **1,006 dwellings** deliverable on allocated sites with planning permission.

Without planning permission

13. Appendix 2 sets out a schedule of all sites allocated for housing in the Chorley Local Plan 2012-2026 without planning permission. In total 919 dwellings are allocated on these sites. An assessment of whether these sites are likely to come forward in the five year period has been undertaken.

14. The schedule identifies that there are **281 dwellings** deliverable on allocated sites without planning permission.

Windfall sites

Sites of 10 or more dwellings with planning permission

15. Appendix 3 sets out a schedule of all windfall sites of 10 or more dwellings with planning permission that have not yet been fully implemented. In total 494 dwellings are available on these sites. An assessment of the deliverability of these sites has been undertaken to determine how many of the dwellings are likely to be built in the five year period.

16. The schedule identifies that there are **236 dwellings** deliverable on windfall sites of 10 or more dwellings with planning permission.

Sites of less than 10 dwellings with planning permission

17. Appendix 3 also sets out a schedule of all windfall sites of less than 10 dwellings with planning permission that have not been fully implemented. In total 366 dwellings are available on these sites.

18. Based on an analysis of the completion rates of small sites in Chorley in recent years this figure has been reduced by 30% to reflect the fact that some permissions will expire and development of other sites will not be fully completed within the five year period.

19. This results in **256 dwellings** on smaller windfall sites with planning permission being recorded as deliverable for the five year period.

Windfall allowance

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

Planning permissions on windfall sites

21. Planning permissions granted for dwellings on windfall sites of less than 10 dwellings for the last 10 years have been analysed to inform the windfall allowance. Table 3 below sets out the number of permissions granted each year. Sites that did not result in a net gain and permissions on residential gardens have been excluded from the analysis. Over the period 2009 to 2019 on average 87 dwellings were permitted on small windfall sites each year.

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

	Plan period (1 st April-31 st March)									
	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19
Number of dwellings permitted (net)	35	74	60	116	96	91	116	122	81	78

Completions on windfall sites

22. Table 4 analyses when the dwellings permitted on small windfall sites were completed over the five year period from being permitted. It also records how many of these dwellings expired in the five year period and how many were not completed in the five year period but the permission was still

extant. Planning permissions for small windfall sites after the 2014/15 plan period have not been included in the assessment as the five year period for those applications would run into current five year supply period.

23. Using this data the percentage of dwellings completed each year over the five year period from being permitted has been calculated along with the percentage that were on sites where permission expired and those on sites where permission was extant after the five year period. These percentages have been rounded up or down for simplification. They will be used when calculating the windfall allowance to be added to the five year supply.

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

Plan period (1 st April-31 st March)	Number of dwellings permitted	Completions year 1	Completions year 2	Completions year 3	Completions year 4	Completions year 5	Expired	Extant after 5 years
2009/10	35	2009/10 6	2010/11 12	2011/12 5	2012/13 4	2013/14 0	4	4
2010/11	74	2010/11 -1	2011/12 4	2012/13 21	2013/14 19	2014/15 4	14	13
2011/12	60	2011/12 2	2012/13 8	2013/14 19	2014/15 12	2015/16 5	8	6
2012/13	116	2012/13 8	2013/14 34	2014/15 15	2015/16 19	2016/17 0	23	17
2013/14	96	2013/14 5	2014/15 32	2015/16 17	2016/17 13	2017/18 7	12	10
2014/15	91	2014/15 6	2015/16 17	2016/17 12	2017/18 19	2018/19 6	16	15
Total	472	26	107	89	86	22	77	65
Total %	100%	5%	23%	19%	18%	5%	16%	14%

Windfall allowance

24. The five year supply windfall allowance is calculated based upon the assumption that the average rate of planning permissions granted on small windfall sites between 2009 and 2019 (87 dwellings) continues at the same rate throughout the five year period.
25. The final row of Table 4 identifies the proportion of dwellings completed each year since 2009 over the five year period since being granted permission. It identifies that on average 5% of dwellings were completed within the first year of being permitted, 23% within the second year, 19% within the third year, 18% within the fourth year and 5% within the fifth year. It also identifies that on average 16% of applications expired and 14% of the dwellings permitted were not completed in the five year period but the permission remained extant. These percentages have been applied to calculate the predicted number of dwellings that will be permitted and built on small windfall sites over the next five years, as set out in Table 5.

Table 5: Predicted completions (net) on small windfall sites over five year period 2019 - 2024

Plan period (1 st April-31 st March)	Predictions						Total Completions
	Number of dwellings permitted	Completions Year 1 (2019/20)	Completions Year 2 (2020/21)	Completions Year 3 (2021/22)	Completions Year 4 (2022/23)	Completions Year 5 (2023/24)	
2019/20	87	4	20	17	16	4	61
2020/21	87		4	20	17	16	57
2021/22	87			4	20	17	41
2022/23	87				4	20	24
2023/24	87					4	4
Total	435	4	24	41	57	61	187

26. Based on the assumption of 87 dwellings being permitted each year, Table 5 estimates that of those 87 dwellings permitted in 2019/20, 4 will be completed within the first year of being permitted (year 1), 20 will be completed in 2020/21 (year 2), 17 will be completed in 2021/22 (year 3), 16 will be completed in 2022/23 (year 4) and 4 will be completed in 2023/24 (year 5). This equates to 61 dwellings being completed in the five year period as it is assumed that 16% of the 87 dwellings will expire and 14% will not be completed within five years so are not included in the five year supply. The same approach has been applied to estimate how many dwellings permitted in the remainder of the five year period will be built by 31st March 2024.
27. Over the five year period as a whole an additional **187 dwellings** are predicted to be completed on small windfall sites and will be included in the five year supply.

Total Five Year Housing Supply: 1st April 2019 – 31st March 2024

28. The table below shows that at April 2019 there was a total supply of 1,966 (net) deliverable dwellings which is a **9.0 year deliverable housing supply over the period 2019 – 2024** based on the annual requirement of 219 dwellings which includes a 5% buffer.

Table 6: Five year housing supply summary

Deliverable Housing Supply	Number of Dwellings
Allocated sites with planning permission	1,006
Allocated sites without planning permission	281
Windfall sites of 10 or more dwellings with planning permission	236
Windfall sites of less than 10 dwellings with planning permission (discounted by 30%)	256
Windfall allowance	187
Total Five Year Supply	1,966
Annual Five Year Housing Requirement 2019-2024 + 5% buffer	219
Equivalent Years Supply	9.0

Chorley Five Year Supply April 2019 – March 2024: Allocated Sites with Planning Permission

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to Be Built	Deliverable Dwellings April 2019-March 2020	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Total Deliverable Dwellings April 2019 - March 2024	Comments
HS1.24	Land Surrounding Huyton Terrace previously Baly Place Farm, Bolton Road	Adlington	Adlington	Adlington and Anderton	12/00741/OUTMAJ 15/00506/REMMAJ 16/00431/MNMA 16/01127/REM 16/01126/REM	158	0	9	149	9	9	0	0	0	0	9	9 dwellings left to be built at 1st April 2019, all of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
HS1.21	Group 1, Euxton Lane	Buckshaw Village	Buckshaw Village	Astley and Buckshaw	08/00910/OUTMAJ	96	96	0	0	96	0	32	32	32	0	96	There are 2 remaining parcels (H1d and H1b(i)) without reserved matters planning permission. It was estimated in the housing land monitoring that there will be 96 dwellings (H1d = 12 dwellings, H1b(i) = 84 dwellings) on these parcels based on 35 dwellings per hectare. A planning application was under consideration on 1st April 2019 for 128 dwellings on both of these parcels. The developer has advised that development of these parcels will commence in 2020/21 and be completed in 2023 subject to planning permission. For the purposes of the five year supply, as the planning application has not yet been approved the estimated number of dwellings used in the housing land monitoring has been used.

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HS1.21	Parcel H1c, Group 1, Euxton Lane	Buckshaw Village	Buckshaw Village	Astley and Buckshaw	15/01037/REMMAJ 16/00999/REMMAJ	166	0	2	164	2	2	0	0	0	0	2	2 dwellings left to be built at 1st April 2019, both of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
HS1.21	Parcel H1b(ii), Group 1, Euxton Lane	Buckshaw Village	Buckshaw Village	Astley and Buckshaw	17/00767/REMMAJ	125	15	67	43	82	70	12	0	0	0	82	82 dwellings left to be built at 1st April 2019, 67 of which were under construction. The developer has advised that the development will be complete by the end of 2020. They also advised that completion rates will be around 70 dwellings a year as the affordable units are being run as a separate site.
HS1.21	Parcels M1 & H1a, Group 1, Euxton Lane	Buckshaw Village	Buckshaw Village	Astley and Buckshaw	17/00441/REMMAJ 17/01123/REM	160	18	92	50	110	63	47	0	0	0	110	110 dwellings left to be built at 1st April 2019, 92 of which were under construction. The developer has advised that the development will be complete by the end of 2020.
HS1.22	Southern Commercial Quarter Central Core	Buckshaw Village	Buckshaw Village	Astley and Buckshaw	08/01100/REMMAJ 10/00334/FULMAJ 10/01052/REMMAJ 12/01001/REMMAJ	83	31	0	52	31	0	0	31	0	0	31	One apartment block of 31 dwellings left to be built at 1st April 2019, development had not commenced. Site is currently being marketed, it is estimated that the development could commence in the second year of the five year period subject to being sold and following any amendments to the planning permission. It is therefore estimated that the dwellings will be completed in the third year of the five year period.

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HS1.1	Land 120m South West of 21 Lower Burgh Way	Chorley	Chorley	Chorley South West	16/00805/FULMAJ	88	48	22	18	70	40	30	0	0	0	70	70 dwellings left to be built at 1st April 2019, 22 of which were under construction. The developer has advised that the development will be completed by summer 2020 with a completion rate of 40 dwellings a year.
HS1.16	Former Initial Textile Services bounded by Botany Brow and Willow Road	Chorley	Chorley	Chorley North East	11/00871/FULMAJ 12/01015/FULMAJ 13/00993/FULMAJ 14/01225/MNMA 15/00028/FUL 16/00053/FUL	43	33	0	10	33	0	33	0	0	0	33	33 dwellings left to be built at 1st April 2019, none of which were under construction. The developer has previously advised that the remaining dwellings on this site will commence following completion of another development which is nearing completion. It is therefore estimated that these dwellings will be completed in the second year of the five year period.
HS1.18	Calder House and Rydal House, Highfield Road North	Chorley	Chorley	Chorley North West	17/00438/FULMAJ	14	8	6	0	14	14	0	0	0	0	14	All 14 dwellings left to be built at 1st April 2019, 8 of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
HS1.20	Land East of Ackhurst Lodge, Southport Road	Chorley	Chorley	Chorley North West	16/00857/FULMAJ	59	0	2	57	2	2	0	0	0	0	2	2 dwellings left to be built at 1st April 2019, both of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.

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HS1.7	Talbot Mill, Froom Street	Chorley	Chorley	Chorley East	07/01426/FULMAJ 11/00875/FULMAJ	149	149	0	0	149	0	30	30	30	30	120	Land remediation and contamination works started in 2015 however construction of the dwellings has not yet commenced. The landowner has advised that they are in legals with a housebuilder and expect development of the dwellings to commence in Autumn 2019. Assuming a completion rate of 30 dwellings a year it is estimated that 120 dwellings will be completed in the five year period.
HS1.30	Land north of Swansley Lane and bounded by the Elms, Swansley Lane	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	14/00199/FULMAJ 16/00374/FULMAJ 16/01136/FUL	37	0	3	34	3	3	0	0	0	0	3	3 dwellings left to be built at 1st April 2019, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	12/00941/OUTMAJ 13/00803/OUTMAJ 13/00822/REMAJ 14/00541/REM 14/00867/REM 14/01003/REMAJ 15/00664/REMAJ 16/00469/REM 17/00190/REM 17/00403/REM	160	5	19	136	24	24	0	0	0	0	24	24 dwellings left to be built at 1st April 2019, 19 of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	14/00951/OUTMAJ 17/00369/REMAJ	220	173	39	8	212	36	36	36	36	36	180	212 dwellings left to be built at 1st April 2019, 39 of which were under construction. The developer has advised that completion rates will be 36 dwellings a year.

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HS1.31	Land 340m East of Cuerden Farm, Wigan Road	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	14/01011/FULMAJ	29	6	23	0	29	29	0	0	0	0	29	All 29 dwellings left to be built at 1st April 2019, 23 of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
HS1.36	Coppull Enterprise Centre, Mill Lane	Coppull	Coppull	Coppull	16/00656/FULMAJ	75	62	12	1	74	27	27	20	0	0	74	74 dwellings left to be built at 1st April 2019, 12 of which were under construction. The developer has advised that the development is expected to be completed by the end of 2021.
HS1.49	Land adjacent 75 Towngate	Eccleston	Eccleston	Eccleston and Mawdesley	15/01246/FUL 16/01191/FUL	7	0	1	6	1	1	0	0	0	0	1	1 dwelling left to be built at 1st April 2019 which was under construction. It is estimated that this dwelling will be completed in the first year of the five year period.
HS1.39	Land surrounding 89 Euxton Lane	Euxton	Euxton	Euxton North	16/00380/OUTMAJ 17/00356/REMAJ	140	51	32	57	83	47	36	0	0	0	83	83 dwellings left to be built at 1st April 2019, 32 of which were under construction. The developer has indicated that all dwellings are expected to be completed by the end of 2020.
HS1.43A	Land adjacent to Lady Cross Drive	Whittle-le-Woods	Whittle-le-Woods	Pennine	17/00377/OUTMAJ	12	12	0	0	12	0	0	0	0	0	0	There is no evidence that the site will come forward in the five year period.
HS1.43C	Land west of Leatherlands Farm, Moss Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	14/00900/OUTMAJ 16/00247/FULMAJ	34	0	34	0	34	34	0	0	0	0	34	All 34 dwellings were under construction at 1st April 2019. The developer has advised that these dwellings are likely to be completed by April 2020.

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HS1.43C	Leatherlands Farm, Moss Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	16/00509/FULMAJ	45	0	9	36	9	9	0	0	0	0	9	9 dwellings left to be built at 1st April 2019, all of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
HS1.53	JF Electrical, Little Quarry, Hill Top Lane	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	12/01134/OUTMAJ	85	85	0	0	85	0	0	0	0	0	0	A reserved matters planning application is currently under consideration. However, there is uncertainty about the deliverability of this site due to issues relating to filling works. It has therefore not been included in the five year supply.
						1985	792	372	821	1164	410	283	149	98	66	1006	

Chorley Five Year Supply April 2019 – March 2024: Allocated Sites without Planning Permission

Local Plan Ref	Address	Settlement	Parish	Ward	Number of Dwellings Allocated	Deliverable Dwellings April 2019-March 2020	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Total Deliverable Dwellings April 2019 - March 2024	Comments
HS1.26	Fairport, Market Place	Adlington	Adlington	Adlington and Anderton	31	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.1	Eaves Green, off Lower Burgh Way (remaining allocation)	Chorley	Chorley/ Coppull	Chorley South West/ Coppull	232	0	23	40	40	40	143	The site is allocated for 419 dwellings. 99 dwellings have been built on part of the site and another part of the site has full planning permission for 88 dwellings. This leaves 232 dwellings. A full planning application is currently under consideration for 201 dwellings on the remaining part of the site. The developer has advised that the s106 agreement is being finalised and subject to planning permission they intend to start development of this site following completion of the adjacent parcel in summer 2020. Completions will be 40 dwellings a year to 2025.
HS1.5	Cowling Farm	Chorley	Chorley	Chorley East	158	0	0	0	0	0	0	A land exchange has taken place between the Council and Homes England, with Homes England now owning the residential part of the allocation. They previously indicated the following timescales: submission of outline planning application in November 2018, disposal of site to a developer by September 2019, submission and approval of reserved matters planning application by mid-2020 and a start on site by the end of 2020. However, the outline planning application had not been submitted at 1st April 2019 and Homes England have not provided updated timescales therefore the site has not been included in the five year supply.
HS1.8	Botany Bay/Great Knowley	Chorley	Chorley	Chorley North East	200	0	0	0	0	0	0	Two outline planning applications are currently under consideration on the site which include the development of 288 dwellings in total. However, as these applications have not yet been approved there is no evidence that the site will come forward in the five year period.
HS1.17	Cabbage Hall Fields	Chorley	Chorley	Chorley North East	11	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.19	Land adjacent to Northgate	Chorley	Chorley	Chorley North East	21	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.

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HS1.29	Westwood Road	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	23	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.31	Land to the East of Wigan Road (remaining allocation)	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West Cuerden	0	0	30	30	27	0	87	The site is a mixed housing/employment allocation. 37.14ha/699 dwellings are allocated for housing. 703 dwellings have planning permission on 31.65ha of land. This leaves 5.49ha of land for residential development. The dwellings are being built at a higher density than estimated on the parcels with planning permission therefore the number of dwellings on this site has exceeded the allocated number of 699. A full planning application was under consideration on 1st April 2019 for 87 dwellings on 3.35ha of the remaining land. This application is expected to be approved and the developer has advised that development is planned to commence in 2020 with a completion rate of 30 dwellings a year. This leaves 2.14ha for further housing however there is no evidence that any of this land will come forward in the five year period.
HS1.34	Regent Street	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.38	Mountain Road	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.40	Land at end of Dunrobin Drive	Euxton	Euxton	Euxton South	36	0	0	51	0	0	51	A full planning application is currently under consideration for the development of 51 dwellings on the site. The application is expected to be approved with development expected to commence in the second year of the five year period following discharge of conditions.
HS1.42	Land at Greenside	Euxton	Euxton	Euxton North	17	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.43B	Land East of Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	107	0	0	0	0	0	0	No evidence that the site will come forward in the five year period. A planning application was submitted in 2013 but there are issues with viability.
HS1.46	Land at Drinkwater Farm, Windsor Drive	Brinscall	Withnell	Wheulton and Withnell	10	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.
HS1.52	Pole Green Nurseries	Charnock Richard	Charnock Richard	Chisnall	29	0	0	0	0	0	0	No evidence that the site will come forward in the five year period. A previous planning application on the site expired in 2014.
					919	0	53	121	67	40	281	

Chorley Five Year Supply April 2019 – March 2024: Windfall Sites

Sites of 10 or more dwellings with planning permission

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to Be Built	Deliverable Dwellings April 2019-March 2020	Deliverable Dwellings April 2020-March 2021	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Total Deliverable Dwellings April 2019 - March 2024	Comments
2642	White Bear Marina, Park Road	Adlington	Adlington	Adlington and Anderton	10/00812/FULMAJ	48	19	0	29	19	0	0	0	0	0	0	This permission relates to the change of use of 48 leisure moorings to residential moorings. 29 moorings had become residential by 1st April 2019. There is uncertainty over the deliverability of the remaining moorings therefore they have not been included in the five year supply.
2502	Hospital Car Park, Preston Road	Chorley	Chorley	Chorley North West	09/00033/OUTMAJ 13/00076/OUTMAJ 16/00236/OUTMAJ	28	28	0	0	28	0	0	0	0	0	0	The site has outline planning permission for 28 dwellings. It also has temporary planning permission for use as a hospital car park until July 2019 therefore redevelopment of the site is unlikely until after this date. There is no evidence that the site will come forward in the five year period.
2613	The Eagle and Child Hotel, 20 Pall Mall	Chorley	Chorley	Chorley North West	08/00111/FULMAJ 14/01079/FULMAJ 15/00369/FULMAJ 18/01224/FUL	17	0	17	0	17	17	0	0	0	0	17	All 17 dwellings were under construction at 1st April 2019. It is estimated that all these dwellings will be completed in the first year of the five year period.
3125	Land 200m North of Derian House, Euxton Lane	Chorley	Chorley	Chorley North West	15/00224/OUTMAJ	125	125	0	0	125	0	0	0	0	0	0	The site has outline planning permission for 125 dwellings. There is no evidence that the site will come forward in the five year period.
3169	Bonny Greenhalgh & Co, Back Ashby Street	Chorley	Chorley	Chorley South East	16/00116/OUTMAJ	12	12	0	0	12	0	0	0	0	0	0	The site has outline planning permission for 12 dwellings. The site has been marketed but there is no evidence that it will come forward in the five year period.
3184	Lingmell House, Water Street	Chorley	Chorley	Chorley North East	16/00678/P3PAJ 16/00754/FUL	33	33	0	0	33	0	0	0	0	0	0	The premises are now being used by the NHS therefore there is no evidence that the site will come forward in the five year period.
3300	St George's House, St George's Street	Chorley	Chorley	Chorley South East	17/00276/P3PAJ 17/00270/FUL 17/00467/FUL 18/00341/FUL	13	0	13	0	13	13	0	0	0	0	13	All 13 dwellings were under construction at 1st April 2019. It is estimated that all these dwellings will be completed in the first year of the five year period.

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3341	Chorley and South Ribble District Purchasing Team Government Offices, Peter Street	Chorley	Chorley	Chorley North West	17/00929/P3PAJ	14	14	0	0	14	0	14	0	0	0	14	The development had not started at 1st April 2019. It is estimated that all these dwellings will be completed in the second year of the five year period.
3347	208 Stump Lane	Chorley	Chorley	Chorley North East	17/00616/FULMAJ	10	0	10	0	10	10	0	0	0	0	10	All 10 dwellings were under construction at 1st April 2019. It is estimated that all these dwellings will be completed in the first year of the five year period.
3348	5-9 Queens Road	Chorley	Chorley	Chorley North West	17/00490/FULMAJ	18	18	0	0	18	18	0	0	0	0	18	The development had not started at 1st April 2019. The developer has advised that the development will commence in June 2019 and be complete by March 2020.
3354	Land adjacent to 13 and 15 Halliwell Street	Chorley	Chorley	Chorley South East	17/00962/FULMAJ	10	10	0	0	10	0	10	0	0	0	10	The development had not started at 1st April 2019. It is estimated that all these dwellings will be completed in the second year of the five year period.
3320	St Bede's Parish Hall, Brownley Street	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	17/00016/FULMAJ	13	0	10	3	10	10	0	0	0	0	10	10 dwellings left to be built at 1st April 2019, all of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
2933	Bank Hall, Bank Hall Drive	Other Rural	Bretherton	Lostock	09/01021/FULMAJ	35	23	12	0	35	0	12	23	0	0	35	35 dwellings left to be built at 1st April 2019, 12 of which were under construction which relate to the conversion of the hall to 12 dwellings. It is estimated that these dwellings will be completed in the second year of the five year period. The remaining 23 are new build dwellings in the grounds of the hall. It is estimated that these dwellings will be completed in the third year of the five year period following completion of the hall conversion.
2619	Dog and Partridge, 30 Chorley Lane	Other Rural	Charnock Richard	Chisnall	10/00359/FULMAJ	28	1	0	27	1	0	0	0	0	0	0	There is 1 dwelling left to be built on the site, the remaining dwellings were all completed by 31st March 2012. It is unlikely that this dwelling will be completed as the plot provides access to the adjacent housing allocation (HS1.52 - Pole Green Nurseries) which may come forward in the future.

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2850	127A Station Road	Other Rural	Croston	Lostock	12/00942/FUL 14/00315/FUL 15/00953/FULMAJ 15/01040/OUT 16/01032/REM 16/00292/FUL 18/00773/FUL	12	2	3	7	5	5	0	0	0	0	5	5 dwellings left to be built at 1st April 2019, 3 of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.
3219	Gleadhill House Stud, Gleadhill House, Dawbers Lane	Other Rural	Euxton	Euxton South	16/00633/OUTMAJ 17/00806/REMMAJ 17/01172/REM 17/01173/REM 17/01174/REM 17/01175/REM 18/00166/REM 18/00448/REM 18/00825/REM 18/00854/REM 18/01186/REM	12	6	6	0	12	6	6	0	0	0	12	All 12 dwellings left to be built at 1st April 2019, 6 of which were under construction. The permission is for 12 self-build dwellings, 9 plots had reserved matters planning permission at 1st April 2019 with reserved matters applications under consideration for another 2 plots. It is estimated that the 6 dwellings under construction will be completed in the first year of the five year period with the remainder being completed in the second year of the five year period.
3419	Goodyear Business Park, Gorsey Lane	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01097/REMMAJ	56	56	0	0	56	0	30	26	0	0	56	Site works commenced in February 2019, but construction of the dwellings had not commenced at 1st April. Construction of the dwellings is expected to commence towards the end of the first year of the five year period. Assuming a completion rate of 30 dwellings a year the development would be completed in the third year of the five year period.
2955	Chimney and Building, Withnell Fold Mill, Withnell Fold	Other Rural	Withnell	Wheelton and Withnell	12/00084/FULMAJ	37	37	0	0	37	0	0	0	0	0	0	The development had not started at 1st April 2019. The planning permission included conversion of part of the mill to an office which has been completed therefore the permission remains extant. There is uncertainty about whether the residential part of the development will come forward therefore it has not been included in the five year supply.
3074	Withnell Hall, Formerly Lake View Nursing Home, Chorley Road	Other Rural	Withnell	Brindle and Hoghton	14/00098/FUL 16/00697/FULMAJ	14	1	13	0	14	14	0	0	0	0	14	All 14 dwellings left to be built at 1st April 2019, 13 of which were under construction. It is estimated that all these dwellings will be completed in the first year of the five year period.

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to Be Built	Deliverable Dwellings - April 2019-March 2020	Deliverable Dwellings - April 2020-March 2021	Deliverable Dwellings - April 2021-March 2022	Deliverable Dwellings - April 2022-March 2023	Deliverable Dwellings - April 2023-March 2024	Total Deliverable Dwellings April 2019 - March 2024	Comments
3114	Star Paper Mill, Moulden Brow, Feniscowles	Other Rural	Withnell	Brindle and Hoghton	15/00475/OUTMAJ	25	25	0	0	25	0	0	22	0	0	22	The site falls mainly within the borough of Blackburn with Darwen with a small part located in Chorley borough. It has outline planning permission for up to 500 dwellings, 25 of which were proposed in Chorley. A reserved matters planning application is currently under consideration which includes 22 dwellings in Chorley. It is likely that these dwellings will be completed in the middle year of the five year period.
						560	410	84	66	494	93	72	71	0	0	236	

Sites of less than 10 dwellings with planning permission

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3162	Land 20m West of 6 Ellerbeck View, Castle House Lane	Demolition of existing buildings, erection of 6 dwellings and change of use of existing office to bungalow	Adlington	Adlington	Adlington and Anderton	16/00075/FUL	7	7
3181	59 Church Street	Erection of 3 dwellings	Adlington	Adlington	Adlington and Anderton	15/00215/OUT 15/00216/OUT 17/00888/OUT	3	3
3447	169-171 Chorley Road	Change of use from dwelling and post office to funeral directors and 3 flats	Adlington	Adlington	Adlington and Anderton	18/01093/FUL	3	2
3105	Hole House Farm, Chorley Road	Demolition of existing farmhouse and outbuildings and erection of 6 dwellings	Adlington	Heath Charnock	Heath Charnock and Rivington	15/00556/OUT 18/00060/FUL	6	5
3165	25 Woodville Road	Conversion of garage to bungalow	Adlington	Heath Charnock	Heath Charnock and Rivington	15/01052/FUL	1	1
3185	Land adjacent 3 Mercer Court, Rawlinson Lane	Demolition of shed and erection of 2 bungalows	Adlington	Heath Charnock	Heath Charnock and Rivington	16/00498/FUL	2	2
3429	113 Chorley Road	Erection of replacement dwelling	Adlington	Heath Charnock	Heath Charnock and Rivington	18/00140/FUL	1	0
2629	21 Yarrow Road	Change of use of the ground floor from shop to residential	Chorley	Chorley	Chorley East	10/00655/FUL	1	1
2633	6 Weldbank Street	Demolition of existing extension and erection of new dwelling	Chorley	Chorley	Chorley South East	10/00751/FUL	1	1
2804	The Builders Yard, Froom Street	Erection of 4 dwellings	Chorley	Chorley	Chorley East	12/00059/FUL	4	4
2826	Land including Grafton House and The Courtyard, Anderton Street	Change of use from office/storage accommodation to 5 dwellings	Chorley	Chorley	Chorley South East	12/00407/FUL	3	1
2964	Land 20m North of 2 Clover Road, Jackson Road	Outline application (with all matters reserved) for the erection of a bungalow	Chorley	Chorley	Chorley South West	13/00146/OUT 16/00980/OUT	1	1
3011	22 St Thomas's Road	Prior approval for change of use of offices to dwelling	Chorley	Chorley	Chorley North West	14/00389/P3PAJ	1	1
3062	Adjacent 23 Guildford Avenue	Erection of detached dwelling	Chorley	Chorley	Chorley North East	14/00487/OUT 16/00300/FUL	1	1
3121	Land East of roundabout, adjoining Council car park, George St	Erection of 3 storey building comprising 2 retail units at ground floor level and 2 apartments at 1st and 2nd floor level	Chorley	Chorley	Chorley South East	15/00955/FUL	2	2
3122	Land adjoining 43 Weldbank Lane	Outline application for the erection of 2 dwellings	Chorley	Chorley	Chorley South East	15/00982/OUT 19/00040/OUT	2	2
3153	60 Park Road	Prior approval for change of use of office to dwelling	Chorley	Chorley	Chorley North East	16/00045/FUL 16/00855/P3PAJ	1	1
3201	64 Brooke Street	Demolition of building and erection of 3 dwellings	Chorley	Chorley	Chorley East	16/00909/FUL	3	3
3203	37 Cowling Brow	Change of use of ground floor from hairdressers to flat	Chorley	Chorley	Chorley East	13/00757/FUL	1	1
3213	The Moor Inn, 26 Moor Road	Demolition of the Moor Inn and erection of 8 apartments	Chorley	Chorley	Chorley South West	16/00953/OUT 17/01160/REM	8	8

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3309	125 Market Street	Change of use of second floor from storage to apartment	Chorley	Chorley	Chorley South East	17/00331/FUL	1	1
3319	65-67 Bolton Road	Subdivision of dwelling to form 2 dwellings	Chorley	Chorley	Chorley South East	17/00475/FUL	2	1
3321	41 Cunliffe Street	Change of use from GP surgery to 5 flats	Chorley	Chorley	Chorley South East	17/00635/FUL	5	5
3323	40 Park Road	Conversion of dwelling to form 3 flats	Chorley	Chorley	Chorley North East	17/00578/FUL	3	3
3333	63 Lakeland Gardens	Erection of 4 apartments	Chorley	Chorley	Chorley South West	17/00802/FUL	4	4
3362	Shepherds Arms, 38 Eaves Lane	Change of use from pub to 6 apartments	Chorley	Chorley	Chorley East	17/01134/FUL	6	6
3369	23 Guildford Avenue	Demolition of extension and erection of dwelling	Chorley	Chorley	Chorley North East	18/00061/OUT	1	1
3402	1 Russell Square	Conversion and extension of double garage to form dwelling	Chorley	Chorley	Chorley North East	17/01194/FUL	1	1
3410	Masons Arms, 98 Harpers Lane	Conversion of living accommodation at first floor to 2 flats	Chorley	Chorley	Chorley North East	18/00340/FUL	2	1
3411	Chorley Valeting Services, 86 Anderton Street	Erection of 2 dwellings	Chorley	Chorley	Chorley South East	18/00164/OUT	2	2
3417	1 Queens Road	Change of use from solicitors to 3 flats	Chorley	Chorley	Chorley North West	18/00603/FUL	3	3
3424	Adjacent 81 Bolton Road	Erection of 2 dwellings	Chorley	Chorley	Chorley South East	18/00042/FUL	2	2
3425	61-69 Clifford Street	Demolition of building and erection of 3 storey building comprising retail and 4 apartments	Chorley	Chorley	Chorley South East	17/01081/FUL	4	4
3438	31 Long Meadows	Erection of dwelling	Chorley	Chorley	Chorley South West	18/00765/FUL	1	1
3448	42 Park Road	Conversion of dwelling to 4 flats	Chorley	Chorley	Chorley North East	18/01163/FUL	4	3
3451	5 Glamis Drive	Demolition of garages and carport and erection of bungalow	Chorley	Chorley	Chorley North West	18/00331/FUL	1	1
2558	Lilac Mount, 704 Preston Road	Erection of 3 bungalows	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	09/00463/FUL	3	1
3061	41 Oak Croft	Erection of 2 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	14/00842/FUL	2	2
3136	Land rear of 438 Preston Road	Erection of dwelling	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	15/01178/FUL	1	1
3160	Land adjacent to The Bungalow, Chorley Old Road	Erection of dwelling	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	14/00309/FUL	1	1
3209	Land North of 73 Daisy Meadow	Erection of 6 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	16/00884/FUL	6	6
3210	Land North West of 65 Homestead	Erection of 4 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	16/00885/FUL	4	4
3211	Land South West of 7 Three Nooks	Erection of 4 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	16/00886/FUL	4	4
3307	Land North of 21 Woodfield	Erection of 4 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	16/01134/FUL	4	4
3355	715 Preston Road	Demolition of existing structures and erection of 2 dwellings	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	17/00869/OUT	2	2

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3305	Bethmond, Wigan Road	Erection of replacement dwelling	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	16/01180/FUL	1	1
3416	152 Mendip Road	Change of use from office to dwelling	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	18/00637/FUL	1	1
815	Rear of 66-74 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	Coppull	91/00222/OUT 93/00750/FUL	2	1
1682	Rear of 42-44 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	Coppull	00/00190/OUT 00/00701/FUL	2	1
2625	151 Preston Road	Erection of bungalow	Coppull	Coppull	Chisnall	10/00529/FUL	1	1
2989	186 Spendmore Lane	Conversion of existing dwelling into 2 flats	Coppull	Coppull	Coppull	13/01081/FUL	2	2
3102	1 Darlington Street	Demolition of garage and erection of 2 flats	Coppull	Coppull	Coppull	12/00270/FUL	2	2
3151	3 Clancutt Lane	Erection of dwelling	Coppull	Coppull	Coppull	16/00005/OUT 17/00306/REM 17/00428/REM 18/00600/REM	1	1
3152	248 Spendmore Lane	Change of use of shop to ground floor flat	Coppull	Coppull	Coppull	16/00021/P3PAN	1	1
3313	108 Spendmore Lane	Erection of dwelling	Coppull	Coppull	Coppull	17/00214/FUL	1	1
3318	122 Chapel Lane	Demolition of dwelling and outbuildings and erection of 4 dwellings	Coppull	Coppull	Coppull	17/00529/OUT	4	3
3345	83 Clayton Gate	Erection of replacement dwelling	Coppull	Coppull	Coppull	17/00742/FUL	1	1
3359	Land rear of 60 Clancutt Lane	Erection of dwelling	Coppull	Coppull	Coppull	17/01091/FUL 18/00731/FUL	1	1
3412	Land between Wheatsheaf Hotel and 2 Chapel Lane	Erection of dwelling	Coppull	Coppull	Coppull	18/00118/FUL	1	1
3024	Land to the south west of Ricmarlo, Preston Nook	Erection of 3 dwellings	Eccleston	Eccleston	Eccleston and Mawdesley	14/00550/OUT 15/00719/FUL 16/00667/FUL	3	3
3064	Land adjacent Lower House Cottage, Towngate	Erection of dwelling	Eccleston	Eccleston	Eccleston and Mawdesley	13/00675/FUL 15/00080/FUL	1	1
3141	Land 15m North of 238 The Green	Erection of dwelling	Eccleston	Eccleston	Eccleston and Mawdesley	15/01067/OUT 17/00266/REM	1	1
3145	Lydiate Farm, 12 Lydiate Lane	Demolition of existing buildings and erection of 2 dwellings	Eccleston	Eccleston	Eccleston and Mawdesley	16/00007/OUT 18/00636/OUT	2	2
2321	Land rear of 31 to 39 Park Avenue and North of 173 Wigan Road	Erection of 3 dwellings	Euxton	Euxton	Euxton South	07/00497/FUL 08/00201/FUL 11/00070/FUL 12/00498/FUL	3	1
3088	Land in-between school and 1 Primrose Hill Road	Erection of dwelling	Euxton	Euxton	Euxton North	14/01080/OUT 16/00711/REM	1	1
3116	Land adjacent Balshaw Villa, Balshaw Lane	Erection of 2 dwellings	Euxton	Euxton	Euxton South	15/00635/FUL	2	1
3227	Land North of Railway Public House	Erection of 9 dwellings	Euxton	Euxton	Euxton North	15/01092/OUT	9	9
3315	Pear Tree Farm, Pear Tree Lane	Demolition of farmhouse and erection of 3 dwellings	Euxton	Euxton	Astley and Buckshaw	16/01184/FUL	3	3

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3112	Hudora Kennels, The Common	Demolition of cattery building and erection of bungalow	Other Rural	Adlington	Adlington and Anderton	14/01051/FUL 18/00920/FUL	1	1
3436	Garwood, Bolton Road	Demolition of stables and erection of dwelling	Other Rural	Anderton	Adlington and Anderton	18/00860/OUT	1	1
3445	Throstle Nest Farm, Bolton Road	Demolition of stables and garages and erection of dwelling	Other Rural	Anderton	Adlington and Anderton	18/01221/OUT	1	1
3171	Church House Barn, South Road	Change of use of barn to dwelling	Other Rural	Bretherton	Lostock	16/00067/FUL	1	1
3196	Jumps Farm, 147 South Road	Demolition of storage building and erection of dwelling	Other Rural	Bretherton	Lostock	16/00877/FUL	1	1
3329	Boundary Farm, Doles Lane	Change of use of stables to dwelling	Other Rural	Bretherton	Lostock	17/00707/FUL	1	1
3343	Pompian Brow Farm, Pompian Brow	Change of use of outbuilding to dwelling	Other Rural	Bretherton	Lostock	17/00879/FUL	1	1
3418	Land 15m North of 1 Elm Cottage, Pompian Brow	Erection of dwelling	Other Rural	Bretherton	Lostock	18/00165/FUL	1	1
2568	South East of Windmill Farm, Windmill Lane	Change of use of two stone barns to form 2 dwellings	Other Rural	Brindle	Brindle and Hoghton	09/01032/FUL	2	1
2820	Brindle Waterworks House, Pippin Street	Demolition of former redundant above ground reservoir building and erection of dwelling	Other Rural	Brindle	Brindle and Hoghton	12/00363/FUL	1	1
3003	Myrtle Cottage, Sandy Lane	Demolition of outbuilding and erection of bungalow	Other Rural	Brindle	Brindle and Hoghton	13/00940/FUL 16/00006/FUL	1	1
3186	Barn at Lower Copthurst Farm, Birchin Lane	Change of use of barn to dwelling	Other Rural	Brindle	Brindle and Hoghton	16/00597/FUL	1	1
3356	Head O'th Marsh Farm, Sandy Lane	Change of use of barn to 2 dwellings	Other Rural	Brindle	Brindle and Hoghton	17/00861/FUL	2	2
3401	Tullis Farmhouse Barn, Sandy Lane	Change of use of barn to dwelling	Other Rural	Brindle	Brindle and Hoghton	18/00097/FUL	1	1
2348	69 Charter Lane	Demolition of existing dwelling and erection of 4 dwellings	Other Rural	Charnock Richard	Chisnall	07/01068/OUT 08/00471/FUL 10/00298/FUL 10/01069/OUT 14/00110/OUT	4	3
2506	Annbray, 29 Charter Lane	Erection of 2 dwellings following demolition of existing bungalow	Other Rural	Charnock Richard	Chisnall	09/00016/OUT 11/00599/FUL	2	2
2709	94 Chorley Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	Chisnall	10/00993/OUT 14/00510/OUT 16/00316/FUL	2	2
2743	Brook House Farm, Brook Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	11/00804/FUL 12/00157/FUL	1	1
2843	94 Chorley Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	12/00771/FUL	1	1
3033	Land between 1 and 5 Town Lane	Demolition of outbuildings and erection of dwelling	Other Rural	Charnock Richard	Chisnall	13/01224/FUL	1	1
3100	Whittle Green Farm, Mill Lane	Change of use of agricultural building to 2 dwellings	Other Rural	Charnock Richard	Chisnall	15/00612/P3PAO	2	2
3117	27 Charter Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	Chisnall	15/00863/OUT 16/00327/REM	2	2
3140	Fishers Farm, Delph Lane	Demolition of equestrian buildings and erection of 3 dwellings	Other Rural	Charnock Richard	Chisnall	15/00991/FUL 18/01206/FUL 18/00458/FUL	3	3

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3200	71 Town Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	Chisnall	16/00903/FUL 17/00488/FUL	1	1
3331	Land to the rear of Whittle Bar Cottage, Preston Road	Demolition of stables, tack room and stores and erection of dwelling	Other Rural	Charnock Richard	Chisnall	17/00683/FUL	1	1
3366	Charnock Brow Barn, Preston Road	Change of use of golf course storage building to dwelling	Other Rural	Charnock Richard	Chisnall	17/01223/FUL	1	1
2842	White House Farm, Crosse Hall Lane	Change of use of barn to dwelling	Other Rural	Chorley	Chorley East	12/00748/FUL	1	1
3430	Higher Healey Farm, Higher House Lane	Erection of agricultural workers dwelling	Other Rural	Chorley	Chorley North East	16/01021/OUT	1	1
3316	Hawksclough Farm, Preston Road	Change of use of 2 barns to 2 dwellings	Other Rural	Clayton-le-Woods	Clayton-le-Woods North	16/01194/FUL 16/01195/FUL	2	2
3418	West Levens, Moss Lane	Erection of dwelling	Other Rural	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	18/00530/OUT	1	1
2105	Highfield Farm, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	05/00188/FUL	1	1
3111	Preston Road Methodist Church, Preston Road	Demolition of church and erection of 2 dwellings	Other Rural	Coppull	Chisnall	14/00969/OUT 18/00579/REM	2	2
3115	Lowes Tenement Farm, Burgh Lane	Change of use of barn to dwelling	Other Rural	Coppull	Coppull	15/00488/FUL	1	1
3180	Highfield House, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	16/00622/FUL	1	1
3187	84 Clancutt Lane	Erection of replacement dwelling	Other Rural	Coppull	Coppull	16/00743/FUL	1	1
3228	Coppull Moor Lane Nurseries, Coppull Moor Lane	Erection of dwelling	Other Rural	Coppull	Coppull	15/01098/FUL	1	1
1716	Croston Hall Stables, Grape Lane	Erection of dwelling including change of use of existing stable block	Other Rural	Croston	Lostock	00/00488/COU 04/01443/FUL 15/00540/FULMAJ	1	1
3124	The Mill Hotel, Moor Road	Demolition of hotel and restaurant and erection of 7 dwellings	Other Rural	Croston	Lostock	14/00761/OUTMAJ 16/00452/OUTMAJ	7	7
3193	Land between 55 and 61 Moor Road	Erection of dwelling	Other Rural	Croston	Lostock	16/00824/FUL	1	1
3206	Drinkhouse Farm, Drinkhouse Road	Prior approval for change of use of agricultural building to dwelling and demolition of agricultural buildings and erection of 4 dwellings	Other Rural	Croston	Lostock	16/01102/P3PAO 16/00601/FUL	5	5
3336	Withington Barn Farm, Finney Lane	Change of use of barn to dwelling	Other Rural	Croston	Lostock	17/00592/FUL	1	1
3350	The Stables, Grape Lane	Erection of replacement dwelling	Other Rural	Croston	Lostock	16/01029/FUL	1	0
3400	Land 35m South West of Moor Road	Demolition of stables and erection of dwelling	Other Rural	Croston	Lostock	17/01219/FUL	1	1
3142	High Heyes Farm, Langton Brow	Demolition of kennels/workshop and erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	15/01085/FUL 17/00539/FUL	1	1
3191	Stables West of Verona, Wrennals Lane	Demolition of store and stables and erection of bungalow	Other Rural	Eccleston	Eccleston and Mawdesley	16/00668/FUL 17/00780/FUL	1	1
3308	1 Lydiate Lane	Demolition of garage and erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	16/01047/OUT	1	1
3312	Sarscow Farm, Sarscow Lane	Change of use of barn to dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	17/00239/FUL	1	1
3415	Land South West of Glendale, Tincklers Lane	Erection of dwelling	Other Rural	Eccleston	Eccleston and Mawdesley	17/01076/OUT	1	1
3431	Trigfan, Parr Lane	Demolition of buildings and erection of 2 dwellings	Other Rural	Eccleston	Eccleston and Mawdesley	17/00538/FUL	2	2

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3079	The Barn, Dean Hall Lane	Change of use of barn to dwelling	Other Rural	Euxton	Euxton South	15/00058/FUL	1	1
3311	Wyndburgh, Runshaw Lane	Change of use of agricultural barn to dwelling	Other Rural	Euxton	Euxton North	17/00269/FUL	1	1
3342	Dene Cottage, Pear Tree Lane	Demolition of garage and outbuilding and erection of dwelling	Other Rural	Euxton	Euxton South	17/00911/OUT 18/01174/REM	1	1
3440	Euxton Mill, Dawbers Lane	Erection of 8 self-build dwellings	Other Rural	Euxton	Euxton South	15/00162/OUTMAJ 18/01150/REM 18/01193/REM	8	8
3090	Garstang House Farm, Chapel Lane	Change of use of agricultural barn to 2 dwellings	Other Rural	Heapey	Pennine	15/00355/P3PAO 15/00958/P3PAO 16/00683/FUL	2	2
3119	Moody House, Higher House Lane	Change of use of agricultural building to dwelling	Other Rural	Heapey	Pennine	15/00894/P3PAO	1	1
3133	Morris Farm, Hollin Lane	Change of use of barn to dwelling	Other Rural	Heapey	Pennine	14/01303/FUL 18/01191/FUL	1	1
3225	Chorley Equestrian Centre, Higher Garstang House Farm	Change of use of barn to dwelling and erection of dwelling	Other Rural	Heapey	Pennine	17/00003/FUL 17/00382/FUL 18/00262/FUL	2	2
3367	West View, Chapel Lane	Erection of replacement dwelling	Other Rural	Heapey	Pennine	17/01183/FUL	1	1
2961	26 Long Lane, Heath Charnock	Erection of adapted dwelling for disabled relative	Other Rural	Heath Charnock	Heath Charnock and Rivington	13/00631/FUL	1	1
3212	Land adjacent Gilbertson Road, Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	16/00905/FUL	1	1
3330	Woodside Barn, Back Lane	Change of use of barn to dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00689/FUL	1	1
3332	Arnside, Long Lane	Erection of replacement dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00412/FUL	1	0
3337	Liptrot Farm, Gilbertson Road	Demolition of equestrian centre and erection of 3 dwellings	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00483/FUL	3	3
3346	Land North of 125 Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/00719/FUL	1	1
3363	Lonsdale Farm, Slacks Lane	Demolition of workshop and stables and erection of 2 dwellings	Other Rural	Heath Charnock	Heath Charnock and Rivington	17/01170/OUT 18/00472/OUT	2	2
3441	Land adjacent to 60 Rawlinson Lane	Demolition of stables and store and erection of dwelling	Other Rural	Heath Charnock	Heath Charnock and Rivington	18/00912/FUL	1	1
2418	Agricultural buildings at Howe Brook Farm, Bannister Green	Change of use of agricultural buildings and derelict cottage to 2 dwellings	Other Rural	Heskin	Chisnall	07/01340/FUL 12/00915/FUL 12/00917/FUL	2	1
2833	Land opposite Hurst House Farm, Halfpenny Lane	Change of use of unused buildings to one live-work unit and one dwelling	Other Rural	Heskin	Chisnall	12/00539/FUL	2	2
3034	Green Farm, Wood Lane	Demolition of existing buildings and erection of 3 dwellings	Other Rural	Heskin	Chisnall	14/00952/FUL 17/00032/FUL	3	1
3103	Town Lane Farm, Town Lane	Demolition of existing stables and erection of dwelling	Other Rural	Heskin	Chisnall	14/00982/FUL 17/00599/FUL	2	2
3108	Car park adjacent to 48 Wood Lane	Erection of 2 dwellings	Other Rural	Heskin	Chisnall	15/00661/FUL	2	2
3131	Stables 40m south west of Horsemans Barn, Wood Lane	Demolition of stables and removal of associated structures and caravan and erection of bungalow	Other Rural	Heskin	Chisnall	15/01027/FUL	1	1

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3310	Pyebrook Hall, Town Lane	Change of use of barn to dwelling	Other Rural	Heskin	Chisnall	17/00300/FUL	1	1
3422	81 Wood Lane	Demolition of garages and outbuildings and erection of 2 dwellings	Other Rural	Heskin	Chisnall	18/00598/FUL	2	2
3148	Sandall Cottage, Riley Green	Erection of replacement dwelling	Other Rural	Hoghton	Brindle and Hoghton	15/00570/FUL 18/00971/FUL	1	0
3195	Braemar, Cripple Gate Lane	Erection of dwelling	Other Rural	Hoghton	Brindle and Hoghton	16/00860/FUL	1	1
3325	Woodview, 63 Chapel Lane	Erection of replacement dwelling	Other Rural	Hoghton	Brindle and Hoghton	17/00571/FUL	1	1
3339	Brookhouse Farm, Hoghton Lane	Change of use of agricultural building to 2 dwellings	Other Rural	Hoghton	Brindle and Hoghton	17/00808/FUL	2	2
3360	Oakmount, Gib Lane	Erection of replacement dwelling	Other Rural	Hoghton	Brindle and Hoghton	17/01156/FUL	1	0
3437	The Shuttle Shop, Viaduct Road	Change of use from shop to dwelling	Other Rural	Hoghton	Brindle and Hoghton	18/00832/FUL	1	1
3444	Barracks Farm, 1 Chapel Lane	Demolition of buildings and erection of 3 dwellings and change of use of shippon to dwelling	Other Rural	Hoghton	Brindle and Hoghton	18/00894/FUL	4	4
2917	Land between Grange House and Glen Haffy, Smithy Lane	Erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	12/01206/OUT 15/00025/REM	1	1
3147	Brookside, Hall Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	15/00322/FUL	1	1
3178	Clanranald, Blue Stone Lane	Prior approval for change of use of agricultural building to dwelling or demolition of agricultural building and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	16/00415/P3PAO 18/00014/FUL	1	1
3190	Rigby's Garage, Blue Stone Lane	Demolition of garage and erection of 4 dwellings	Other Rural	Mawdesley	Eccleston and Mawdesley	16/00591/FULMAJ 16/01158/FUL	4	4
3222	Lynric Farm, Blue Stone Lane	Demolition of buildings and erection of 4 dwellings and erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	16/01061/FUL 17/00770/FUL 18/00107/FUL 18/00257/FUL 18/00534/FUL	5	4
3302	Salt Pit Cottage, Salt Pit Lane	Demolition of outbuildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/00159/OUT 17/01154/FUL	1	1
3314	White Gates, Sandy Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/00165/FUL	1	1
3322	Twin Trees, Bradshaw Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/00633/FUL	1	1
3352	The Willows Farm, Smithy Lane	Change of use of barn to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01144/FUL	1	1
3361	Tannersmith Farm, Tannersmith Lane	Demolition of storage buildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01184/FUL	1	1
3368	Back House Farm, Hall Lane	Demolition of storage buildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	17/00621/FUL	1	1
3404	Woodlands, Bentley Lane	Erection of replacement dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00291/FUL	1	1
3413	Rose Villa, Smithy Lane	Change of use of stables to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00572/FUL	1	1
3432	Tannersmith Cottage, Tannersmith Lane	Change of use of outbuilding to dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00799/FUL	1	1

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3434	Jay Bank House, Jay Bank	Demolition of buildings and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00708/FUL	1	1
3439	67 Gorsey Lane	Demolition of garages, store and stables and erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/00361/FUL	1	1
3446	Whitegates, 75 Gorsey Lane	Erection of dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/01212/OUT	1	1
3450	Tootles Farm, Bentley Lane	Erection of an agricultural workers dwelling	Other Rural	Mawdesley	Eccleston and Mawdesley	18/01004/OUT	1	1
2852	Morris Barn, Dean Head Lane	Conversion of barn to dwelling	Other Rural	Rivington	Heath Charnock and Rivington	12/00949/FUL	1	1
3128	Moses Cockers Farm, Sheep House Lane	Change of use, part demolition and extension of barn to form dwelling	Other Rural	Rivington	Heath Charnock and Rivington	15/00972/FUL	1	1
2512	267 Southport Road	Erection replacement dwelling	Other Rural	Ulnes Walton	Lostock	09/00151/FUL	1	1
3202	Land and buildings to the rear of Netherfield, Ulnes Walton Lane	Demolition of stable block and timber shed and erection of dwelling	Other Rural	Ulnes Walton	Lostock	16/01024/FUL	1	1
3324	Land Between 35 and 37 Wray Crescent	Erection of 2 dwellings	Other Rural	Ulnes Walton	Lostock	17/00569/FUL	2	2
3420	Land 70m South of Garstang Farm, Ulnes Walton Lane	Erection of rural workers dwelling	Other Rural	Ulnes Walton	Lostock	17/00940/OUT	1	1
3423	Dorbaricia, Ulnes Walton Lane	Change of use of barn to dwelling	Other Rural	Ulnes Walton	Lostock	18/00396/FUL	1	1
2901	Close Gate Farm and land to rear Buckholes Lane, Wheelton	Erection of replacement dwelling	Other Rural	Wheelton	Wheelton and Withnell	12/01158/FULMAJ	1	1
2942	The Engine House, Brinscall Mill Road	Renovation, extension and change of use of former Engine House to dwelling	Other Rural	Wheelton	Wheelton and Withnell	13/00390/FUL 16/00559/FUL	1	1
3073	Land between 386 and 392 Blackburn Road	Outline application for erection of 2 dwellings	Other Rural	Wheelton	Wheelton and Withnell	14/00601/OUT 18/00240/REM	2	2
3405	Wheelton Lodge Farm, Harbour Lane	Change of use of barns and shippon to dwelling	Other Rural	Wheelton	Wheelton and Withnell	18/00121/FUL	1	1
3427	Land to the rear of 378-386 Blackburn Road	Erection of 8 dwellings	Other Rural	Wheelton	Wheelton and Withnell	16/00575/OUT	8	8
3048	Waterstone House, 1A Dark Lane	Erection of 2 dwellings	Other Rural	Whittle-le-Woods	Pennine	14/00966/FUL 15/01185/FUL	2	2
3166	145 Town Lane	Demolition of extensions and erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	15/01057/FUL	1	1
3334	68 Blackburn Road	Demolition of stables and store buildings and erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	17/00739/FUL 17/01124/FUL	1	1
3344	Land adjacent to 26/28 Spring Crescent	Erection of dwelling	Other Rural	Whittle-le-Woods	Pennine	17/00815/FUL	1	1
3096	Brinscall Hall Farm, Dick Lane	Erection of agricultural workers dwelling and change of use of redundant barns to form 6 dwellings	Other Rural	Withnell	Wheelton and Withnell	14/00975/FUL 14/00881/FUL	7	7
3335	Old Olivers Farm, Bury Lane	Change of use of barn to dwelling	Other Rural	Withnell	Brindle and Hoghton	17/00602/FUL	1	1
3340	2 Ollerton Fold Farm Cottage, Ollerton Lane	Demolition of commercial dog kennel building and erection of dwelling	Other Rural	Withnell	Brindle and Hoghton	17/00963/FUL	1	1
3351	Land adjacent to 8 Miller Avenue	Erection of 9 dwellings	Other Rural	Withnell	Wheelton and Withnell	17/00913/OUT 17/00225/OUT 18/00800/OUT	9	9

Site Ref	Address	Proposal	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Left to Be Built (Net)
3403	Edge End Farm, Bolton Road	Subdivision of dwelling to form 2 dwellings	Other Rural	Withnell	Brindle and Hoghton	18/00297/FUL	2	1
3433	Moss Side Farm, Bury Lane	Change of use of outbuilding to dwelling	Other Rural	Withnell	Brindle and Hoghton	18/00789/FUL	1	1
3443	Workshop, Edge End Terrace, Bolton Road	Demolition of workshop and erection of 2 dwellings	Other Rural	Withnell	Brindle and Hoghton	18/00874/OUT	2	2
2493	Land 40m East of 6 Woodside Avenue	Erection of 2 dwellings	Whittle-le-Woods	Clayton-le-Woods	Clayton-le-Woods and Whittle-le-Woods	07/01034/FUL	2	2
2867	Land adjacent Dolphin Rise, Millstone Close	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	12/01167/FUL 15/01202/FUL 18/01118/FUL	1	1
3006	25 Preston Road	Erection of 2 dwellings	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	14/00058/OUT 16/00038/FUL	2	1
3029	30 Langdale Grove	Erection of bungalow	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	14/00384/FUL 16/01168/FUL	1	1
3099	Two Corners Residential Care Home, 179 Preston Road	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	15/00601/FUL	1	1
3208	Greenways, Parkside Drive South	Outline application for the erection of 1 dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	16/00800/OUT	1	1
3306	2 Cliffe Drive	Demolition of garage and erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	16/01135/OUT	1	1
3408	D & B stores, 1-3 Rock Villa Road	Prior approval for change of use of shop to dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	18/00441/P3PAN	1	1
3414	20 Cliffe Drive	Subdivision of dwelling to form 2 dwellings	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	18/00523/FUL	2	1
3428	Rose Cottage, Kem Mill Lane	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	18/00189/FUL	1	1
2202	Drinkwater Farm, Pike Lowe	Conversion of agricultural buildings to 3 dwellings	Withnell/Brinscall	Withnell	Wheilton and Withnell	06/00167/FUL	3	2
3204	Land to the rear of 56 School Lane/Withnell Fold Old Road	Erection of 4 dwellings	Withnell/Brinscall	Withnell	Wheilton and Withnell	16/00714/OUT 17/00663/FUL 18/00847/FUL	4	4
3217	Brinscall Plumbing and Building Supplies, 17 Hartington Road	Outline application for the erection of up to 7 dwellings	Withnell/Brinscall	Withnell	Wheilton and Withnell	16/00258/OUT	7	7
							396	366

BP2-G

Town & Country Planning Act 1990 (As Amended)

**Land At Carrington Road
Adlington**

Planning Appeal

Appeal Reference: APP/D2320/W/19/3228123

Statement of Chorley Council

Introduction

1. The appeal is made by Hollins Strategic Land against Chorley Council's refusal of outline planning permission for a residential development for up to 25 dwellings with all matters reserved save for access from Carrington Road, on land at Carrington Road, Adlington, Chorley.
2. Chorley Council wish to reiterate the reason for refusal set out on the decision notice for application ref. 18/00863/OUTMAJ, which states;
 1. *The proposed development would be located within an area of Safeguarded Land as defined by the Chorley Local Plan 2012 - 2026. The Council has a five year housing land supply as required by the National Planning Policy Framework. The proposal therefore conflicts with policy BNE3 of the Chorley Local Plan 2012 - 2026. It is not considered that the material considerations put forward in favour of the development are sufficient to outweigh the presumption against it.*

Appeal site

3. The application site forms part of an area designated as Safeguarded Land within the Chorley Local Plan 2012 - 2026. The site is relatively flat, is previously undeveloped and consists of grassland with trees and shrubs around the perimeter with scrub beginning to colonise the land. The site is relatively well contained, bordered by allotment gardens to the north east, residential properties to the south east and south west and there is a sand quarry present beyond the north western site boundary.
4. The site is positioned immediately adjacent to the settlement area boundary of Adlington, which is small township to the south of Chorley Borough. The character of the immediate locality is that of urban rural fringe and is predominantly residential, however, the wider area of Adlington comprises a range of land use types. There are wide range of amenities in Adlington and access to public transport provision is provided by bus services and a railway station situated on the Manchester, Bolton and Preston rail corridor.

Development plan policy

5. In line with the statutory test in section 38(6) of the Planning and Compulsory Purchase Act, the appeal must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council asserts the proposal is contrary to the Development Plan. The development plan comprises the Central Lancashire Core Strategy (Appendix 1) and the Chorley Local Plan 2012-2026 (Appendix 2).
6. In terms of the Central Lancashire Core Strategy Policy 1 (Locating Growth) (Appendix 1 pages 50-51), Adlington (Policy 1 (d) is in one of the six Urban Local Service Centres where some growth and investment will be encouraged to help meet housing and employment needs in Central Lancashire. It is predicted that 9% of Central Lancashire's housing development will take place in the six Urban

Local Service Centres over the period 2010-2026. This is predicted distribution based on the potential for housing development in each place, and not proportions that are required to be met.

7. Core Strategy Policy 4 (Housing Delivery) (Appendix 1) sets out the housing requirement, for Chorley this is 417 dwellings per annum.
8. The Chorley Local Plan 2012-2026 (Appendix 2) shows areas of BNE3 Areas of Land Safeguarded for Future Development Needs (page 47) which are safeguarded for future development needs beyond the plan period. Development other than that permissible in the countryside whether Green Belt or Area of Other Countryside will not be permitted on Safeguarded Land as shown on the Policies Map. The appeal site is BNE3.3 North of Bonds Lane, Adlington and shown on Map 1 Chorley Borough (Appendix 3) and Map 5 Adlington Insert (Appendix 4).

Other material considerations

National policy

9. The National Planning Policy Framework (NPPF) confirms that there is an ongoing requirement that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in considering the appeal proposal.
10. Paragraph 139 of the NPPF states in relation to defining boundaries of the Green Belt, local planning authorities should:
 - a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - b) not include land which it is unnecessary to keep permanently open;
 - c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
11. The NPPF at paragraph 11 states that at the heart of it is the presumption in favour of sustainable development, which should be a golden thread running through both plan-making and decision-taking. For decision-taking, this means (unless material considerations indicate otherwise)
 - Approving development proposals that accord with an up-to-date development plan without delay; or

- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken.

Memorandum of Understanding

12. The three councils of Chorley, Preston and South Ribble entered into a Memorandum of Understanding (MOU) (Appendix 8) in September 2017 and this document provides clear evidence of the close working relationship between these three authorities in plan-making, building on the extant Core Strategy and committing to the preparation of a new single Central Lancashire Local Plan.
13. The MOU records the continuing agreement upon an appropriate distribution of future residential development across the Housing Market Area (HMA) whose sustainability was tested through the Core Strategy examination process. That distribution which reflects Policy 4 of Core Strategy (Appendix 1 page 71) (and exceeds the Standard Housing Method aggregated across the HMA).
14. The MOU reflects the single HMA across Central Lancashire and is a policy-on response to the findings of the Strategic Housing Market Assessment (SHMA published in 2017) (Appendix 7) which concluded that: ‘the spatial distribution of need within the HMA varies depending on judgements made on projections. There has been a historical over-delivery of homes in Chorley relative to housing requirement policies, compared to an under-delivery in Preston and South Ribble’ (Appendix 7 para 11.28 page 190)
15. Further the Strategic Housing Market Assessment goes on to state: “primacy should be given to the HMA-level conclusions in line with national policy which emphasises assessment of OAN at a housing market area level. Furthermore, GL Hearn considers that where an authority is meeting the unmet needs from another, this will support population and workforce growth within the receiving authority’s area. On this basis it is important not to double count unmet needs and provision to meet economic growth” (Appendix 7 paras 11.30-11.31 page 190).
16. A recent appeal (reference APP/N2345/W/17/3179105, Appendix 13) concluded that that MOU “is effectively a joint declaration of intent as to how the Councils will for the time being distribute new housing between and across their respective and combined areas” (Paragraph 44 page 8).
17. The appeal decision (appeal Ref: APP/N235/W/17/3179177 Appendix 14 paragraph 55 page 10) concluded “...the Memorandum of Understanding is clear in specifically agreeing that the adopted development plan is currently the proper basis for determining the housing requirement within the individual local planning authority areas”.

Preston, South Ribble and Lancashire City Deal

18. The City Deal (Appendix 9) obligations were recognised in the Brindle Road decision (Appendix 15 paragraph 42 page 9) and comprises of a partnership between Preston, South Ribble and Lancashire County Council and a 'City Deal' agreed with Government in 2016, to ensure the area continues to grow by addressing strategic transport infrastructure and development challenges to deliver new jobs and housing across the City Deal area. The agreement is over a ten-year period and the commitments include the delivery of 17,420 new homes.
19. The City Deal has been recognised in recent planning appeals as of relevance as it underpins the policy-on approach of the three councils to housing distribution, one which supports a long-term redistributive strategy to meet several aims including a rebalancing of the housing market and to encourage growth in the other two areas of Preston and South Ribble. If Chorley Council do not adhere to this strategic, evidence-led approach, it will further skew the housing market and attract development away from identified areas for long-term regeneration and investment, resulting in further decline and contraction. Further, given the level of infrastructure investment being made in the boroughs of Preston and South Ribble, it is logical that growth should be directed to where development can be accommodated sustainably.

Discussion of planning merits

20. The Core Strategy policies are more than five years old (adopted July 2012). However, Policy 4's requirement for 417 dwellings per annum ('dpa') within Chorley was expressly reviewed in the course of the plan-making exercise resulting in the Chorley Local Plan 2012-2026 (adopted July 2015). It was endorsed by the Inspector as follows:

'Issue 3 – Homes for All - Housing Supply and Phasing

Whether the Plan allocates sufficient housing land in the right locations to accord with the requirements of the CS and with paragraph 47 of the Framework.

Housing Land Requirements and Supply

39. CS policy 4 sets out the housing requirements for Chorley for the period 2010-2026. It sets a minimum requirement for 417 dwellings per year, which amounts to a total of 6,672 dwellings over the Plan period.

40. Representations are concerned that the CS figure is not based upon a robust, up-to-date objective assessment of need, as required by the Framework. Some consider that this has resulted in an under-estimation of need, and others, an over-estimation, which in either case should be addressed by the Plan, especially after the revocation of the RS upon which the CS target was based. ...

42. ... I conclude that the CS target for 417 dwellings a year remains appropriate.'

Development of Safeguarded Land

21. The current Chorley Local Plan (Appendix 2) was adopted on 21st July 2015 and runs until 2026. The appeal proposal is contrary to policy BNE3 of the Local Plan (page 47). This appeal seeks outline permission for up to 25 dwellings on 0.85 hectares of land. The appeal site is adjacent to the settlement area of Adlington, with the northern tip of the appeal site identified as being within the Green Belt. The remainder of the appeal site is located on allocated Safeguarded Land, as defined in policy BNE3 'Areas of Land Safeguarded for Future Development Needs'. This appeal site forms part of a wider parcel of Safeguarded Land known as 'Site BNE3.3, North of Bond's Lane, Adlington' totalling 4.13 hectares
22. The appeal site was designated as Green Belt in the 1993 Lancashire Structure Plan. The northern part of the appeal site remained within the Green Belt designation, whilst the remainder of the appeal site with adjacent land (totalling 4.13 hectares) was removed from the Green Belt designation and reallocated as Safeguarded Land along with a number of sites in the 1997 Chorley Borough Local Plan under the Safeguarded Land policy (Policy C3). In the Chorley Borough Local Plan Review in 2003 the appeal site and adjacent land was again designated as Safeguarded Land under Policy DC3.
23. The areas of Safeguarded Land covered by Policy DC3 were reviewed as part of the current Local Plan process which started in 2010. The review included a sustainability assessment. In order to meet Chorley's housing, employment and open space requirements in the Chorley Local Plan 2015 safeguarded sites that were considered the most suitable, that were natural extensions to existing settlements, and proved most viable in terms of highway access and the characteristics of the site were allocated. The remaining Safeguarded Land was retained as Safeguarded Land under Policy BNE3 to provide for future development needs beyond the Plan period (i.e. after 2026).
24. Policy BNE3, and the other strategic housing policies V2 and HS1 set the spatial strategy for housing in the Borough for the period 2012 -2026 (Appendix 2). Housing is directed towards urban areas and a number of allocated sites in line with Core Strategy Policy 1 (Appendix 1 page 50-51). This proposal sitting outside the settlement boundary and in an area of safeguarded land (and part Green Belt) is in clear breach of this strategy. Policy BNE3 is a restraint policy and states that development other than that permissible in the Green Belt or Area of Other Open Countryside (under Policy BNE2) (Appendix 2 page 46) will not be permitted on Safeguarded Land. The proposal is therefore contrary to Policy BNE3.
25. Policy BNE3 is in accordance with paragraph 139 of the Framework (February 2019) which states that local planning authorities should c) "where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period" and d) "make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development". Safeguarded Land is allocated as such

for Green Belt boundaries to last for a long time. It is protected from development until a time in the future which it might be required to serve development needs. The main purpose of designating Safeguarded Land in Chorley is to ensure that the inner boundary of the Green Belt will endure in the long term rather than act as a land bank for future development. Designating land as safeguarded does not mean that its development is inevitable in the long term.

26. It is acknowledged that the weight to be given to the policy depends on its degree of consistency with the NPPF (February 2019) (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
27. It is considered that Policy BNE3 is in full accordance with the NPPF which confirms that “safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposed the development” (para 85). It is considered that full weight should be attached to Local Plan Policy BNE3. When the Local Plan was adopted it was envisaged that Safeguarded Land would be protected until 2026, as policy BNE3 is in full accordance with the NPPF.
28. Policy BNE3 of the Local Plan is, therefore, in line with Paragraph 139 of the NPPF. Retaining this land for future development needs at this time is consistent with the purposes of allocating the site as safeguarded within the Local Plan, in accordance with the NPPF.
29. In relation to Safeguarded Land the Inspector (APP/D2320/W/17/3173275 Land at Pear Tree Lane, Chorley) See Appendix 16, (paras 37 and 38 page 9) states: “Safeguarded land is land which is likely to be suitable for development in the long term, which for strategic purposes is considered unsuitable for development within the plan period or short term. As such, I am conscious that the purpose of safeguarded sites is to indicate the long-term direction of development as a means of ensuring the protection of the Green Belt in the short and medium term. Their retention for that purpose, albeit not permanently, therefore has an important strategic role.
30. In assessing the harm that would arise from the release of the site I accept that the potential for release beyond the plan period indicates that it is appropriate to judge the harm that would arise from release now, against that arising from development at a future date. I also take into account that the harm arising to the objectives of policy from the release of safeguarded sites will be less than that which would arise from the release of Green Belt, which is intended to be permanent. Nevertheless, the specific identification of such sites as being safeguarded at this time elevates the importance of their protection above that of other open countryside during the plan period. Indeed Paragraph 85 of the National Planning Policy Framework (NPPF February 2019) explicitly states that planning permission for the permanent development of safeguarded land should only be granted following a local plan review which proposes the development”.
31. At paragraph 63 (Appendix 16 page 14), the Inspector concludes: “The parties agree that Safeguarded Land can be considered a “footnote 9” policy for the

purposes of decision making. I concur that it is a specific policy in the Framework which indicates that development should be restricted, and so the proposed development of Safeguarded Land in this case would not be subject to the tilted balance in paragraph 14 of the Framework, even had I concluded that relevant policies for the supply of housing could not be considered up-to-date by reason of a deficiency in the five year land supply. As it is, I have attributed very substantial weight to the harm that would arise as a result of the loss of the site as Safeguarded Land within the plan period, for all the reasons outlined above. I also attribute some further limited weight to the harm arising from the visual effects of development through the loss of an open greenfield site”.

32. In the NPPF, Para 14 and Footnote 9 has changed and been amended and renumbered as Para 11 and Footnote 6. The Inspector concludes at paragraph 70 (Appendix 16 page 15) “In this case, bearing in mind the adequacy of housing supply locally, the intention of the Framework to increase and diversify housing provision does not outweigh the important strategic aim of protecting the Green Belt through the identification and protection from development of safeguarded land and the core principle of controlling the scale and location of development through the plan-led system. I therefore conclude that the benefits of the proposal would not outweigh the harm identified and so would not accord with the presumption in favour of sustainable development set out in policy MP1 of the JCS, V1 of the Local Plan and within the Framework”.
33. It is considered that Policy BNE3 is in full accordance with the NPPF which confirms that “safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposed the development” (para 139). It is considered that full weight should be attached to Local Plan Policy BNE3. When the Local Plan was adopted it was envisaged that Safeguarded Land would be protected until 2026, as policy BNE3 is in full accordance with the NPPF.
34. The proposal would result in the irreversible loss of a safeguarded green field site not required to meet current housing needs now. This loss weighs heavily against the proposal and is contrary to the prudent use of land and resources in an area where much of the Borough is designated Green Belt. The NPPF (February 2019) is clear that safeguarded land is not for development at the present time (i.e. within the Plan period) and planning permission should only be granted following a Local Plan review.
35. The future use of this land will need careful evaluation as part of the review of the Central Lancashire Local Plan. Assessment of Safeguarded Land will take place as part of the review of the Local Plan Review (as occurred during the drafting of the current Local Plan). This assessment process will ensure that the most suitable areas of Safeguarded Land are released if required and brought forward for development where appropriate. There is a total of 4 Safeguarded Land sites in Adlington (Sites BNE3.2; BNE3.3 (which includes the appeal site and adjacent area forming site BNE3.3; BNE3.4 and BNE3.11) – See Chorley Local Policies Map – Adlington Inset – map 5 (Appendix 4) and Chorley Borough Policies Map

(Appendix 3)). The assessment should not be carried out ad-hoc through the development management process.

36. Two Call for Site consultations (17 August -9 November 2018 and 28 January – 8 April 2019) have taken place for the review of the Local Plan and submitted sites are being assessed. All the sites submitted sites will be made public at the Issues and Options consultation stage in October 2019 and site suggestions have been received for the appeal site and the remainder of site BNE3.3 and other BNE3 sites in Adlington for housing.

Housing land requirement and supply

37. The first and most important point to be made in response to the Appellant's contentions is that the relevant housing requirement is to be identified in accordance with the proper interpretation of NPPF [73] & footnote [37]. NPPF [73] provides so far as relevant that:

'73. ... Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer ...' (underlining ('u/l') added)

Footnote [37] reads: *'Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in [NPPG].'* (u/l added)

38. The first sentence within footnote [37] is a critical qualification to the second/alternative limb of the sentence within paragraph [73] to which it is attached. This is a qualification which NPPG paragraph: 030 Ref ID: 3-030-20180913 (Appendix 1 to the Appellant's Statement of Case) reflects, and to which NPPG paragraph 004 Ref ID: 2a-004-20190220 makes repeated reference, lest its significance be overlooked.
39. The Core Strategy sets out strategic policy applying within Chorley, including Policy 4 (Appendix 1). That policy concerns the housing requirements within Central Lancashire and the distribution of provision to meet them across the three local planning authorities it comprises. The strategic rationale for collaborative plan-making is well-established.
40. The Core Strategy policies are more than five years old (adopted July 2012). However, Policy 4's requirement for 417 dwellings per annum ('dpa') within Chorley was expressly reviewed in the course of the plan-making exercise resulting in the Chorley Local Plan 2012-2026 (adopted July 2015). It was endorsed by the Local Plan Inspector (Chorley Local Plan Partial Report Appendix 12) as follows:

'Issue 3 – Homes for All - Housing Supply and Phasing

Whether the Plan allocates sufficient housing land in the right locations to accord with the requirements of the CS and with paragraph 47 of the Framework. ...

Housing Land Requirements and Supply

39. CS policy 4 sets out the housing requirements for Chorley for the period 2010-2026. It sets a minimum requirement for 417 dwellings per year, which amounts to a total of 6,672 dwellings over the Plan period.

40. Representations are concerned that the CS figure is not based upon a robust, up-to-date objective assessment of need, as required by the Framework. Some consider that this has resulted in an under-estimation of need, and others, an over-estimation, which in either case should be addressed by the Plan, especially after the revocation of the RS upon which the CS target was based. ...

42. ... I conclude that the CS target for 417 dwellings a year remains appropriate.'

41. Albeit adopted more than five years ago, Core Strategy Policy H4 has therefore been reviewed and found not to require updating. The figure of 417 dpa in respect of Chorley Borough set out in Policy H4 therefore represents the housing requirement for assessment of the 5YHLS in accordance with NPPF [73] as qualified by footnote [37]. This is so notwithstanding that the housing requirements of Central Lancashire are now subject to further review, looking further forwards into the future.

42. The NPPF raised questions concerning the authorities' ability to re-distribute the HLS requirement to reflect City Deal initiatives and accelerate housing provision in Preston & South Ribble (see further paragraphs 12 & 13 below). Their response was to sign up, in 2017, to the Joint Memorandum of Understanding ('JMoU'). This committed to application of Policy 4 pending a new local plan. According to the JMoU, Chorley's & South Ribble's HLS requirements are 417 dpa, and Preston's is 507 dpa. The JMoU was concluded on the understanding that the SHMA 2017 indicated that the OAN, from a base date of April 2014, broadly aligned with the cumulative HLS requirement in accordance with Policy 4.

43. Section 4 and [5.8]- [5.11] of the Appellant's Statement of Case do not acknowledge the review of Policy H4 through the Local Plan process in and fail, therefore and entirely, to recognise its significance. The assertion that the requirement for 417 dpa has been displaced by a requirement for 634 dpa in accordance with the standard method (a 52% increase) is inconsistent with the NPPF and incorrect.

5 Year Housing Land Supply

44. The Council can demonstrate a five year plus 5% buffer housing land supply, with reference to the Appellant's Statement of Case [5.8], from which the Council's ability to demonstrate a 5YHLS based on 417 dpa is not in dispute. The 2019 Five Year Housing Supply Statement for Chorley (Appendix 6) indicates a 9.0-year deliverable housing supply over the period 2019-2024. Therefore, there is no urgent requirement to release additional land for housing in the Borough.

45. The basis of the housing land monitoring (Appendix 5) and 5-year supply (Appendix 6) is the MOU (Appendix 8) and Core Strategy Policy 4 (417 dwellings per annum) (Appendix 1 page 71). Any deviation from the signed MOU and the respective distribution of housing, would need to first be agreed by 3 local authorities (as referred to in the appeal APP/F2360/W/18/3198822 Land Off Brindle Road, Bamber Bridge, Preston, paragraph 43, page 9 (Appendix 15)).

Housing land requirement and supply: other matters

46. The most immediate implication of the Appellant's reliance on the standard method is to create or suggest unjustified pressure for the release of safeguarded land within Chorley Borough itself intended as a potential resource beyond the Local Plan period. That reliance has, however, broader and at least equally serious implications for the release of land elsewhere within Central Lancashire.

47. The Appellant's Statement of Case nowhere acknowledges or addresses the close inter-relationship that exists between 'the three Central Lancashire districts' referred to at [4.1] within it. Preston City and South Ribble and Chorley Borough Councils recognise that their combined area functions as one integrated local economy and travel to work area, as well as a single Housing Market Area, with self-containment for commuting of 71-74% and for migration of 82-83% (SHMA 2017, Appendix 7). Dwelling completions in Chorley Borough in recent years have exceeded the rate envisaged within Core Strategy Policy H4, whereas those in Preston City and South Ribble Borough have fallen substantially short. For this and other reasons Government has entered a City Deal with these authorities.

48. The City Deal and resulting public investment is intended, inter alia, to address continuing infrastructure constraints on the development of residential and employment land in Preston and South Ribble. The erroneous attribution of a housing requirement increased by in excess of 50% to Chorley Borough would be inconsistent with and has the potential to frustrate the intentions of the City Deal for, and public investment in, improved conditions elsewhere in the Housing Market Area.

49. The Appellant's Statement of Case [5.10] & Appendix SA4 refer to the inability of Bolton Metropolitan Borough Council to demonstrate a 5YHLS in its area. But no weight attaches to that fact in the context of justifying release of the appeal site. First, there is no policy or Statement of Common Ground or other support for the release of land in Chorley Borough to meet needs arising elsewhere, i.e. in Bolton. Second, it is particularly inappropriate to release land safeguarded within Chorley Borough with regard to its long-term requirements for that purpose – a fortiori without review (contrary to NPPF [139(d)]). This is underlined, third, by reference to that fact that Bolton is not part of the Housing Market Area that underlies the overall housing provision made across the Central Lancashire districts. And fourthly, having regard to the shift in emphasis, within that Housing Market area, to securing that residential development takes place elsewhere within it, i.e. otherwise than in Chorley Borough.

50. There is a risk of distortion of the Central Lancashire Housing Market Area with Preston facing declining household projections which the Preston, South Ribble

and Lancashire City Deal is seeking to reverse, and it is not sustainable or strategically appropriate for Chorley to continue to allow growth at the expense of Preston and South Ribble boroughs.

51. Any change in distribution of both housing and employment land allocation needs to be supported by robust evidence and subject to full and proper assessment and consultation, with a full consideration of the infrastructure implications in order to ensure sustainability and compliance with NPPF. It is not for Chorley Council to simply adopt a higher figure outside of a full and NPPF compliant review of the Central Lancashire Local Development Plan which is now underway and will include a review of the Core Strategy Policy 4 (Housing Delivery) (Appendix 1 page 71). The Council do not believe that the adopted housing land supply policies set out in Core Strategy Policy 1: Locating Growth, Core Strategy Policy 4: Housing Delivery (Appendix 1 pages 50-51 and page 71) and Local Plan Policy HS1: Housing Site Allocations (Appendix 2 page 20-22) are out of date. The Chorley Local Plan 2012-2026 (Appendix 2) was adopted in July 2015. Representations were received during preparation of the Local Plan that the housing requirement is not based on a robust, up to date objective assessment of need as required by the Framework. The Local Plan Inspector concluded in her report (Appendix 12) that the Core Strategy target for 417 dwellings remained appropriate. She also stated "The Regional Strategy for the North West (RS) was revoked by the Secretary of State during the examination period. The impact of this on the soundness of the Plan, particularly regarding the justification for retaining the RS housing and employment targets, was consulted upon and discussed at the hearing sessions. I conclude that no soundness issues have arisen as a consequence" (para.10 page 6).
52. In respect of Appeal Decision (Dismissed) - APP/D2320/W/17/3173275 Land at Pear Tree Lane, Euxton, Chorley, Lancashire, PR7 1DP (outline planning permission for up to 165 dwellings (30% affordable), planting and landscaping, informal open space, children's play area, surface water attenuation, 2 vehicular access points from School Lane and associated ancillary works. All matters to be reserved except for the main site access) (Appendix 16).
53. The Inspector stated at paragraph 24 (Appendix 16 page 5) "... Whilst I recognise that case law indicates that the RSS based figures cannot be relied upon, if the figures in the JCS nevertheless meet the OAN for the HMA as a whole, and there is a reasonable basis for assuming they can be delivered, I see no reason in principle why the distribution set out in this more recent, formally adopted planning framework cannot continue to be used."
54. The Inspector concluded at paragraph 33 (Appendix 16 page 8) "on the basis of the apportionment in the JCS (as reflected in the MoU) that the Council can demonstrate a supply of housing land in excess of 5 years and relevant development plan policies for the supply of housing can therefore be considered up to date".
55. The Inspector states at paragraph 69 (Appendix 16 page 15) "I have found that the JCS, and the apportionment within it, is currently delivering the full objectively assessed need for housing in the HMA and that Chorley can demonstrate a five-

year land supply in this context. The proposal would conflict with policy BNE3 of the Local Plan for Chorley Borough which seeks to safeguard land in accordance with the intentions of the Framework. Whilst the Framework nationally seeks to increase the amount and range of housing available, it is nevertheless explicit that it does not change the development plan as the starting point for decision making.”

Housing requirement and supply: conclusion

56. The Council is able to demonstrate a 5 Year Housing Land Supply (YHLS) and the ‘tilted’ balance within NPPF [11(d)(ii)] does not apply. No material weight attaches to the benefits of housing provision on the appeal site, assessed on the ‘flat’ balance, bearing in mind the existence of a 5YHLS and what is stated above so far as both the distribution of further residential development in Central Lancashire and absence of planning merit from the suggestion that the appeal site should contribute to needs arising in Bolton are concerned.

Other Benefits and Matters

Development of the Site

57. The appellant has identified several planning benefits of the proposed development. The provision of housing is of benefit, however, in the context the Council can demonstrate a 9.0-year supply of housing land, this attracts limited weight (Appendix 6).

Character of the area

58. Consideration of the whole BNE3.3 site will be undertaken as part of the review of the Local Plan therefore this attracts limited weight.

Affordable Housing

59. The proposed development could contribute to the Local Planning Authority's stock of affordable housing. However, only limited weight should be attached to such a benefit. Any residential development in Adlington which was delivered through the Core Strategy and adopted Chorley Local Plan process would deliver 30% affordable housing. Core Strategy Policy 7 (Appendix 1 page 78) sets down the approach to the delivery of affordable and special needs housing:

60. “Subject to such site and development considerations as financial viability and contributions to community services, to achieve a target from market housing schemes of 30% in the urban parts of Preston, South Ribble and Chorley ...”
“Aside from rural exception sites the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part therefore) is required in rural areas.” The adopted Central Lancashire Affordable Housing Supplementary Planning Document (Appendix 11) provides additional information on the delivery of affordable housing, with paragraph 34-page 13 stating:

61. “The size of development should not be artificially reduced to reduce or eliminate the affordable housing requirement as set out in the Core Strategy and at page 5 of this document, for example by sub-dividing sites or reducing the density of all of part of a site.”

62. The appeal scheme is delivering 8 affordable dwellings however this is not in excess of what is required by Core Strategy Policy 7 (Appendix 1 page 78) as stated by the applicant. As stated in paragraph 49 of the Affordable Housing Supplementary Planning Document (Appendix 11 page 15) “where it is proposed that the affordable housing provision should be on-site but where the calculated provision does not equate to whole units the actual provision will be rounded up or down to the nearest whole number”. The requirement for this site is 7.5 dwellings therefore this should be rounded up to 8 dwellings.

63. There is no need to deliver this site now rather, it should await the evaluation and outcome of the Central Lancashire Local Plan Review process. Accordingly, this is not a material consideration which justifies the early release of this site.

Economic Benefits

64. The proposals also have a number of temporary benefits associated with the construction phase such as employment opportunities for a small construction company, maximising the economic benefit to the local economy as materials and services are more likely to be acquired locally. However due to their temporary nature these attract limited weight. The Council considers that enough land has been allocated for housing in Adlington in the Local Plan in accordance with Core Strategy Policies 1 and 4 (Appendix 1 page 50-51 and page 71). In the Local Plan Inspector’s Report (Appendix 12 page 14) the Inspector stated, “I conclude that the allocations are consistent with the development strategy of the Core Strategy and that they reflect the most sustainable locations for growth.”

Sustainable Development

65. The council considers that this would not constitute sustainable development in accordance with the NPPF (paragraph 8, page 5) “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

66. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

67. There are no evident economic benefits this development would provide. It is not allocated for housing in the development plan and therefore such growth has not been accounted for in plan-making including the developing the supporting evidence for future strategic infrastructure such as roads, schools and employment and skills.

68. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect

current and future needs and support communities' health, social and cultural well-being; and

69. This development is not currently planned for and as such, is contrary to limb (b) of NPPF paragraph 8 as the council has demonstrated that delivery of the development plan objectives for housing are being met, with housing delivery consistently meeting development plan requirement. This demonstrates an effective plan-led approach which is informed by full and proper evidence gathering and, a process of engagement and test of soundness which led to the adoption of a local development plan. To deviate from such a plan-led system which is fully transparent to local communities, undermines that process and can disrupt the cohesion of those local communities, placing unplanned pressures on infrastructure.
70. c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.
71. The NPPF at paragraph 11 states plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
72. The proposal does not accord with the development plan under (c) above. In terms of (d) above, there are relevant development plan policies.
73. The Council has a five-year land supply (Appendix 6). Therefore, there is more than enough overall supply to ensure choice and competition in the market for land. In accordance with paragraph 47 of the NPPF the Council have identified in excess of 5 years supply of housing and there is an additional buffer of 5%. There is not a record of persistent under delivery in the borough, in fact quite the opposite and therefore there is no need to increase this buffer to 20%.
74. The Council asserts that there is no urgent need to increase housing supply. The three councils of Preston, South Ribble and Chorley have committed to preparing a new Central Lancashire Local Plan and this is now underway as illustrated by the published Local Development Scheme (LDS) 2019 -2022 (Appendix 10).
75. There is no agreed Statement of Common Ground with Bolton Metropolitan Council or the Greater Manchester Combined Authorities regarding meeting

unmet housing need and it is not sustainable development if Chorley are to continue to supply homes for outlying areas which could contribute to out-commuting further straining the road network.

76. Any agreement to meet unmet need must be undertaken carefully as part of a robust assessment of all the ramifications including impacts on economy, jobs, transport, schools and health. Such a comprehensive review must be part of a local plan-making exercise which is currently underway. This process will include the three central Lancashire authorities contacting all neighbouring authorities under the Duty to Cooperate remit in order to identify any opportunities or requests to engage in the exchange of unmet need.

Conclusion

77. The proposal fails to comply with the Development Plan, the proposal is a breach of up-to-date development plan policy with material considerations not indicating otherwise and not sustainable. It is considered that there are no other material considerations that would outweigh this and justify permitting the application. The NPPF clearly maintains the primacy of the plan-making system.

78. In addition, the NPPF provides a framework within which local people and their accountable Councils can produce their own distinctive local plans which reflect the needs and priorities of their communities. These decisions should properly be taken through the Local Plan making process and there is no need to release the site for housing now.

79. Therefore, the Inspector is respectfully requested to dismiss this appeal.

APPENDICES

RELEVANT PLANNING POLICIES

NATIONAL POLICY AND GUIDANCE

National Planning Policy Framework (NPPF) February 2019

The NPPF states: Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be considered in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

PLANNING PRACTICE GUIDANCE

National planning practice Guidance (PPG) May 2019

The PPG sets out the government's planning policies for England and how these are expected to be applied.

CORE STRATEGY POLICY

The Central Lancashire Adopted Core Strategy (Appendix 1) was adopted on 17th July 2012 and contains the following relevant policies:

Policy 1: Locating Growth (page 50-51)

Policy 4: Housing Delivery (page 71)

Policy 7: Affordable and Special Needs Housing (page 78)

LOCAL PLAN POLICY

The Chorley Local Plan 2012-2026 (Appendix 2) was adopted 21st July 2015 and contains the following relevant policies and map:

V2 Settlement policy- Main Settlements (page 6)

HS1 Housing Site Allocations (page 20-22)

HS2 Phasing of Housing Development (page 23)

BNE3 Areas of Land Safeguarded for Future Development Needs (page 47)

Map 1 Chorley Borough (Appendix 3)

Map 5 Adlington Insert (Appendix 4)

OTHER RELEVANT DOCUMENTS

Chorley Councils Housing Land Monitoring Report April 1st, 2018 to March 31st, 2019 (Appendix 5)

Five Year Housing Supply Statement June 2019 2019-2024 (Appendix 6)

Central Lancashire Strategic Housing Market Assessment 2017 (Appendix 7)

The Memorandum of Understanding (MOU) 2017 (Appendix 8)

Preston, South Ribble and Lancashire City Deal (Appendix 9)

The Central Lancashire Local Development Scheme (LDS) February 2019 - June 2022 (Appendix 10)

Central Lancashire Affordable Housing Supplementary Planning Document October 2012 (Appendix 11)

Chorley Local Plan Inspector's Partial Report October 2013 (Appendix 12)

Appeal Ref: APP/N2345/W/17/3179105 (Appendix 13)

Land Off Sandy Gate Lane, Broughton, Preston

Appeal Ref: APP/N235/W/17/3179177 (Appendix 14)
Keyfold Farm, 430 Garstang Road, Broughton, Preston

Appeal Ref: APP/F2360/W/18/3198822 (Appendix 15)
Land Off Brindle Road, Bamber Bridge, Preston PR5 6YP

Appeal Ref: APP/D2320/W/17/3173275 (Appendix 16)
Land at Pear Tree Lane, Chorley, Lancashire PR7 6JL

BP2-H



Report of	Meeting	Date
Director of Development, Preston City Council	Central Lancashire Strategic Planning Joint Advisory Committee	27 June 2016

FULL OBJECTIVELY ASSESSED HOUSING NEED AND STRATEGIC HOUSING MARKET ASSESSMENT

PURPOSE OF REPORT

1. To advise members of the Joint Advisory Committee of the appointment of consultants to carry out a Full Objectively Assessed Housing Need and Strategic Housing Market Assessment of Central Lancashire.

RECOMMENDATION(S)

2. The Joint Advisory Committee is recommended to note the contents of this report.

EXECUTIVE SUMMARY OF REPORT

3. This report sets out details of work to update the full, objectively assessed housing needs in the development plan.

REASONS FOR RECOMMENDATION(S)

4. To advise member of the Joint Advisory Committee on the work to the evidence base.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. N/A

BACKGROUND

6. The Planning and Compulsory Purchase Act 2004, S13, places a duty on local planning authorities to keep under review the matters which may be expected to affect the development of their area or the planning of its development, including:
 - (a) the principal physical, economic, social and environmental characteristics of the area of the authority;

- (b) the principal purposes for which land is used in the area;
- (c) the size, composition and distribution of the population of the area;
- (d) the communications, transport system and traffic of the area;
- (e) any other considerations which may be expected to affect those matters;
- (f) such other matters as may be prescribed or as the Secretary of State (in a particular case) may direct.

The duty extends to any changes that the authority think may occur to any matter and the effect of those changes. National Planning Policy in paragraph 158 of the National Planning Policy Framework requires local planning authorities to ensure that their local plans are based on adequate, up to date and relevant evidence. In particular, paragraph 159 indicates that they should have a clear understanding of the housing needs in their area. Planning Practice Guidance advice is that appropriate and proportionate evidence is essential for producing a sound Local Plan. The advice is also that the evidence should be kept up to date and where dated should be brought up to date to reflect current data. Government advice in the Planning Practice Guidance is that most local plans are likely to need updating in whole or in part at least every five years.

7. The three Central Lancashire authorities have up to date and National Framework compliant development plans consisting of the Joint Central Lancashire Core Strategy, adopted July 2012, and the three respective site allocations plans, adopted by the respective authorities on varying dates but all in July 2015. The Core Strategy is, therefore, reaching the point where, government guidance suggests that there should be some review as to whether policies need updating.
8. The housing requirement figures in the plan, set out in Policy 4 of the Core Strategy, derive from the now revoked Regional Spatial Strategy figures, which in turn are based upon population and household projection figures dating from 2003. This is becoming an issue in determining planning applications and, particularly, in defending appeals where applicants/appellants are arguing that these figures, even in a recently adopted plan, do not constitute the full, objectively assessed need for market and affordable housing in each of the three Council areas. The further argument is that this is in breach of the requirement of paragraph 47 of the NPPF, which is that local planning authorities use their evidence base to ensure that the Local Plan meets the full objectively assessed need. In such circumstances elsewhere planning inspectors have weighed in favour of the appellant. In addition the High Court has supported the view that the starting point in determining housing requirements is the full, objectively assessed need.
9. In particular, in what is now regarded as a definitive judgment, the Court of Appeal ruled in *St Albans City Council v Hunston Properties* (Sir David Keene) that:

“I see the force of these arguments, but I am not persuaded that the inspector was entitled to use a housing requirement figure derived from a revoked plan, even as a proxy for what the local plan process may produce eventually. The words in paragraph 47(1), “as far as is consistent with the policies set out in this Framework” remind one that the Framework is to be read as a whole, but their specific role in that sub-paragraph seems to me to be related to the approach to be adopted in producing the Local Plan. If one looks at what is said in that sub-paragraph, it is advising local planning authorities:

“to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework.”

That qualification contained in the last clause quoted is not qualifying housing needs. It is qualifying the extent to which the Local Plan should go to meet those needs. The needs assessment, objectively arrived at, is not affected in advance of the production of the Local Plan, which will then set the requirement figure.

Moreover, I accept Mr Stinchcombe QC's submissions for Hunston that it is not for an inspector on a Section 78 appeal to seek to carry out some sort of local plan process as part of determining the appeal, so as to arrive at a constrained housing requirement figure. An inspector in that situation is not in a position to carry out such an exercise in a proper fashion, since it is impossible for any rounded assessment similar to the local plan process to be done. That process is an elaborate one involving many parties who are not present at or involved in the Section 78 appeal. I appreciate that the inspector here was indeed using the figure from the revoked East of England Plan merely as a proxy, but the government has expressly moved away from a "top-down" approach of the kind which led to the figure of 360 housing units required per annum. I have some sympathy for the inspector, who was seeking to interpret policies which were at best ambiguous when dealing with the situation which existed here, but it seems to me to have been mistaken to use a figure for housing requirements below the full objectively assessed needs figure until such time as the Local Plan process came up with a constrained figure."

10. In the two public inquiries involving housing land issues held in Preston since the adoption of the Site Allocations Plan (Ingol Golf Course and Gladman, Grimsargh both in January 2016), the Council has faced arguments that the Core Strategy housing requirement figure is out of date and does not represent the full objectively assessed need. The counter argument has been that both parts of the development plan, the Core Strategy and Site Allocations Plan, are National Planning Policy Framework compliant but it will become increasingly difficult to sustain that argument as time passes, and particularly as the fifth anniversary of adoption of the Core Strategy approaches in 2017, which is a critical date in government guidance.
11. It is, therefore, timely to look at the housing requirement figures. GL Hearn, who are one of a number of consultants with expertise in this area and are on the HCA's technical panel, have been appointed through the North West Procurement Portal to carry out the work. They have recent relevant experience of similar work in the North West, having carried out the Mid-Mersey study covering St Helens, Warrington and Halton during 2015.
12. The FOAN/SHMA work will be carried out during 2016 and it is currently expected that the work will be completed by the end of September.

CONCLUSIONS

13. For the reasons set out above this work is necessary and timely. In particular, taking into account the fifth anniversary of the adoption of the Central Lancashire Core Strategy in 2017, the revocation of RSS on which the Core Strategy figures are based and the latest population and household projection figures all point to the need to review this part of the local plan evidence base.

Report Author	Ext	Date	Doc ID
Mike Molyneux	01772 906703	June 2016	***

BP2-I



Report of	Meeting	Date
Director of Development, Preston City Council	Central Lancashire Strategic Planning Joint Advisory Committee	2 March 2017

Full Objectively Assessed Need for Housing and Strategic Housing Market Assessment

PURPOSE OF REPORT

1. To provide members of the Joint Advisory Committee with further information on the Full Objectively Assessed Housing Need and Strategic Housing Market Assessment evidence.

RECOMMENDATION(S)

2. The Joint Advisory Committee is asked to note the current position with regard to the FOAN & SHMA report and the retention of Core Strategy Housing Requirements for the purposes of moving forward.

EXECUTIVE SUMMARY OF REPORT

3. Local Planning Authorities are required to identify the Full Objectively Assessed Need for Market and Affordable Housing as part of the evidence underpinning their local plan. The FOAN, whilst not the plan figure, underpins assessment of the five year supply of deliverable housing land enabling developers to argue that where it is out of date the five year supply figure cannot be calculated and, therefore, the local planning authority cannot demonstrate that it has a five year supply of deliverable housing land. All local planning authorities without an up to date FOAN are vulnerable to this argument, which has been upheld by Inspectors at appeal.
4. A new FOAN has been calculated by consultants GL Hearn. Agreement is needed on that figure so the Strategic Housing Market Assessment can be finalised. This report sets out a pragmatic way forward.

REASONS FOR RECOMMENDATION(S)

5. For Members of the JAC to be aware of the current position.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. N/A. this report concerns the evidence base for the plan, not planning policy.

BACKGROUND

7. Local Planning Authorities are required by government to ensure that their development plans identify sufficient land to meet the Full Objectively Assessed Need for market and affordable housing across the housing market area during the plan period. The requirement is set out in paragraph 47 of the National Planning Policy Framework. Where an up to date need figure cannot be demonstrated, developers have used that to argue that the local planning authority cannot know what its need is and, therefore, cannot say whether it has five years' worth of deliverable housing land against that need.

The FOAN

8. The Full Objectively Assessed Need (FOAN) figure is the minimum housing needed over the plan period. Paragraph 47 of the Framework requires it to be assessed for the Housing Market Area. It is, however, expressed in terms of a need per local planning authority as each authority is responsible for preparing its own development plan, although housing market areas frequently include more than one local planning authority. There is a caveat to that, which is set out below.
9. It is an evidence figure and not the plan requirement figure. The latter can be higher than the FOAN but should not be lower unless there are planning constraints that cannot be overcome, in which case the local planning authority should seek the co-operation of neighbouring authorities to deliver the housing under the Duty to Co-operate introduced through S110 of the Localism Act 2011. Examples of such constraints would be green belt or areas at risk of flooding.
10. FOAN is, therefore, a minimum requirement. Housing requirements in development plans can be set higher than the FOAN as can targets in agreements with government through other, non-statutory policy initiatives.

Calculating the FOAN

11. The government sets out a methodology for determining the FOAN in the Planning Practice Guidance. Whilst not mandatory, the advice in the planning practice guidance is that, if local planning authorities depart from that methodology, they should set out clear reasons why they have done so. The government's view is that the methodology in the guidance is preferable as it creates transparency in how the evidence has been gathered.
12. The consultants (GL Hearn) who have prepared the Central Lancashire FOAN and Strategic Housing Market Assessment (SHMA) have followed the methodology set out in the Planning Practice Guidance.

Housing White Paper Implications

13. The Housing White Paper published in February 2017 refers to consultation that the government intends to carry out on a standardised approach to determining an objectively

assessed requirement for housing. 'Requirement' is usually taken to refer to the target figure in the development plan not the need figure. As indicated above and clearly set out by the consultants who have prepared the FOAN/SHMA report, the FOAN figure is not the housing target.

The FOAN determined by GL Hearn

14. The starting point for determining the FOAN is set out in the Planning Practice Guidance and is the population projections produced by the Office for National Statistics. The latest figures are the 2014 base figures that were published in May 2016. The ONS projections, and the DCLG household projections derived from them, are trend based so that in an area where there has been a high level of household growth and, therefore, housing growth in recent years that will be reflected in the projections. Conversely where such growth has been constrained, that will also be reflected. In order to ensure that no recent factors have skewed the data, the consultants have used a 14 year migration figure as the basis for the FOAN.
15. The various differences in the projected number of dwellings per annum, and a comparison with the existing plan figures is set out in the following table:

	Chorley	South Ribble	Preston	Central Lancs
Core Strategy requirement p.a.	417	417	507	1,341
2014 population projection base p.a. (SNPP)	511	182	241	934
OAN	465	325	523	1,313
Variation from CS OAN	+48	-92	+16	-28
Variation from SNPP OAN	-46	+143	+282	+379
Variation from CS SNPP				

16. Three points stand out from that.
 - Firstly across the Central Lancashire Housing Market Area there is not a significant difference between the current plan requirement of 1,341 and the FOAN figure of 1,313.
 - Secondly, there is a difference in the distribution of housing need across the three authorities, particularly affecting Chorley and South Ribble. In Chorley the FOAN is 48 dwellings more than the Core Strategy requirement, in South Ribble it is 92 dwellings fewer.
 - Thirdly, the effect of using the 14 year migration figure as the basis for the FOAN has a dampening effect on the changes that would derive purely from the sub-national population projections. If the population projections, being the starting point in the Planning Practice Guidance, were used as the basis for the need figure Chorley would see an increase in need above the CS requirement of 94 dwellings per annum, while in Chorley and Preston there would be a decrease of 235 and 266 dwellings per annum respectively. The 14 year migration figure, therefore, mitigates the trend deriving solely from population projections.

The potential for a redistribution within the Housing Market Area

17. The Central Lancashire Housing Market Area is very self-contained with containment levels of over 80% when long distance moves are taken out compared with the threshold of 70% set out in the Planning Practice Guidance. It is, therefore, likely that a new household forming within Central Lancashire will consider housing anywhere within the Housing Market Area rather than any particular local authority area.
18. There is the potential for a redistribution of housing provision within the Housing Market Area as indicated by two judicial authorities; *St Modwen v SSCLG & East Riding of Yorkshire Council* (High Court) and *Oadby and Wigston Council v SSCLG* (Court of Appeal)¹. The circumstances of each case are different but both allow for an apportionment of housing within the Housing Market Area that is different from the need figure for each individual local authority within the area provided that there is some formal agreement to that and the FOAN for the Housing Market Area as a whole is being met.
19. In summary the relationship between the Full Objectively Assessed Need for housing and the planned housing provision, therefore is:
 - The FOAN is the minimum that needs to be provided. Local Planning Authorities can plan for more housing in their area, for example, to meet economic growth aspirations.
 - The FOAN is an evidence figure, not policy.
 - The FOAN should be assessed at the Housing Market Area level; Central Lancashire has a level of containment that exceeds the threshold set out in national guidance.
 - Apportionment of the FOAN by agreement between local planning authorities within a Housing Market Area, which differs from the figure for each authority, is possible as long as the FOAN for the Housing Market Area is met.

Moving forward pragmatically

20. As indicated above, the FOAN for Central Lancashire is only marginally lower (2%) than the housing requirement figure set out in the Core Strategy. It is, therefore, recommended that the Core Strategy requirements should be retained rather than proceed to a partial review of the Core Strategy at this time.
21. There are other practical considerations that support that approach, including requirements proposed by government in the Housing White Paper.
22. In particular, the government has signalled its intention to set out in regulations a requirement for local planning authorities to review local plans and other local development documents at least once every five years. That would require a full review of the Core Strategy and the three authorities' Site Allocations Plans by 2020 at the latest.

¹ *St Modwen Developments Limited - and - (1) Secretary of State for Communities and Local Government (2) East Riding of Yorkshire Council*: [2016] EWHC 968 (admin) & *Oadby and Wigston Borough Council - and - (1) Secretary of State for Communities and Local Government (2) Bloor Homes Ltd* [2016] EWCA Civ 1040

23. Work has started on updating other parts of the evidence base for the Core Strategy, which makes a full review more appropriate.
24. Shropshire Council, a unitary authority, has taken a similar approach. In 2016 it commissioned a new FOAN/SHMA that indicated a need for 1,259 dwellings per annum. This compared with a requirement in the Core Strategy, adopted in 2011, for 1,390 dwellings per annum between 2011 and 2021 and 1,530 between 2021 and 2026. For planning purposes and development management, that Council has retained its Core Strategy figures. That approach has been endorsed recently by an Inspector in an appeal at Ludlow².

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² Appeal Ref: APP/L3245/W/15/3137161, Land at Foldgate Lane, Ludlow, Shropshire 16 November 2016

BP2-J

Preston City Council statement



Preston Town Hall

By
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Email

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Chris Hayward, director of development at Preston City Council said:

“Planning is an incredibly complicated matter that is easy to criticise, but heavily regulated by Central Government. We have consistently argued that the Government’s formula for house building supply numbers could be revised to focus on a plan-led system where there is certainty for the local community.

“Our planning officers are incredibly experienced and are qualified members of the Royal Town Planning Institute (RTPI). In my view, the department is the strongest it has ever been. Officers are obliged to give the best professional advice to the Council, taking into account national policy, the local development plan and other material planning considerations, and that is what they do. These are not individual judgements taken by officers, they are overseen by planning managers and myself, as a Full Member of the RTPI with over 30 years of experience.

“If it is clear that, in the current circumstances, a planning application should be approved, officers will make that recommendation and the committee reports will set out in detail why that is the case. If major planning applications are refused and appealed against, and the Council loses an appeal, then there is a significant financial cost in defending that appeal and a risk of costs being awarded against the Council, which can run into tens or hundreds of thousand pounds. It would be reckless to squander council tax payers’ money in this way. Where officers feel there is a case for refusal which can be evidenced on appeal, it will put all its efforts into defending that decision.

“We should look at why Preston is in this position of having to approve more housing than is allocated in the local plan. Government planning policy says that if a council cannot demonstrate that it has a five-year supply of housing, then it should approve developments. The formula for calculating this is complex and based on the number of houses built over the plan period compared to the figure in the local plan which says how many should be built per year. The Council has resisted challenges to this calculation from developers on appeal for many years, and has been able to successfully defend them, but the system is heavily weighted towards developers with expensive legal representation. The most recent appeal has resulted in a planning inspector concluding that Preston does not have a five year supply of housing. This situation has arisen because, for several years the number of houses being built was less than that required, so there is a backlog which counts against the Council, even though hundreds of houses are now being built and thousands have permission. In my view, this is wrong and unfair. Our legal advice confirms that officers are taking the correct approach on planning decisions. National policy says that there needs to be adverse impacts which significantly and demonstrably outweigh the benefits of development and in most cases things like the loss of low value agricultural land and additional traffic are not significant enough to refuse an application and defend an appeal.

“I appreciate the frustration some residents feel watching the city change and grow around them, including on what has previously been green space. Saying that, there is still a national housing crisis in the UK and we are proud to be building more homes in Preston than anywhere else in Lancashire. However, officers and Members of the Council would prefer to have more local control over where the houses are being built.

“Where a neighbourhood plan is in place and the Council has a three year supply of housing land, the Government’s National Planning Policy Framework does not preclude all development contrary to policy. That would be in complete conflict with the Government’s aspirations to boost significantly the supply of housing across the country. The Government’s National Planning Policy Framework requires a planning balance to be made which weighs the adverse impacts against the benefits of all development.”

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comments



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