



Central Lancashire Housing Density Study

Central Lancashire Local Plan

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Executive Summary

What

The three Central Lancashire Local Authorities (Chorley Council [CC], Preston City Council [PCC] and South Ribble Borough Council [SRBC]) have commenced the formulation of a new Central Lancashire Local Plan (CLLP). The CLLP team, and respective local authorities, are undertaking a range of evidence base work to inform the new Local Plan.

One of the evidence base workstreams is on understanding of the densities that have been achieved across residential sites, to inform assumptions about the potential development capacity of sites being considered for allocation under the new CLLP. As well as informing allocation capacity assumptions, the work will also be applied to the sites which the Council's identify and include within their Strategic Housing and Employment Land Availability Assessment (SHELAA).

Hive Land & Planning have been appointed to undertake this housing density study. This October 2022 version of the report, has been updated to reflect the outcome of the consultation with the Central Lancashire Developers Forum, which took place in September 2022.

Why

In order to confidently allocate future residential development sites and apply a potential capacity to those sites, an evidence-based review of sites developed within Central Lancashire in recent years was required. This study provides a factual summary of the residential density achieved on sites within Central Lancashire, providing a robust basis upon which estimates of future residential development site capacities can be made. This will be critical to ensure the individual housing allocation capacity assumptions are as accurate as possible. This study provides the Councils with a means by which to justify the proposed capacity of a site, when presenting figures through the Local Plan review process.

How

Unlike other approaches to residential density studies where sites are assessed and, based on the characteristics of the site, an estimate of the housing capacity / density which might be achieved is

proposed, this study instead provides a retrospective review of completed sites. Thus, the findings of this study are factual, using data gathered from housing densities from sites which have been developed, or are under construction. This provides an accurate, robust and market facing basis upon which future gross density assumptions can be calculated.

The methodology and approach to this commission has been to define a number of 'zones' across Central Lancashire which align with existing planning policy designations where possible and display similar typologies (such as the physical built environment, housing market, developer interest, etc.). Each zone typically has residential development which displays similar densities which have been achieved within those areas. Following the delineation of the zones, a range of residential schemes were selected within which zone to provide a data sample to assess actual densities which have been achieved on those sites, allowing the assimilation of a robust data set.

The study identifies five zones: rural settlements; suburban; inner urban and town centre; Preston city centre; and other (rural), with plans provided for each zone along with a rationale for the boundaries. Within each zone across Central Lancashire, a maximum of ten sites per local authority area have been selected and analysed. The data set is extensive and includes a review of 95 sites and circa 7683 units, as well as including key information on site application area and site yield, and additional information on residential floorspace, unit sizes and level of affordable housing has also been provided.

The calculation of density for each site is based upon the area of land contained within the red line for the relevant planning application, divided by the number of units consented / built. This accords with the Planning Practice Guidance on gross density, avoiding the unnecessary complexity of analysing net densities, which are subject to an interpretation of "*land devoted solely to residential development*". This site related data has then been aggregated up to provide average densities for each zone.

This study is focussed on residential only applications, rather than mixed-use and strategic allocations. However, this report outlines how the data analysed can be used for residential areas within future strategic site allocations.

Key Findings

Density findings

Across Central Lancashire the key density findings on a gross net area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

For emerging allocations within the identified zones, it is considered that the above figures represent a good starting point to apportion gross density calculations, when based solely on what the market has historically achieved on residential development sites. These assumptions would also need to have regard to the findings within this report and specific market conditions.

Strength of the data

The data obtained in compiling this Study has been extensive. In the majority of cases this has led to clear unambiguous patterns emerging from the data from which reliable conclusions can be formed. In the limited examples where the level of suitable, available evidence has been based on fewer than ten sites, consideration should be given to how this data is used going forwards. For this reason it is considered that, in some instances it may be more reliable to apply density data on a Central Lancashire rather than local authority geography.

The data analysed and the conclusions reached should be highly transferable in terms of estimating capacity within the emerging Central Lancashire Local Plan.

Local vs Sub-Regional Markets

The data has shown the emergence of various market areas, some of which are specific to the local authority area and some of which show consistency of data for that typology across the Central Lancashire geography and could therefore be considered a regional market.

By way of example, the Suburban typology of sites shows a high degree of consistency across the three boroughs. These sites are of similar sizes, provide broadly similar houses and appear to be dominated by volume housebuilders. Any variances between the three local authority areas can be considered to be minor. The data would suggest the market for these sites is a sub-regional one. When looking to allocate potential capacities to future Suburban sites it would seem reasonable to use the sub-regional average of 27 units per hectare.

In contrast, Inner Urban and Town Centre sites show a greater level of variance across the three local authority areas. SRBC has the lowest density sites within this typology at 35 units per hectare, showing certain characteristics similar to those sites within the Suburban typologies. PCC has the highest density at 54 units per hectare, reflecting a higher provision of apartments and high-density affordable housing. The markets within the Inner Urban and Town Centre site typologies should be considered to be specific to that local authority, rather than sub-regional markets. It is therefore recommended that data specific to that local authority, not sub-regional averages, when allocating capacities to future Inner Urban and Town Centre sites.

Variety within Preston City Centre

Preston City Centre is unique within the Central Lancashire sub-region and therefore doesn't offer a basis for comparison with other areas, within this study. Although there is an extensive set of data from which reliable averages can be derived and conclusions drawn, the range of densities witnessed should be noted. The average density figures at 477 units per hectare is drawn from 10 individual sites, but masks the range of developments delivered within the city centre. The lowest density site is a 14 unit scheme built to 86 units per hectare, as compared with the 176 unit scheme being built to a density of 978 units per hectare. Consideration needs to be given to the variety of potential development densities in the city centre area when seeking to apply development capacities.

"Other Rural" Sites – Volume, Executive and Affordable Housing

The sites which fell into the category of "Other – Rural", were relatively evenly split amongst three main delivery models – volume housebuilders, niche SME housebuilders building larger executive homes and affordable housing providers/contractors delivering on behalf of affordable housing providers. Whereas the Suburban typology of site, for example, is heavily dominated by volume housebuilders on typically

larger sites, the site densities within the “Other – Rural” category vary according to the type of housing provider, with densities ranging from 12 units per hectare to 39 units per hectare. This should be taken into consideration when allocating estimated site capacities in the emerging CLLP.

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Document Tracker					
Rev	Comments	Produced by	Checked by	Approved by	Date
1	1 st Draft	KB	MV	SS	27.08.2021
2	Oct 22 Update	MV	JCr	SS	18.10.2022

1. Introduction

- 1.1 This Central Lancashire Housing Density Study (the “Study”) has been commissioned jointly by Chorley Council (CC), Preston City Council (PCC) and South Ribble Borough Council (SRBC), along with the Central Lancashire Local Plan Team.

Purpose of the Study

- 1.2 The purpose of this Study is to provide an evidence base with which to inform and support assumptions about the capacity of sites proposed to be allocated for residential development through the emerging Central Lancashire Local Plan (CLLP). The Study aims to provide each of the local authorities a means by which to justify the assumptions around the proposed capacity of a site for inclusion as an allocation within the emerging CLLP, based on evidence from sites consented and developed in recent years.
- 1.3 This Study has been carried out by gathering data around housing densities of sites which have been developed out or are under construction, wherever possible. The full methodology utilised to conduct the Study is set out within Section 5 of this report which provides clarity on site selection, data gathering and the analysis process.
- 1.4 This Study analyses the data collected to consider the implications of these findings for future density assumptions, which may be applied to the Strategic Housing and Employment Land Availability Assessment (SHELAA) and emerging CLLP.
- 1.5 This October 2022 update also reflects the consultation undertaken by way of the Central Lancashire Developers Forum.

Structure of the Report

- 1.6 This Report is structured as follows:
- **Section 2 - Baseline Review of Previous Central Lancashire Work on Density** – this section reviews the previously undertaken housing density work which was incorporated within the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA), completed in 2010.

- **Section 3 – National Planning Policy** – covers the National Planning Policy Framework and Guidance in respect of plan making considerations around density.
- **Section 4 – Definition and interpretation of density** – provides key information around definitions and in particular the approach to gross rather than net site area assumptions.
- **Section 5 – Methodology** – this section provides a comprehensive summary of the way in which the study was undertaken, providing robust justification on the approach, as well as setting out the key assumptions.
- **Section 6 – Data analysis** – provides a summary of the data.
- **Section 7 – Key Findings** – provides a summary of the key conclusions, drawn from the data analysis.
- **Section 8 – Central Lancashire Developer Forum** – An overview of the presentation and interaction from the attendees at the forum.

Scope and Limitations of the Report

- 1.7 This Study sets out the methodology and findings of the review into the density of residential developments that are being delivered across Central Lancashire. It aims to provide an evidence-led analysis of the densities which have been or are currently being delivered.
- 1.8 The findings of the Study have been solely based on available data and evidence on what has been delivered historically. The findings should be used to support realistic, evidence-based assumptions around the gross densities of future housing allocations within the defined zones. Therefore, this evidence base provides the basis to establish a generic approach, such as a density multiplier initially applied to emerging housing allocations. To calculate the capacity of future housing allocations, site specific constraints should further be applied, and those site-related constraints are not addressed within this report.
- 1.9 The information contained within the report and the supporting data tables is based on information obtained from Public Access, the Councils' websites, the Council's monitoring records, LandInsight, Land Registry, and Google Earth. Hive cannot take any responsibility for the accuracy of data obtained from 3rd

party sources. The list of sites analysed has been reached by agreement between Hive and the relevant local authority and is intended to be a representative sample of the sites within the respective zone. The data should not be considered an exhaustive list of all sites within that typology/area which have been consented and developed out in recent years.

2. Baseline Review of Previous Central Lancashire Work on Density

Background and Context

- 2.1 In undertaking this Study it is necessary to establish the existing policy basis and relevant studies which have historically informed the approach taken around density in plan making.
- 2.2 The Central Lancashire Local Development Scheme (LDS) was updated on 27th February 2020. The document provides a programme for the review of the current Local Plan and confirms the documents which comprise the development plan:
- Central Lancashire Core Strategy (2012)
 - Local Plans (2015)
 - Neighbourhood Plans
 - i. Penwortham Neighbourhood Plan
 - ii. Inner East Preston Neighbourhood Plan
 - iii. Broughton in Amounderness Neighbourhood Plan.
- 2.3 The LDS sets out the other documents which are material considerations such as the adopted Statement of Community Involvement's, various Supplementary Planning Documents including Design Guide (2012), Controlling Re-Use of Employment Premises (2012) and Rural Development (2012).
- 2.4 The LDS sets out the programme for the key stages of the preparation of the Local Plan. An Issues and Options consultation was carried out from November 2019 to February 2020. An Issues and Options Document was published which was supported by a series of detailed annexes. Over 1,600 responses were received to the consultation.
- 2.5 The next stage of the preparation of the Local Plan is the Preferred Options consultation which is scheduled to be carried out from June to August 2021. However, the Council are currently updating the LDS as they are preparing the Preferred Options document which will be published for consultation at the end of 2021 in light of a delay in the preparation of key aspects of the evidence base.

Previous Central Lancashire Density Reviews

Central Lancashire Strategic Housing Land Availability Assessment 2010

- 2.6 The initial review of housing densities was incorporated within the Central Lancashire Strategic Housing Land Availability Assessment (SHLAA) which was published in September 2010.
- 2.7 In order to arrive at an estimated net developable area, the SHLAA methodology applies a series of assumptions which were made about the Assumed Net Ratio (ANR) of a site based on its size. These assumptions were:
- less than 0.4 hectares: 90% of site developed for housing;
 - 0.4 – 4.9 hectares: 80% of site developed for housing;
 - 5 – 10 hectares 60% of site developed for housing; and
 - Over 10 hectares 50% of site developed for housing.
- 2.8 After calculating the net developable area based on the above ANR, this was adjusted accordingly to reflect individual site characteristics and physical constraints. Typical physical considerations included access, topography, flooding risk, natural features of significance and location of pylons.
- 2.9 Each of the sites were given a density classification and a site-specific density multiplier based on its location, with the exception of sites which were subject to a planning application. The table below provides the density classifications confirmed within the SHLAA.

	Initial ranges applied in 2008	Ranges applied in March 2009 SHLAA	Ranges applied in updated May 2010 SHLAA
Preston City Centre	120 – 150 dph	50 – 100 dph	50 – 100 dph
Preston Docks	60 – 120 dph	50 – 100 dph	50 – 100 dph
Inner Urban	50 – 120 dph	50 – 100 dph	30 – 50 dph
Suburban	30 – 60 dph	30 – 60 dph	30 – 40 dph
Rural Settlements	30 – 60 dph	30 – 60 dph	30 – 40 dph
Other Rural	30 – 40 dph	30 – 40 dph	30 – 40 dph

2.10 The potential housing capacity was therefore stated as being a result of the following calculation:

Site size x net developable area (%) x density multiplier

2.11 The Central Lancashire Authorities carried out a partial review of the 2010 SHLAA in 2011 and published the updated version in February 2012. The review retained the assumptions made in the 2010 SHLAA and updates were made in relation to site specific information such as new planning applications or any feedback on sites provided by developers at a SHLAA Developer Panel held in February 2012. This SHLAA 2012 update was the basis for which the capacity of proposed housing allocations within each local planning authority were made.

2019 SHLAA Methodology Statement

2.12 Following two initial Call for Sites exercises in 2018 and 2019, the Central Lancashire Strategic Housing and Economic Land Availability Assessment Methodology Statement (Methodology Statement) was published in April 2019. The document was Annex 7 which was consulted upon within the Issues and Options consultation carried out from November 2019 to February 2020.

2.13 The Methodology Statement sets out the proposed methodology for the Strategic Housing and Economic Land Availability Assessment. It sets out two key stages, the first being the identification of sites and broad locations, the second being the assessment of those sites. The first step within stage 2 involved estimating the development potential in terms of capacity and density.

2.14 The Methodology Statement retained the same assumptions around ANR as the 2010 SHLAA which are reported above. It is acknowledged that further iterations to the net developable areas for certain sites will be made to account for further specific development constraints, such as topography, heavy tree cover, or an awkward shaped site. The SHLAA highlights that these further iterations should be made sparingly however as these undevelopable areas may be used for purposes such as amenity greenspace, green corridors which have been taken into account by applying the ANR.

2.15 The Methodology Statement states that there are no specific prescribed densities within the existing Local Plan. Policy 5 of the Core Strategy seeks to secure densities of development which are in keeping with

local areas, which have no detrimental impact on amenity, character, appearance, distinctiveness and environmental quality.

- 2.16 The preferred approach of applying density assumptions within the CLLP is yet to be confirmed but for the purpose of estimating potential site capacities in the emerging SHELAA, a density of 35 dph will be applied to all sites. The Methodology Statement recognises that a standard density of 35 dph will not be appropriate for all sites but this will provide an initial estimate. It is noted that in subsequent calculations of future versions of the SHELAA, various density assumptions can be applied such as those identified within the 2010 SHLAA (Preston City Centre, Preston Docks, Inner Urban, Suburban, Rural Settlement and Other) to take account of the site-specific characteristics.

Central Lancashire Housing Study 2020 (Iceni Projects)

- 2.17 In addition to the Methodology Statement, a Central Lancashire Housing Study carried out by Iceni Projects was published in March 2020. The purpose of the Housing Study was to update and develop elements of the analysis set out within the 2017 Central Lancashire Strategic Housing Market Assessment (SHMA). The two main functions of this were to advise on the scale of the housing need and the interim distribution to inform a revised Joint Memorandum of Understanding, and provide a robust evidence base for the scale, type and mix of housing need to support the proposed housing mix and allocation of sites for residential development in the CLLP.
- 2.18 The document outlined the broad density targets for three different locational typologies in chapter 6. The study reports property transaction data and historical density data from 1996-2011. It goes on to state in paragraph 6.16 that a more nuanced approach to testing densities is required, reflecting on what the market has achieved historically and a typologies approach should be pursued. The Housing Study recommended potential broad density targets across central Lancashire for different typologies: 25-30dph in Rural / Village location; 35dph in Suburban / Urban Extensions; 40dph in Town Centres; and 50dph in Central Preston.

Evidence Base Density Reviews

- 2.19 This sub-section will refer to similar density studies carried out elsewhere which forms part of a local planning authority's evidence base.

Wirral Density Study

2.20 As part of the emerging Wirral Local Plan, Wirral Council commissioned Urban Imprint to carry out seven stages of a study, resulting in four reports being published. The purpose of the study was to review the Council's approach to the density of development being promoted within the existing planning policies.

2.21 Wirral Council published a summary overview of the study in March 2021 which concluded the following outcomes of the study:

- Report 1: Published in January 2020 and considers the need for a different approach to estimating density based on a review of current planning policy and wider national context and best practice. Key findings:
 - i. the efficient use of land was not being encouraged particularly within urban areas and a stepped approach was required as opposed to a traditional model of replicating densities.
 - ii. A robust strategy is needed to identify different densities for different zones to allow for consideration of local context and allow higher densities to be targeted upon specific locations.
- Report 2: Published in March 2021 and suggests how the different 'density zones' could be identified including a map of potential zones.
- Report 3: Published in March 2021 and sets out 14 site specific case studies demonstrating how higher densities may be achieved in different locations to demonstrate the feasibility of delivering higher densities.
 - i. The review of existing density showed that assuming a standard density of 30 dph and 20 dph in conservation areas was artificially low and took no account of local characteristics or qualities of a particular location.
 - ii. The case studies showed that only larger sites could achieve higher densities and provide some on-site open space. Smaller sites should focus on high quality public

realm, connection to wider existing infrastructure and off-site contributions. On-plot approaches to parking should be discouraged.

- iii. Subdivision of existing plots and backland development should be encouraged.
- Report 4: Published in March 2021 and provides a summary of final recommendations and sets out a proposed policy approach.
 - i. Planning policy should be based on density zones and a staircase of minimum densities applied to gross developable areas.
 - ii. The proposed minimum densities are in accordance with previous performance.
 - iii. Traditional approaches to the provision of on-site parking, open space and amenity may need to be approached differently with off-site provision and commuted sums being options.

2.22 The Summary Overview produced the below table which set out the density classifications and proposed minimums that could be achieved in each area.

Density Zone	Existing Average Density	Recommended Minimum Density
Waterfront	60 dph	Overall minimum 70 dph (if >2ha = minimum 90 dph)
Urban Core and Town Centres	61 dph	Overall minimum 60 dph (if >2ha = minimum 70 dph)
Transit	41 dph	Overall minimum 50 dph up to 75 dph
Suburban	42 dph	Overall minimum 40dph
Other Urban (outside other density zones)	n/a	Minimum 30 dph if >1ha
Urban Edge	n/a	Maximum 60 dph. 45 dph minimum within 1km of railway station and 30dph further than 1km from rail station

Elmbridge Density Study

2.23 Elmbridge Borough Council published a Density Study in July 2019 which forms part of the Elmbridge Local Plan Evidence Base. The Density Study considers the definition of density and concludes that density can be measured in two ways – net or gross. Gross density is the number of dwellings per hectare of a given area, including public infrastructure such as roads, open space and in some instances non-residential development (e.g. schools and shops). Net density measures the number of dwellings per hectare on land devoted solely to residential development and whilst this includes private driveways and amenity space it does not include public infrastructure. Both methods of calculating density were utilised within the Density Study and it states that the most appropriate measurement for estimating gross/net residential density yield for future housing is dwellings per hectare (dph) which is calculated by the following formula:

$$\text{Number of units (dwellings) / Area of site or defined sub-area (hectares)}$$

2.24 The purpose of the Density Study was to provide the Council with an assessment of existing dwelling densities across the borough based on the sub-areas identified within the adopted Design and Character Supplementary Planning Document. The assessment would provide evidence as to whether it would be appropriate to optimise density and help meet the Council's objectively assessed needs for housing and other development in the urban area. The Density Study would also be used to inform Local Plan policy on density in order to optimise the use of land in the area. The findings of the Density Study were as follows:

- Existing densities in urban areas are low (below 30dph).
- In many instances, proposals (and permissions) for new development are exceeding existing densities, with the highest densities achieved in and around town centre and station locations.
- Most of the area is characterised as relatively low rise (around two-storeys) development, though with some taller buildings in the town centres (three and four storeys). Taller buildings of six-seven storeys are found in Walton-on-Thames town centre. There are very few 'tall buildings' in the borough: there are three ten-storey residential towers in Walton-on-Thames dating from the 1960s.

- Higher densities should continue to be encouraged within town centres, but this approach should also be encouraged around the train stations.

2.25 The findings of the Density Study had been utilised within the Urban Capacity Study which was earlier published in April 2018. The Urban Capacity Study identified sites within the urban area which were potentially suitable for residential development and applied a density multiplier in accordance with the findings of the Density Study. The density multiplier is shown below. It should be noted that proximities to transport connections was a major consideration within this Density Study notably due to the borough’s location just 15 miles south west from the centre of London.

Location	Low Density Multiplier	High Density Multiplier
Town Centres	75 dph	150 dph
District Centres	40 dph	100 dph
Town and District Centre catchment areas and Local Centres	30 dph	70 dph
Railway station catchment areas	30 dph	70 dph
Residential areas	20 dph	40 dph
Specific low density residential areas	5 dph	10 dph

Density Study Outcomes

2.26 Both the Wirral and Elmburgh Density Studies have provided a useful benchmark in both the methodology applied to reviewing existing density and then providing recommendations for emerging planning policy. The key outcomes from these studies that are transferable to this Study are the following:

- The Elmburgh Density Study considers that the most appropriate measurement for estimating gross/net residential density yield for future housing is dwellings per hectare (dph) which is calculated by the following formula: *Number of units (dwellings) / Area of site or defined sub-area (hectares)*. Both methods of calculating density (net and gross) were utilised within the Density Study with gross density of existing residential areas calculated initially and net densities of new developments also assessed;
- Both studies carried out a review of existing densities and concluded that existing densities within urban areas were low (less than 30 dph in suburban areas in Elmburgh and 42 dph in suburban areas Wirral) and that higher densities should be encouraged; and
- The studies then set out a stepped approach with minimum densities in different locations that new development should be expected to achieve.

3. National Planning Policy

3.1 This section of the report summarises the national planning policy context, along with any other material considerations relevant to the Study.

NPPF

3.2 The National Planning Policy Framework (NPPF) sets out the governments planning policy for England and how these policies should be applied. The document was published in 2012, revised in July 2018, February 2019 and most recently in July 2021.

3.3 Chapter 11 (Making effective use of land) of the NPPF provides relevant planning policy guidance in relation to densities. Sub-section 'Achieving appropriate densities' sets out specific guidance on how planning policies and decisions should ensure appropriate densities are sought. The sub-section is set out below.

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

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

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

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

125. Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important

that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

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

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

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

3.4 The first sentence of paragraph 125 (highlighted in bold) was inserted as part of the recent revision in July 2021. Alongside the publication of the revised NPPF in July 2021, the government also published the National Model Design Code in two parts (part1- the coding process, and part 2- guidance notes). The National Model Design Code sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area. Its purpose is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.

3.5 Section 2b (Coding Plan) of the National Model Design Code states that analysis is to be undertaken that shows the areas of the authority to which the code will apply along with distribution of the area types.

3.6 Figure 1 below is an extract of the Coding Plan within the National Model Design Code (Figure 9: Coding Plan) which establishes the possible area types for design codes.

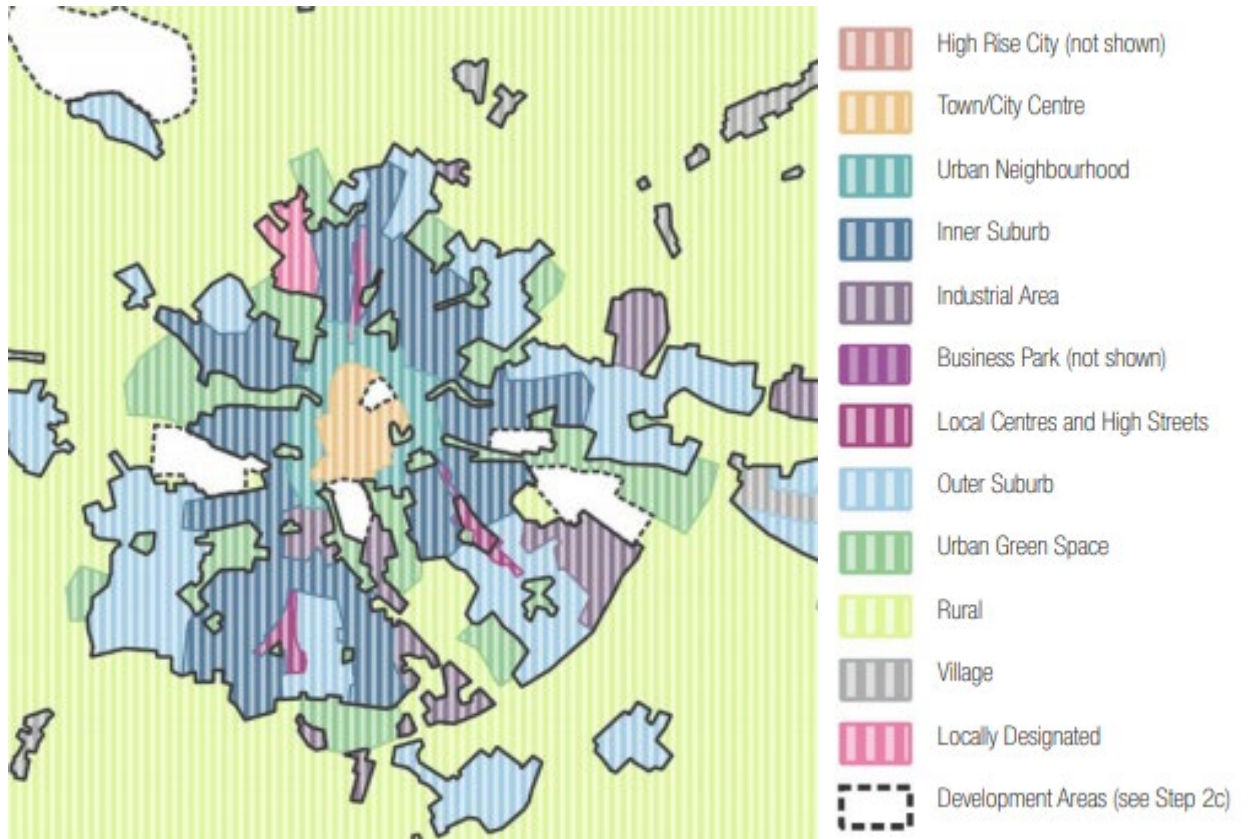


Figure 1: National Model Design Code (Coding Plan)

3.7 Figure 2 overleaf is an extract of Figure 10 within the National Model Design Code which details further guidance on each area type and their characteristics, with specific reference to appropriate densities.

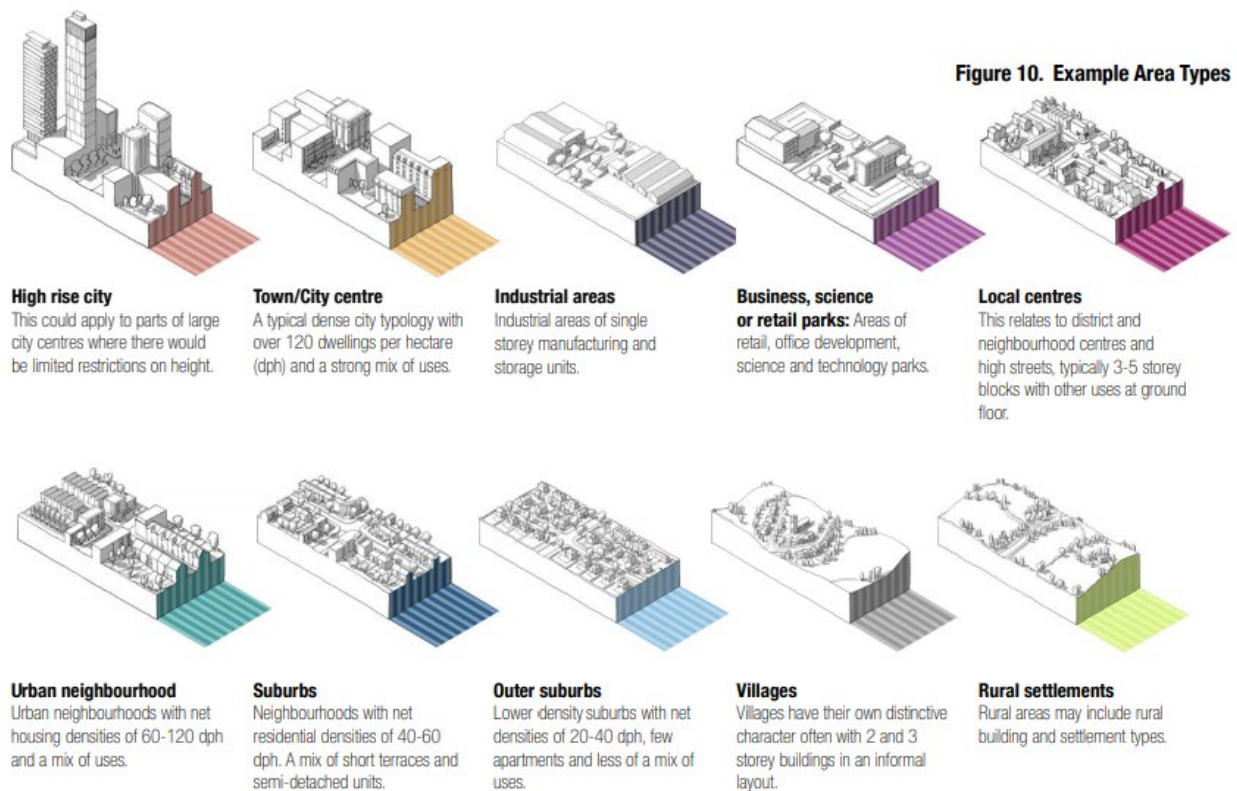


Figure 2: National Model Design Code (Example Area Types)

- 3.8 In addition to the guidance set out within Chapter 11 (Making effective use of land) of the NPPF, Paragraph 130 within Chapter 12 (Achieving well-designed places) states that planning policies and design should ensure developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).”
- 3.9 Furthermore, Paragraph 141 within Chapter 13 (Protecting Green Belt) sets out the actions that local authorities must undertake before concluding that exceptional circumstances exist to justify changes to the Green Belt boundaries. Part b of the requirements state that the strategy will be examined as to whether it “optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport.”. This further reiterates the necessity to promote and demonstrate the efficient use of land through planning policies.

PPG

- 3.10 Guidance at the national level is also provided by the Planning Practice Guidance (PPG) which was launched on the 6th March 2014. The PPG provides further guidance on a range of key issues.
- 3.11 Further guidance on the Effective Use of Land, in addition to Chapter 11 of the NPPF is provided within the PPG.
- 3.12 Paragraph 4 is of particular relevance and identifies what tools are available to local planning authorities to help identify appropriate densities. One tool suggested is undertaking characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space. Other tools include accounting for accessibility measures, environmental and infrastructure assessments and an assessment of market or site viability.
- 3.13 Paragraph 5 confirms the different approaches that can be applied when measuring densities. The following methods are suggested:
- **Plot ratio measures:** this can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
 - **Bedspace per hectare:** indicates the density of potential residential occupation.
 - **Dwellings per hectare:** measures the number of homes within a given area.

Summary

- 3.14 The core guidance is set out within the NPPF where paragraph 124 ultimately requires planning policies and decisions to make efficient use of land, whilst newly added paragraph 125 indicates that area-based character assessments can be helpful to ensure that land is efficiently used. The recently published National Model Design Code illustrates what area types the character-based assessments may be based upon. Paragraph 4 of the Effective Use of Land PPG further reiterates the relevance of undertaking a characterisation study.

- 3.15 Whilst the guidance offers a limited steer in terms of how density studies should be carried out, PPG notes that characterisation studies could consider a number of issues such as urban forms, historic character and building typologies, all of which are relevant to the density of the existing urban area.
- 3.16 PPG also considers the methods of calculating density which includes measuring the number of dwellings per hectare, as utilised within the Elmbridge Density Study.

4. Definition and Interpretation of Density

4.1 As highlighted within PPG, density can be measured in a number of ways. The most common method in planning policy terms is to calculate the dwellings per hectare (the number of homes within a given area).

4.2 There are two key methods of calculating the dwellings per hectare which can be defined as follows:

1. **Gross Density:** the number of dwellings per hectare of the entire given area, including public infrastructure such as roads, open space and in some instances non-residential development (e.g. schools and shops) and any other infrastructure within the area.
2. **Net Density:** measures the number of dwellings per hectare on land devoted solely to residential development. This excludes other features on the site that could be associated with the development, such as public or community infrastructure.

4.3 For the purpose of the Study, density has been measured on a Gross basis in accordance with the below formula:

$$\text{Number of units (dwellings) / Area of site or defined sub-area (hectares)}$$

$$\text{Density per hectare (dph)}$$

4.4 The gross basis of measuring density was selected as it is considered to be the more evidence-based approach, not reliant upon interpretation of the term “*land devoted solely to residential development*” and detailed fine-grain measurements of areas on a plan seeking to identify these net areas. The approach adopted within this Study relies upon the measurement of the red line area of the planning application against the number of residential units consented within that red line.

4.5 Site-specific information has been obtained as part this Study as well as the site size and yield, such as the affordable provision and total floorspace. This additional data (affordable provision and total floorspace) has been collected in order to provide a sense check on the core density data and identify anomalies or data fluctuations. This process is covered in more detail within the methodology section below.

5. Methodology

- 5.1 This section sets out the step-by-step methodology used to undertake the Study, as well as detailing the approaches taken to verify the data.

Overview

- 5.2 The methodology and approach to this commission has been to firstly define different 'zones' across Central Lancashire. Sites within a given zone are considered to display similar characteristics (such as the physical built environment, existing housing stock, housing market, etc). The identification of these zones has allowed the categorisation of sites to reflect similar typologies. The zones are included in the maps set out in Appendix B.
- 5.3 Following this, up to ten residential development sites have been identified where possible within each zone for each local authority. With the exception of one site, these developments are either complete or under construction. This Study intentionally sought to use data from sites consented and built out as recently as is available.
- 5.4 Upon defining the zonal boundaries, data collection and analysis was undertaken for each site and the data is shown within Appendix A (Master Schedule).

Zone Boundaries

- 5.5 Identifying zones for different densities is an approach which is highlighted within section 2b of the recently published National Model Design Code. It has also been utilised within the Elmsbridge and Wirral Density Studies.
- 5.6 As set out above the zonal boundaries have been identified to define a typology of similar geographies where residential development within those areas has historically displayed similar densities. The zones therefore tend to have broadly similar characteristics, such as the physical built environment, housing market, developer interest, values, etc. The other key consideration in defining the zones was to consider the Core Strategy and proposals maps for each local authority, and in particular the Settlement Hierarchy

set out on page 50. This exercise resulted in their being strong alignment between the density zones proposed as part of this instruction, and the adopted Local Plan proposals maps.

5.7 The density zones, and how they relate to the adopted proposals maps, are as follows:

- **Rural**: all areas that fall outside of the categories listed below. This zone aligns with Countryside or Green Belt Boundaries in the adopted Local Plans;
- **Rural Settlements**: settlements including Grimsargh, Goosnargh, Barton, Brinscall / Withnell, Eccleston, and Longton, as defined in the adopted Local Plans;
- **Suburban**: areas including Cottam Hall, Broughton, Higher and Lower Bartle/Lightfoot Lane, Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods. These areas are not all defined within the Local Plans so boundaries have been mapped as part of this instruction.
- **Inner Urban and Town Centres**: This zone includes areas such as Chorley Town Centre, Leyland, Fulwood, Ribbleson, Lea, Farington, Penwortham, Lostock Hall, Bamber Bridge, Walton-le-Dale, and Higher Walton. They are all defined within the adopted Local Plans;
- **Preston City Centre** – defined within the adopted Local Plan.

5.8 As is evident the boundaries for each zone, with the exception of one (Suburban) are all aligned with policy designations within the adopted proposals maps for the respective local plans. This alignment provides a strong rationale for the density zones set out above and is based upon adopted planning policy where the boundaries already exist.

5.9 The exception is the boundary between Inner Urban and Town Centre and Suburban zones. This is justified on the basis that there is no natural 'fit' or alignment with an existing policy boundary within the adopted proposals maps. The town centre boundaries within the adopted proposals maps are predominantly drawn for retail purposes and for the protection of high streets and other clusters of retail uses. These are naturally smaller areas which generally focus on buildings in retail use, whereas the density zones proposed as part of this instruction define areas with similar residential typologies. There are substantial areas outside of the designated town centre boundaries in the proposals map which reflect similar characteristics of inner urban areas in terms of density and are therefore included within this boundary.

5.10 As a result, the Inner Urban and Town Centre / Suburban zone boundary has been established on the basis that the former are areas characterised by higher density terraced and high-rise residential areas

which are demonstrably different to the Suburban areas, which are typically characterised by lower density, semi-detached and detached larger homes. The other broad distinguishing feature within these two zones are market related drivers – the developers who are most active in the Inner Urban zones are typically local and regional operators and RPs, whereas the Suburban zone is dominated by national volume housebuilders. The Inner Urban and Town Centre boundaries have therefore been drawn following a review of the areas to determine where this change in character is distinguishable and research methods including analysis of Google Earth has been utilised along with site visits to determine these boundaries.

- 5.11 Please note that the zonal boundaries drawn are solely for the purpose of this Study (i.e. to carry out data analysis of densities delivered), and are not intended to be suggestive of proposed density zones to be implemented within emerging planning policy.
- 5.12 The zonal boundaries have been presented as a series of maps and are set out in Appendix B.

Site Identification

- 5.13 The sites included within this study have intentionally been selected to provide a balanced representation of a range of typical residential sites which have come forward within each of the density zones. The key criterion for inclusion is that the sites have to be of a reasonable size (10 dwellings or more), and critically the sites have to be either complete or under construction. The fact that the majority of the sites selected have been built out (or largely built out) is considered an important aspect of the methodology, providing a robust evidence base upon which future policy making decisions can be made.
- 5.14 Across Central Lancashire as a whole each zone has circa 30 sites, with 10 sites per local authority area. The sample size therefore covers 95 sites and circa 7,683 units, providing a substantial and diverse data set. Where a particular zone does not have 10 sites per local authority area, a small number of sites have been included where there is reasonable evidence that the planning permission has been implemented or will be imminently.
- 5.15 The starting point for selecting sites was through a review of current housing allocations within adopted local plans, focusing on completed or ongoing developments. However, and in order to ensure a representative sample across the spectrum of residential development is provided, windfall sites have also

been included. The sites also include strategic sites and larger, multi-phase residential allocations. These are covered in more detail below.

Data Collection

- 5.16 The site assessments have included a review of the planning history to establish key facts to aid the analysis. The information has been taken from each local planning authority's Public Access and where information has not been available (such as site area), this information has been collected from other reliable online resources such as Google Earth, LandInsight or Land Registry.
- 5.17 As is set out in the tables within Appendix A (master schedule) the data review of each site included the following information: site area, number of units, residential floorspace, average unit size and percentage of affordable housing. The relevance of these data sets is covered in Section 6 below.
- 5.18 In taking a gross approach to site density, the site boundaries used are the red line planning application boundaries which relate to the specific sites. In using the red line boundary, typically this incorporates a range of policy compliant land uses which have been delivered, including highway infrastructure, green and blue infrastructure and other non-residential uses. This gross approach to assessing density provides a clear and consistent methodology, and is often directly comparable to the way in which Local Plan allocation boundaries are formulated.

Strategic Sites

- 5.19 There are a number of strategic sites across Central Lancashire, notably North West Preston and Buckshaw Village where residential development has been brought forward across numerous separate parcels and which has been facilitated by the delivery of major infrastructure.
- 5.20 Some of the sites identified and included within this Study form part of these strategic locations. Although the sites relied upon within this Study may be part of a wider strategic allocation, the site areas used relate to the residential only element of that respective strategic site. The assessments within this study have focused on particular phases of development, where the gross boundary used has typically been the red line boundary of the detailed or reserved matters application. For this reason, adjustments to account for

strategic infrastructure, wider community, commercial and other non-residential uses, has not been required.

- 5.21 Careful consideration needs to be given to the use of the data within this Study when applying densities to proposed future strategic sites. The findings within this report, where they relate to strategic sites, should only be extrapolated for the residential areas of strategic sites, not the full area of the proposed strategic site. For example, should a 20ha strategic site be proposed, of which 10ha is intended for residential use. The density findings within this Study should be applied to the 10ha area only.

Extraction of Anomalies

- 5.22 In some cases, the data analysis has yielded anomalies where a site shows considerable variation from the others within that zone, typically due to site specific circumstances. In addition to the core units per hectare data, the additional data compiled in undertaking this study, such as residential floorspace (sqm / ha) or average unit size (sqm) has helped identify where particular sites are uncharacteristic of their zone. Where such sites have been identified and are considered to unreasonably distort the dataset, in agreement with the client group, these sites have been excluded from consideration.
- 5.23 It should be further noted that the data collected around the provision of affordable housing has been in order to further understand the site-specific issues which may have an influence over density. The data collected relates only to the sites identified in this Study for the purpose of identifying any anomalies or variation in the data. Therefore, the data collected around affordable housing provision is site specific and not representative of the borough-wide provision of affordable housing.

6. Data Analysis

- 6.1 This section contains the analysis of the data collected within the Study, firstly by breaking it down for each local authority area, and then concluding with a Central Lancashire overview. The data is set out within the Master Schedule within Appendix A of this report. This section provides an analysis of each zone covered by the Study.
- 6.2 The core purpose and output of this report is the identification and analysis of the site density, expressed as units per hectare, when the site area is taken as the red line boundary of the corresponding planning application. In order to provide context and understand any variances that may exist within the density figures, additional data has been compiled and analysed alongside the core density data.
- 6.3 These additional sets of data collected are:
- Residential floorspace (Sqm / ha);
 - Average unit size (Sqm);
 - % of units that are of affordable tenures; and
 - Average number of units per site.
- 6.4 The average residential floorspace, expressed as square metres to the hectare, provided a sense check on the core density data of units per hectare. The inclusion of this metric provides an additional insight into the market when considered alongside the average unit sizes.
- 6.5 In some categories smaller developments of executive homes are present. These sites are typically lower density developments. The inclusion of the average unit size data is intended to identify those areas where executive homes may have impacted on the overall density figures.
- 6.6 The provision of affordable housing was considered as affordable houses will typically be smaller units built to a higher density, when compared to open market housing. A notably higher or lower provision of affordable housing in any given area, when compared with the same category of site in the other local authority areas, may provide an indication as to why development densities differ.

- 6.7 Larger sites are typically delivered by volume housebuilders developing their standard house types. Larger sites may attract Public Open Space (POS) requirements and other requirements that smaller sites may not, but larger sites usually lend themselves to a more efficient and therefore densely developed design. The average number of units per site metric aims to identify where larger sites are a dominant factor in that zone.
- 6.8 With the above site metrics, this report is able to provide an additional depth of understanding of the key market characteristics within each category and provide context that aims to explain variances within the three local authority markets and across the differing density zones. The inclusion of the above additional site metrics has also enabled the identification of anomalies. These were considered to be sites which displayed fundamentally different characteristics to those within the same typology due to very localised site-specific factors. Sites classed as anomalies were removed from the analysis.

Chorley

Rural Settlements

Metric	Data
Gross Units / ha	29
Residential Floorspace (sqm / ha)	3,139
Average Unit Size (sqm)	114
% of affordable	40.7%
Average Site Size (No. of Units)	37

- 6.9 At 29 units per hectare, the Rural Settlement sites within Chorley are marginally higher density than the Central Lancashire average of 27 and on par with Preston (also 29). As there were only 4 sites that qualified within this category, the data set was relatively small and the high percentage of affordable housing was in part due to the presence of one entirely affordable housing scheme at Moor Road, Croston. At 42.5 units per hectare, this site also had an impact on the average density across this group. At an average site size of 37 units, the Chorley sites were similar in scale to those in South Ribble (32), but notably smaller than those in Preston (85), when considering sites within the Rural Settlement category.

Suburban

Metric	Data
Gross Units / ha	27
Residential Floorspace (sqm / ha)	2598
Average Unit Size (sqm)	93
% of affordable	16.4%
Average Site Size (No. of Units)	107

6.10 The data across Central Lancashire for Suburban sites showed a high degree of consistency. At 27 units per hectare, Chorley's Suburban sites, was exactly on a par with the sub-regional average. The typical unit size and overall average site size within this category was broadly in line with the Central Lancashire average. At 16.1% the provision of affordable housing was marginally lower, but this doesn't seem to have impacted on the density figures.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	42
Residential Floorspace (sqm / ha)	3197
Average Unit Size (sqm)	70
% of affordable	27.5%
Average Site Size (No. of Units)	74

6.11 The Inner Urban and Town Centre sites in Chorley showed a notable increase in density over the Rural Settlement and Suburban sites within Chorley. The density within this category was very close to the Central Lancashire average figure of 40 units per hectare. This category of site contained a broad range of housing products from high density apartments, to schemes made up entirely of affordable housing and larger sites constructed by national and regional volume housebuilders. The provision of affordable housing and average site size within this category were both within the central range of data, when viewed on a Central Lancashire basis.

South Ribble

Rural Settlements

Metric	Data
Gross Units / ha	21
Residential Floorspace (sqm / ha)	2445
Average Unit Size (sqm)	115
% of affordable	27.3%
Average Site Size (No. of Units)	32

6.12 At 21.3 units per hectare the Rural Settlement Sites in South Ribble were lower density than the equivalent sites in Preston and Chorley and therefore lower than the Central Lancashire average (27). The sites in this category are characterised by slightly smaller developments than the other two local authority areas and with marginally less affordable provision. The main influencing factor appears to have been the sites at Rear of Chapel Meadow and Collinwood Farm. Both of these sites had similar characteristics in that they provided larger executive houses built to a density of 15-16 units per hectare. Although these two sites were notable, they were not considered to have factors that would make the sites anomalies and have therefore been included within the data analysed.

Suburban

Metric	Data
Gross Units / ha	26
Residential Floorspace (sqm / ha)	2654
Average Unit Size (sqm)	101
% of affordable	21.2%
Average Site Size (No. of Units)	136

6.13 Across all three boroughs the Suburban site typology showed a high degree of consistency of data. At 26 units per hectare the South Ribble sites were only very slightly less dense than the Central Lancashire average of 27. The typical site size, average dwelling size and provision of affordable were all broadly in line with the two other local authority areas. These sites are dominated by volume housebuilders of a national and regional scale.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	35
Residential Floorspace (sqm / ha)	2959
Average Unit Size (sqm)	86
% of affordable	15.7%
Average Site Size (No. of Units)	110

6.14 At 35 units per hectare, the South Ribble Inner Urban and Town Centre sites were lower density than the equivalent sites in the other two boroughs and therefore lower density than the Central Lancashire average of 40. This is in part explained by the larger average site size and the presence of volume housebuilders building products of a similar nature to those found in the Suburban and Rural Settlement categories. These sites are generally dominated by 2, 3 and 4 bed detached and semi-detached houses. This may also explain the slightly larger average house size and lower provision of affordable housing, than was seen in either of the two other local authority areas.

Preston

Rural Settlements

Metric	Data
Gross Units / ha	29
Residential Floorspace (sqm / ha)	2869
Average Unit Size (sqm)	96
% of affordable	29.9%
Average Site Size (No. of Units)	85

6.15 The Rural Settlements in Preston are equal in density to those in Chorley, at 29 units per hectare and higher than those in South Ribble (21) and the Central Lancashire average (27). The average Rural Settlement site in Preston is typically larger in terms of the number of units, but smaller in terms of the average size of those units, when compared with Chorley and South Ribble. At 29.9% the provision of affordable housing is in between that of Chorley and South Ribble and therefore is not a major factor.

Suburban

Metric	Data
Gross Units / ha	27
Residential Floorspace (sqm / ha)	2814
Average Unit Size (sqm)	104
% of affordable	30.0%
Average Site Size (No. of Units)	113

6.16 As with the Suburban sites in Chorley and South Ribble, those in Preston are very close to the Central Lancashire average of 27. Across all three boroughs the Suburban site typology showed a high degree of consistency of data. This zone was dominated by national and regional volume housebuilders building private housing stock. Only one site in this category is an entirely affordable housing site.

Inner Urban and Town Centres

Metric	Data
Gross Units / ha	54
Residential Floorspace (sqm / ha)	3930
Average Unit Size (sqm)	77
% of affordable	71.6%
Average Site Size (No. of Units)	37

6.17 The Inner Urban and Town Centres site typology produced the greatest variance across the three local authority areas. At 54 units per hectare the Preston sites are more densely developed than those in the other two boroughs and notably more dense than the Central Lancashire average of 40. The typical Inner Urban and Town Centre site in Preston is smaller in terms of number of units and has seen a higher provision of affordable housing, when compared with Chorley and South Ribble. Although dominated by smaller 2 and 3 bed affordable housing products, there were also two sites which are made up entirely of apartments.

City and Town Centre

Metric	Data
Gross Units / ha	477
Residential Floorspace (sqm / ha)	28056
Average Unit Size (sqm)	57
% of affordable	0.0%
Average Site Size (No. of Units)	56

6.18 Given Preston City Centre is the only City Centre category in the Central Lancashire area, there is no basis for comparison across the other two boroughs. The sites in the Preston City Centre area are vastly higher density than those found in any other categories in this report. The Preston City Centre market is dominated by smaller, niche developers delivering predominantly 1 and 2 bedroom apartments with a small provision of studio and 3 bedroom apartments. There were no housing schemes within the subject sites. Although this category has no basis for comparison, with ten sites analysed all of which are either under construction or complete, there is a relatively robust set of data from which to draw conclusions. However, the range of densities of the sites analysed should be noted. The densities in this category spanned from 86 to 978 units per hectare. Unlike those sites in the Rural Settlements and Suburban categories, which are typically delivered by volume housebuilders, delivering standard house-type family housing, the City Centre market demonstrates a wider range of bespoke developments of new build and conversion of existing buildings that respond to the site-specific characteristics. Consideration needs to be given the potential range of developments when considering future site allocations.

Rural (Central Lancashire)

Metric	Data
Gross Units / ha	21
Residential Floorspace (sqm / ha)	2297
Average Unit Size (sqm)	107
% of affordable	49.8%
Average Site Size (No. of Units)	68

6.19 One rural category has been included which covers all three local authorities. This was due to sites within this category meeting the criteria only being found within the Preston City Council local authority area.

6.20 The sites within the Rural category contain volume housebuilders, affordable housing providers and smaller niche developers, the latter typically delivering fewer, larger homes. At 21 units per hectare the Rural sites are lower density than the Central Lancashire average for Rural Settlements and Suburban sites. The larger executive style homes are counteracted by the high proportion of affordable homes, which are generally smaller units, more densely developed. At 50% affordable housing provision, the Rural sites, were second only to Preston Inner Urban and Town Centres in the delivery of these tenure of dwellings.

Central Lancashire Averages

6.21 In addition to the data gathered and analysed on a local authority area, averages have been compiled for the core density data on a Central Lancashire basis. Where there is a high degree of similarity between the data from any category across the three local authority areas it provides comfort as to the accuracy of that data and suggests that the market characteristics across the three local authority areas are similar.

6.22 The data from the Suburban category of sites was considerably consistent across all three local authority areas, which provides a high degree of reliability. The data from the Rural Settlements was highly consistent across Chorley and Preston, but notably lower in South Ribble. The South Ribble Rural Settlements were more closely related to the “Other (Rural)” category of sites, than the Rural Settlements in the other two boroughs.

6.23 The data regarding the Inner Urban and Town Centres across the three boroughs did show a reasonable degree of variance, suggesting there are differences in the way the market performs across the three boroughs. At 54 units per hectare Preston was notably higher than Chorley (42 units/Ha) and South Ribble (35/Ha) and the Central Lancashire Average (40 units/Ha). In Preston this data suggests densities increase markedly closer to the city centre.

6.24 When electing to use the data from within the local authority area, or the Central Lancashire density zone averages, consideration should be given to whether the market for that typology of site is a sub-regional market, as is the case with the Suburban sites, or a localised market, as is the case with the Inner Urban and Town Centre sites. With regard to the densities of the future Rural Settlements in South Ribble a judgement will need to be made as to whether it is the local or sub-regional data that is relied upon.

Central Lancashire

Rural Settlement	Gross Units / ha
Average	27.1
Suburban	Gross Units / ha
Average	26.6
Inner Urban and Town Centre	Gross Units / ha
Average	39.9
Rural	Gross Units / ha
Average	21.4

7. Key Findings

7.1 This section summarises the key findings of the Study, highlighting the key aspects of the data analysis and discussing the key themes that have emerged.

Density findings

7.2 Across Central Lancashire the key density findings on a gross net area basis are (dwellings per hectare):

- Rural settlements – 27
- Suburban – 27
- Inner urban and town centre – 40
- Preston city centre – 477
- Other (rural) – 21.

7.3 For emerging allocations within the new CLLP in these identified zones, it is considered that the above figures represent an appropriate starting point to calculate possible gross density capacity to inform the anticipated yield for each site. This is solely based on what the market has historically achieved on residential development sites within these zones. These assumptions need to have regard to the findings within this report, specific market conditions such as viability and other technical site specific constraints such topography.

Strength of the data

7.4 The data obtained in compiling this Study has been extensive, including data on the size of sites, yield, affordable provision, total floorspace of new development and other observations such as whether the site is brownfield or greenfield. In the majority of cases this has led to clear unambiguous patterns emerging from the data from which reliable conclusions can be formed.

- 7.5 In the limited examples where the level of suitable, available evidence has been based on fewer than ten sites, consideration should be given to how this data is used going forwards. For this reason, it is considered that, in some instances it may be more reliable to apply density data across Central Lancashire rather than on a local authority geography. This is particularly evident within the Rural typology where sites were only found within the Preston area.
- 7.6 The data analysed and the conclusions reached should therefore be highly transferable in terms of initially estimating capacity of emerging allocations within the CLLP prior to any site-specific considerations.

Local vs Sub-Regional Markets

- 7.7 The data has shown the emergence of various market areas within Central Lancashire, some of which are specific to the local authority area and some of which show consistency of data for that typology across the Central Lancashire geography and could therefore be considered a regional market.
- 7.8 The Suburban typology of sites shows a high degree of consistency across the three boroughs. These sites are of similar sizes, provide broadly similar houses and appear to be dominated by volume housebuilders. Any variances between the three local authority areas can be considered to be minor. The data would suggest the market for these sites is a sub-regional one. When looking to allocate potential capacities to future Suburban sites it would seem reasonable to use the sub-regional average of 27 dph.
- 7.9 In contrast, Inner Urban and Town Centre sites show a greater level of variance across the three local authority areas. SRBC has the lowest density sites within this typology at 35 dph, showing certain characteristics similar to those sites within the Suburban typologies. PCC has the highest density at 54 dph, reflecting a higher provision of apartments and high-density affordable housing. The markets within the Inner Urban and Town Centre site typologies should be considered to be specific to that local authority, rather than sub-regional markets. It is therefore recommended that data specific to that local authority, not sub-regional averages, when allocating capacities to future Inner Urban and Town Centre sites.

Variety within Preston City Centre

- 7.10 Preston City Centre is unique within the Central Lancashire sub-region and therefore doesn't offer a basis for comparison with other areas, within this study. Although there is an extensive set of data from which

reliable averages can be derived and conclusions drawn, the range of densities witnessed should be noted. The average density figures at 477 dph is drawn from 10 individual sites, but masks the range of developments delivered within the city centre. The lowest density site is a 14 unit scheme built to 86 units per hectare, as compared with the 176 unit scheme being built to a density of 978 dph. Consideration needs to be given to the variety of potential development densities in the city centre area when seeking to apply development capacities.

“Other Rural” Sites – Volume, Executive and Affordable Housing

- 7.11 The sites which fell into the category of “Other – Rural”, were relatively evenly split amongst three main delivery models – volume housebuilders, niche SME housebuilders building larger executive homes and affordable housing providers/contractors delivering on behalf of affordable housing providers. Whereas the Suburban typology of site, for example, is heavily dominated by volume housebuilders on typically larger sites, the site densities within the “Other – Rural” category vary according to the type of housing provider, with densities ranging from 12 units per hectare to 39 units per hectare. This should be taken into consideration when allocating estimated site capacities in the emerging CLLP.

8. Central Lancashire Developers Forum

8.1 Hive was invited to attend the Central Lancashire Developer's Forum on 26th September 2022. Hive was asked to present the findings of this commission to a group, attended by developers and promoters with land interests and agents active in the Central Lancashire market.

8.2 The other topics and consultants who were present at that session included:

- DLP Planning Limited – Central Lancashire Housing Study & Central Lancashire Distribution Options; and
- Arc 4 – Housing Needs Assessment.

8.3 The forum was intended to provide an update on key issues that will feed into the development of the emerging Central Lancashire Local Plan.

8.4 There was a good level of attendance predominantly from housebuilders, strategic land promoters and agents, which Hive know to be active in the Central Lancashire market. From the list of attendees present on the day, there were 40 individuals present representing such organisations, plus officers of the local authorities, including the Local Plan team.

8.5 In attendance from Hive was Stuart Sage BSc (Hons), Dip TP, MRTPI and Mark Vaughan, BSc (Hons) MRICS, both Directors of the company. Stuart and Mark jointly delivered a presentation on the key findings of their report, a copy of which can be found at Appendix C.

8.6 The presentation covered the following key topics:

- Hive's Instruction;
- Methodology - Definition of Zones;
- Presentation of Zones;
- Definition of Density used;
- NPPF – Approach to Density;

- Methodology – Collation and Analysis of Data;
- Methodology – Treatment of Strategic Sites & Anomalies;
- Core Data Outputs;
- Key Findings; and
- Next Steps.

8.7 The next steps identified were:

- Report to be published providing a chance to review and comment;
- Report then to be considered by the LPAs to consider what has been achieved by the market historically and respond accordingly with future planning policy.

8.8 The slide regarding next steps also contained the following statement:

“However, the NPPF and guidance is clear:

Requires planning policies and decisions to make efficient use of land

The use of minimum density standards for city and town centres and other locations that are well served by public transport

These standards should seek a significant uplift in the average density of residential development within these areas.”

8.9 Questions were invited from the floor both immediately after the presentation and through the panel discussion at the end of the session.

8.10 The only notable question from those present was in regard to South Ribble, whose density figures appeared to be lower than those of Preston and Chorley, and the reasons behind it.

8.11 Mark Vaughan addressed this question by reference to the amount of data available in each of the zones. It is correct to say the density of housing in South Ribble was lower than that in both Preston and Chorley

across the three zones which each area had in common; Rural Settlements; Suburban; and Inner Urban and Town Centre. However, 10 out of the 25 sites which were analysed in South Ribble, from these three zones, fell into the Suburban zone, where the density was 26.2 dwellings per hectare, as compared to 26.8 in Chorley and 27.0 in Preston. The difference is therefore minimal.

- 8.12 The South Ribble data for the Inner Urban and Town Centre zone was skewed by two large sites at Wesley Street, Bamber Bridge (Countryside Properties) and Wheelton Lane, Farington (Rowland Homes). These sites were both more akin to the volume housebuilder product more commonly seen in the Suburban zones. These two sites made up 51% of the overall quantum of houses in this zone and as such skewed the data, bringing down the overall density of this zone. These sites were lower density but were not considered to be anomalies.
- 8.13 Rural Settlements in South Ribble were lower density, at 21.3 dwellings per hectare, than both Preston and Chorley, both of which recorded an average of 29.1 dwellings per hectare.
- 8.14 No other questions were put forward from those present in the room.

Appendix A: Master Schedule

Central Lancashire Housing Density Review

Carried out by Hive Land Planning on behalf of
Preston City Council, Chorley Council
and South Ribble Borough Council

Summary					
Data	Chorley Borough Council	South Ribble Council	Preston City Council		Central Lancashire
Rural Settlements					
Gross Units / ha	29	21	29		27
Residential Floorspace (sqm / ha)	3139	2445	2869		
Average Unit Size (sqm)	114	115	96		
% aff.	40.7%	27.3%	29.9%		30.8%
Average Units / Site	37	32	85		
Suburban					
Gross Units / ha	27	26	27		27
Residential Floorspace (sqm / ha)	2598	2654	2814		
Average Unit Size (sqm)	93	101	104		
% aff.	16.4%	21.2%	30.0%		22.5%
Average Units / Site	107	136	113		
Inner Urban and Town Centre					
Gross Units / ha	42	35	54		40
Residential Floorspace (sqm / ha)	3197	2959	3930		
Average Unit Size (sqm)	70	86	77		
% aff.	27.5%	15.7%	71.6%		29.7%
Average Units / Site	74	110	37		
Preston City Centre					
Gross Units / ha			477		
Residential Floorspace (sqm / ha)			28056		
Average Unit Size (sqm)			57		
% aff.			0.0%		
Average Units / Site			56		
Other (Rural)					
Gross Units / ha					21
Residential Floorspace (sqm / ha)					2297
Average Unit Size (sqm)					107
% aff.					49.8%
Average Units / Site					68

Chorley

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Land Adjacent to 32 Moor Road, Croston PR26 9HN	Adactus & Seddon Homes	Brownfield land, infill plot and former orchard.	06.12.2010	10/00659/FUL MAJ	Complete	2 storey, 2 and 3 bed mews.	100	24	24	0.6	42.5			
2	Croston Woodwork, Station Road, Croston PR26 9RJ	Wainhomes	Brownfield site occupied by a former woodwork factory and a public house.	04.05.2013	12/00716/FUL MAJ	Complete	2, 3 and 4 bed detached and semi-detached houses.	20	26	5	0.9	28.9	2704.0	104.0	3004.4
3	Sagar House, Langton Brow, Eccleston PR7 5PH	Barratt Homes	Part brownfield land, previously occupied by Sagar House which was demolished.	29.05.2011	11/00290/REM MAJ/1	Complete	2 bed apartments, 3 bed bungalows, 2 and 3 bed semi-detached and 3, 4, 5 and 6 bed detached houses.	30	70	21	2.7	25.6	8379.1	119.7	3069.3
4	Dog & Partridge, 30 Chorley Lane, Charnock Richard PR7 5FJ	Arley Homes	Disused car park and grounds of the public house so part brownfield.	23.08.2010	10/00752/MNMA	Complete	semi-detached and detached houses.	36	28	10	0.9	31.6	3091.8	110.4	3489.6
Totals and Averages								40.7%	148	60	5.1	29.1	14174.9	114.3	3138.8
Mean									37	15					
Median									27	16					

Averages taken from those sites where there is a complete data set

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Suburban

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Discover Leisure, Chapel Lane, Coppull PR7 4QN	Seddon Homes	Brownfield land, previously a caravan showroom.	05.02.2014	13/00560/FUL MAJ	Under Construction	2 and 3 bed houses.	30	117	35	4.0	29.5	10274	88	2587.9
2	Land West of Coppull Enterprise, Coppull PR7 5BW	Miller Homes	Brownfield.	11.05.2018	16/00656/FUL MAJ	Under Construction	2 bed terrace, 3 and 4 bed semi-detached, 3 and 4 bed detached houses.	11	75	8	2.0	37.7	7035.6	94	3535.5
3	Land Surrounding Huyton Terrace, Previously Baly Place Farm, Bolton Road, Adlington	Stewart Milne	Greenfield.	09.09.2015	15/00506/REM MAJ	Under Construction	1 bed apartments, 2, 3 and 4 bed detached and semi-detached houses.	30	158	47	7.1	22.3	15032.0	95	2123.2
4	Land off Chorley Old Road, Swansey Lane PR6 7TX	Fellows Homes	Open area of grassland within the settlement boundary.	04.11.2016	16/00374/FUL MAJ	Under Construction	2 and 3 bed terrace, 3 bed semi-detached and 3 and 4 bed detached.	9	33	3	1.2	28.0	3032.2	92	2569.6
5	Leatherlands Farm, Moss Lane, Whittle-woods PR6 7DD	Wainhomes	Greenfield land in agricultural use adjacent to the M61 and subject to noise constraints.	22.12.2016	16/00509/FUL MAJ	Under Construction	2 and 3 bed apartments and terrace, and 4 and 5 bed detached houses.	29	45	13	1.9	23.8	5316.5	118	2812.9
6	Land North of Lancaster Lane, Clayton-le-Woods PR25 5SG	Lovell	Greenfield land in agricultural use.	18.08.2017	17/00369/REM MAJ	Under Construction	2, 3, 4 and 5 bed detached and semi-detached.	10	220	22	8.1	27.3	21495.0	98	2666.9
7	Land surrounding 89 Euxton Lane, Euxton	Rowland Homes	Greenfield land in agricultural use.	17.08.2017	17/00356/REM MAJ	Under Construction	2, 3 and 4 bedroom houses.	25	140	35	6.7	21.1		0	
8	Waters Edge 4, Brookwood Way, Buckshaw Village PR7 7JS	Persimmon Homes	Greenfield.	07.02.2020	19/00137/REM MAJ	Under Construction	2 and 3 bed semi-detached and 4 bed detached.	10	128	13	3.0	43.1	10733.9	84	3611.7
9	Eaves Green off Lower Burgh Lane, Chorley PR7 3SB	Taylor Wimpey	Greenfield land in agricultural use.	18.02.2018	16/00805/FUL MAJ	Under Construction	1, 2, 3 and 4 bed semi-detached, 2 and 3 bed detached houses.	0	88	0	3.6	24.6	7674.9	87	2143.8
10	Duxbury Park Phase 2, Chorley PR7 3FU	Rowland Homes	Former playing pitches and the development included the relocation of a clubhouse within the site. Part brownfield land.	28.01.2015	14/00429/FUL MAJ	Under Construction	3 and 4 bed detached houses.	0	68	0	2.6	25.9	6061.4	89	2305.6
Totals and Averages								16.4%	1072	176	40.0	26.8	86655	93.0	2598.3
Mean									107	18					
Median									103	13					

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Inner Urban and Town Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Former Multipart Distribution Limited, Pilling Lane, Chorley PR7 3DF	Barratt Homes	Brownfield, former industrial area.	12.07.2013	07/01226/REM MAJ and 07/01228/REM MAJ (and subsequent variations)	Complete	1 and 2 bed apartments, 3 and 4 bed townhouses, 3 and 4 bed semi-detached and detached houses.	21	343	71	10.1	34.0			
2	Site of Former Social and Athletic Club, Duke Street, Chorley PR7 3HP	Fellows Homes	Bornfield land and former sports ground.	10.04.2013	12/01247/FUL MAJ	Complete	1 bed apartments, 2 and 3 bed terraces, 2 and 3 bed semi-detached and 3 bed detached houses.	20	70	14	1.5	46.7	4755.0	67.9	3170.0
3	Park Mills, Deighton Road, Chorley PR7 2HP	Jones Homes	TPO on the site and brownfield land.	03.10.2012	11/00420/REM MAJ	Complete	2 and 3 bed houses.	9	64	6	1.4	45.7			
4	Land South of 5 Townley Street, Chorley PR6 0PJ	Elmwood Construction	Vacant site covered by hardstanding following the demolition of a former weaving mill.	04.11.2011	11/00566/FUL MAJ	Complete	3 bed terraced houses.	0	14	0	0.2	62.3			
5	VM Lawrence and Sons, Lyons Lane, Chorley PR6 0PJ	Elmwood Construction	10 industrial units were also provided as part of this development. The Committee Report confirms that the housing part of the site is 0.25 hectares.	22.11.2012	12/00045/FUL MAJ	Complete	3 bed terraced houses.	0	10	0	0.3	40.0			
6	Former Initial Textile Services Bounded By Botany Brow And Willow Road, Chorley PR6 0HX	Elmwood Construction	Cleared brownfield site.	31.07.2013	11/00871/FUL MAJ	Complete	3 bed demi-detached.	20	41	8	1.0	41.1			
7	St Josephs Roman Catholic School, Railway Road, Chorley	PE Jones	Brownfield land, previously occupied by primary school.	15.02.2013	12/00435/OUT MAJ	Complete	2 bed apartment, 2 bed bungalow, 2 and 3 bed semi-detached.	100	20	20	0.5	43.5	1511.8	75.6	3286.5
8	Sumner House 29 - 33 St Thomas' Road, Chorley PR7 1HP	Heaton Group	Vacant office building.	24.06.2017	16/01140/P3PA J	Complete	1 and 2 bed apartments.	0	43	0	0.2	215.0			
9	Fleet St, Chorley PR7 2EE	Chorley Council	This is a retirement village but falls under C3 use class. The site was occupied by a commercial unit which was demolished.	29.06.2016	16/00298/FUL MAJ	Complete	Retirement apartments.	100	65	65	0.7	91.5			
Totals and Averages								27.5%	670	184	16	42.3	6266.8	69.6	3197.3
Mean									74	20					
Median									43	8					

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South Ribble

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land At Jubilee Road, Walmer Bridge	Redrow Homes and Hollinwood Homes	Greenfield.	10.04.2013	07/2012/0650/FUL & 07/2012/0278/FUL	Complete	3 and 4 bed detached and semi-detached houses.	20	69	14	3.0	22.8	6890.1	99.9	2274.0
2	Rear of Chapel Meadow, Longton PR4 5DG	Wainhomes	Greenfield.	23.08.2013	07/2013/0063/FUL	Complete	4 and 5 bed detached houses.	0	14	0	0.9	15.7	2112.4	150.9	2373.5
3	Land off Liverpool Road, Hutton PR4 5SF	Applethwaite	Greenfield in agricultural use.	21.04.2016	07/2015/1845/FUL	Complete	1 bed apartments, 2 and 3 bed semi-detached and mews, 3 bed bungalows and 4 bed detached houses.	35	46	16	2.4	19.3	4727.6	102.8	1986.4
4	Land off Long Moss Lane, New Longton PR4 4AG	Wainhomes	Greenfield in agricultural use.	31.05.2013	07/2013/0068/FUL	Complete	2 bed Mews and 3, 4, and 5 bed detached houses.	64	28	18	1.2	23.3	3404.7	121.6	2837.3
5	Collinwood Farm, Ratten Lane, Hutton PR4 5TE	Pringle Homes	Greenfield in agricultural use.	21.04.2016	07/2015/1746/FUL	Complete	4 bed detached houses.	0	11	0	0.7	15.7	2340.0	212.7	3342.9
6	Land off Higher Walton Road, Walton-le-Dale, Lancashire PR5 4HT	Wainhomes	Adjacent to the motorway and a large stand-off / buffer was required.	20.12.2017	07/2017/1274/VAR (07/2013/0548/FUL)	Complete	Townhouses and detached houses.	30	46	14	1.9	24.2	4301.6	93.5	2264.0
7	Mather Fold Farm, Hoghton Lane, Hoghton PR5 4ED	Dorbcrest Homes	Brownfield site previously occupied by an equestrian centre comprising 3 buildings.	28.02.2018	07/2017/2644/FUL	Complete	3 and 4 bed terraced and 4 bed detached houses.	0	12	0	0.5	22.6	2213.0	184.4	4175.5
Totals and Averages								27.3%	226	62	10.6	21.3	25989	115.0	2444.9
Mean									32	9					
Median									28	14					

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Suburban															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land West and South of Farington Lodge Hotel off Centurion Way, Farington	Jones Homes	Greenfield land in agricultural use.	24.11.2011	07/2011/0413/FUL	Complete	2, 3 and 4 bed terraced, semi-detached and detached houses.	0	57	0	2.1	26.9	4816.9	84.5	2272.1
2	Land North of Altcar Lane, Leyland	Lovell Homes	Greenfield land in agricultural use.	06.09.2018	07/2018/3247/REM	Under Construction	2 bed semi-detached and 3, 4 and 5 bed detached houses.	30	200	60	9.4	21.3	24316.6	121.6	2584.1
3	Land Off Shaw Brook Road and Altcar Lane, Leyland	Redrow Homes	Greenfield land. The later RM application increased the overall yield from 232 to 246 by re-planning part of the site.	16.01.2020	07/2019/0300/REM	Under Construction	3 and 4 bed detached and semi-detached, and 3 bed apartments and mews houses.	20	246	49	11.4	21.5	28844.4	117.3	2525.8
4	Dunkirk Mill, Dunkirk Lane, Moss Side, Leyland PR26 7SQ	MCI Developments	Vacant brownfield site.	07.03.2018	07/2017/3413/REM	Complete	1 bed maisonette, 2 and 3 bed semi-detached houses.	100	34	34	0.7	50.7	2477.0	72.9	3697.0
5	Land East of Brindle Road, Bamber Bridge PR5 6AX	Miller Homes	Greenfield land in agricultural use.	13.11.2014	07/2014/0608/FUL	Complete	3 and 4 bed semi-detached and 3, 4 and 5 bed detached houses.	0	46	0	1.8	25.6	4882.0	106.1	2712.2
6	Land North East off Brindle Road, Bamber Bridge PR5 6YN	Bellway Homes	Greenfield land in agricultural use.	09.03.2018	07/2017/2900/FUL	Under Construction	2 and 3 bed semi-detached, and 3 and 4 bed detached houses.	22	193	42	6.4	30.1	16782.6	87.0	2614.1
7	Former Arla Foods, School Lane, Bamber Bridge PR5 6QD	Persimmon Homes	Brownfield site, previously in use for industrial purposes.	13.12.2012	07/2012/0577/REM	Complete	2 and 3 bed terraced, 3 bed semi-detached, and 3 and 4 bed detached houses.	20	209	42	6.4	32.7	18628.0	89.1	2910.6
8	Land to the rear of 454 Croston Road, Farington Moss	Miller Homes	Greenfield.	12.09.2019	07/2019/7065/VAR	Under Construction	2 and 3 bed terraced, 3 bed bungalow, 3 and 4 bed semi-detached and detaches houses.	15	175	26	6.1	28.7	17593.0	100.5	2884.1
9	Land at Bannister Lane, Farington Moss PR26 6PT	Kier Living	Greenfield.	27.06.2019	07/2019/2313/REM	Under Construction	2, 3 and 4 bed semi-detached and detached houses.	18	174	27	6.5	26.8	17072.0	98.1	2626.5
10	Spring Bank, 123 Duddle Lane, Bamber Bridge, Preston PR5 4TB	Jones Homes	Brownfield site, occupied by former industrial building.	25.05.2017	07/2016/0479/FUL	Under Construction	2 bed apartments, 2 bed bungalows, 2 and 3 beds mews and 4 bed detached houses.	27	26	7	1.1	23.0	2528.7	97.3	2237.8
Totals and Averages								21.2%	1360	288	52.0	26.2	137941.2	101.4	2654.2
Mean									136	29					
Median									175	31					

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Inner Urban and Town Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)*	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Former New Mill, Wesley Street, Bamber Bridge, Preston PR5 6NP	Countryside Properties	The site was previously occupied by a mill which was demolished. A commuted sum of £50,000 was proposed as an affordable housing contribution.	04.08.2014	07/2012/0728/OUT	Under Construction	2, 3 and 4 bed detached and semi-detached houses.	10	196	20	6.3	30.9	17797.5	90.8	2807.2
2	Mainway Court, Edward Street, Bamber Bridge	Progress Living & Concert Housing	Brownfield site previously occupied by a large 2 storey building for independent living.	21.09.2018	07/2018/3017/FUL	Complete	3 and 4 bed semi-detached and detached houses.	29.4	17	5	0.5	37.0	1301.0	76.5	2828.3
3	Land at St Andrew's Way, Leyland	Kier Living	Brownfield site previously occupied by a mill, close to the urban centre.	08.12.2016	07/2016/0725/FUL	Complete	2 bed apartments and 3 bed terraced houses.	100	18	18	0.2	75.0	1284.0	71.3	5350.0
4	Land off Wheelton Lane, Farington	Rowland Homes	Brownfield site previously subject to heavy industrial uses.	06.09.2018	07/2018/0865/REM	Under Construction	2 and 3 bed semi-detached and terraced, and 3 and 4 bed detached houses.	0	199	0	6.4	31.1	17865.3	89.8	2791.5
5	Former Roadferry Commercial Limited, Carr Lane, Farington, Leyland PR25 3RD	Rowland Homes	Brownfield site uses for distribution and industrial purposes.	30.06.2017	07/2016/0499/REM	Complete	2 and 3 bed semi-detached and 3 bed detached.	7	70	5	1.9	37.0	5457.1	78.0	2887.4
6	Former Farington Business Park, Wheelton Lane, Farington	Taylor Wimpey	Brownfield site previously subject to heavy industrial uses.	30.08.2013	07/2013/0288/FUL	Complete	3 and 4 bed houses.	11.7	234	27	6.4	36.3	20109.9	85.9	3122.7
7	Former Fishwicks Garage, Hewitt Street, Leyland PR25 3SN	Progress Housing	Brownfield, previously occupied by storage buildings.	13.10.2016	07/2014/0555/FUL	Complete	1 and 2 bed apartments and 2 bed houses.	100	33	33	0.5	64.7	2114.0	64.1	4145.1
8	Former McKenzie Arms, 319 Station Road, Bamber Bridge, Preston PR5 6EE	South Ribble Borough Council	Brownfield, previously occupied by a public house.	04.09.2020	07/2020/00396/FUL	Under Construction	Townhouses and 1 and 2 bed apartments.	100	15	15	0.2	75.0			
Totals and Averages								15.7%	782	123	22.5	34.8	65928.8	86.0	2959.1
Mean									110	15					
Median									70	18					

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Preston City Council

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Land off Forest Grove, Barton	Rowland Homes	Greenfield in agricultural use.	06.03.2013	06/2013/0837	Complete	2, 3 and 4 bed detached, semi-detached and terraced houses.	35	62	22	2.8	22.5			
2	110-126 Whittingham Lane, Broughton PR3 5DD	Hollinwood Homes	Brownfield, previously used as an agricultural depot and adjacent to the M6.	07.07.2016	06/2015/0816	Under Construction	2 bed apartments, 2 and 3 bed townhouses, 3 bed bungalows and 4 and 5 bed detached houses.	20	61	12	2.0	30.3	6447.9	105.7	3207.9
3	Park House, 472 Garstang Road, Preston PR3 5JB	Pillars Construction Ltd	Brownfield, part vacant and part recently constructed building.	14.03.2019	06/2017/1104	Under Construction	1, 2 and 3 bed apartments and 3 and 4 bed houses.	30	38	11	1.5	25.3	4857.0	127.8	3238.0
4	Former Whittingham Hospital, Whittingham Lane, Whittingham PR3 2JE	Taylor Wimpey	Part greenfield and part brownfield and formerly occupied by Whittingham Hospital prior to demolition.	14.10.2014	06/2014/0535	Complete	2 and 3 bed mews, 2 bed apartments, 3 bed terraced, 3 and 4 bed detached houses.	11	150	17	4.8	31.3	12985.5	86.6	2705.3
5	Land South of Whittingham Road, Whittingham	David Wilson Homes	Part brownfield land in agricultural uses and part greenfield.	02.07.2014	06/2014/0805	Complete	1 and 2 bed apartments, 2, 3 and 4 bed houses.	24	79	19	3.4	23.1	9800.6	124.1	2865.7
6	Former Ridings Depot and Land North and South of Whittingham Road, Longridge PR3 2AD	Prospect Homes	Predominantly a brownfield site and previously occupied by a haulage yard.	09.06.2016	06/2016/0493	Under Construction	2 and 3 bed semi-detached and 3 and 4 bed detached houses.	30	113	34	4.4	25.6	10058.2	89.0	2275.6
7	Land North of Whittingham Road, Longridge PR3 2AD	Anwyl Homes	Greenfield.	08.10.2018	06/2018/0585	Under Construction	3 and 4 bed mews, semi-detached and detached houses.	30	83	25	2.7	30.7	7903.4	95.2	2927.2
8	Land at Inglewhite Road, Longridge	David Wilson Homes & Anwyl Homes	Greenfield in agricultural use.	11.11.2019	06/2019/0169	Under Construction	1 bed apartments, 3 bed mews and 4 bed detached houses.	30	123	37	3.2	38.4	11032.8	89.7	3447.8
9	Land off Halfpenny Lane, Preston, PR3 2EA	MCI Developments	Mostly greenfield agricultural and a detached bungalow.	07.02.2019	06/2018/1042	Under Construction	1 bed maisonette, 2, 3 and 4 bed semi-detached and 4 bed detached houses.	98	52	51	1.3	38.8	3904.0	75.1	2913.4
Totals and Averages								29.9%	761	227	26.2	29.1	66989.4	95.8	2868.9
Mean									85	25					
Median									79	22					

Averages taken from those sites where there is a complete data set

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Suburban															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Land West of Canberra Lane, Cottam Hall, Preston	Barratt Homes	Greenfield site which forms part of the former Cottam Hall.	02.03.2017	06/2014/0339	Complete	3 bed mews, 3 and 4 bed semi-detached and 4 bed detached houses, and 4 bed townhouses.	20	104	21	2.8	37.6	10161.2	97.7	3676.3
2	Phase 3 Hoyles Lane and Land East of Sidgreaves Lane, Lea, Preston	Morris Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	14.11.2019	06/2018/1053	Under Construction	1 bed apartments, 2 bed mews, 3 bed semi-detached and 3, 4 and 5 bed detached houses.	13	147	19	5.6	26.3	15558.7	105.8	2778.3
3	Maxy House Farm	Wainhomes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	06.11.2014	06/2014/0598	Under Construction	2, 3 and 4 bed detached and semi-detached houses.	30	288	86	11.3	25.5	28831.6	100.1	2551.5
4	Land at Lightfoot Lane, Higher Bartle, Preston (Phase 1A)	Redrow Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area. No affordable proposed on this phase but will be provided on a later phase.	11.12.2014	06/2014/0353	Under Construction	3, 4 and 5 bed detached houses.	0	21	0	0.9	22.3	2621.4	124.8	2788.7
5	Sandyforth Lane, Woodplumpton, Preston	David Wilson Homes	Greenfield site in agricultural use. Within the North West Preston Strategic Area.	23.02.2017	06/2014/0442	Under Construction	2, 3, 4 and 5 bed houses.	30	194	58	7.9	24.6	22661.0	116.8	2875.8
6	Durton Lodge, Durton Lane, Preston PR3 5LE	Charles Church	Greenfield site.	09.03.2017	06/2016/0837	Under Construction	3 and 4 bed detached and semi-detached houses.	30	112	34	5.2	21.7	12634.8	112.8	2449.6
7	Land at Ladybank Avenue, Preston PR2 9LY	Anwyl Homes	Greenfield site previously in use as green infrastructure.	28.06.2019	06/2019/0135	Complete	2 bed apartments and 3 and 4 bed houses.	30	34	10	1.3	26.2	4049.8	119.1	3115.2
8	Former Goldenhill School Site, Cromwell Road, Ribbleson PR2 6YD	Morris Homes	Brownfield site previously occupied by a school.	07.11.2019	06/2019/1013	Complete	3 and 4 bed mews and detached houses.	0	20	0	0.9	22.0	2267.9	113.4	2492.2
9	Sidgreaves Lane, Lea Road and Lancaster Canal - Cottam Hall, Lea, Preston	Countryside Properties	Greenfield site that forms part of the Cottam Strategic Site.	14.01.2020	06/2019/1210	Under Construction	1, 2 and 3 bed detached, semi-detached and mews houses.	100	68	68	1.3	52.3	4790.5	70.4	3685.0
10	Connemara, Lightfoot Green Lane, Fulwood PR4 0AP	Persimmon Homes	Greenfield site within the North West Preston Strategic Area.	12.04.2018	06/2017/1252	Under Construction	Mews, semi-detached and detached houses.	30	137	41	4.5	30.7	13531.0	98.8	3035.9
Totals and Averages								30.0%	1125	337	41.6	27.0	117108	104.1	2814.5
Mean									113	34					
Median									108	27					

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Inner Urban and Town Centre															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*
1	Mosley Street, Preston	Mulbury Homes & Adactus	Brownfield site.	15.07.2014	06/2014/0117	Complete	2, 3 and 4 bed semi-detached and mews houses.	24	51	12	1.1	45.1	4002.0	78.5	3541.6
2	The Sorting Office, 42 West Cliff, Preston PR1 8HU	Heaton Group	Conversion and part demolition of existing building.	14.12.2017	06/2017/1154	Complete	1, 2 and 3 bed apartments.	0	31	0	0.3	109.2			
3	Brindle Street and Plevna Road, Preston PR1 5NY	Mulbury Homes	Brownfield site including demolition of existing buildings.	17.09.2015	06/2015/0516	Complete	2 bed apartments and 2 and 3 bed houses.	100	68	68	1.4	50.4	5102.0	75.0	3779.3
4	St Joseph's Social Club, Cemetery Road, Preston PR1 5US	MCI Developments	Brownfield site.	14.03.2019	06/2018/1385	Complete	2 bed bungalows, and 2 and 3 beds mews houses.	100	44	44	0.9	48.9	3140.0	71.4	3488.9
5	Deepdale House, Peel Hall Street, Preston PR1 6QU	Community Gateway Association	Greenfield previously in use as amenity grassland and informal green infrastructure.	29.04.2013	06/2013/0066	Complete	2 and 3 bed town houses.	100	12	12	0.3	44.0	932.0	77.7	3417.7
6	5-7 Moor Park Avenue, Preston PR1 6AS	Moor Park Developments Ltd	Conversion from offices and extension.	16.02.2016	06/2016/1165	Under Construction	2 and 3 bed apartments.	0	14	0	0.1	97.6	1652.0	118.0	11520.2
7	Land west of Geoffrey Street, Preston	Mulbury Homes & Adactus	Brownfield site previously occupied by an industrial unit.	23.02.2018	06/2017/1087	Under Construction	1 bed apartments, and 2 and 3 bed town houses.	100	34	34	0.6	54.8	2416.7	71.1	3897.9
8	Land North of Thorn Street, Preston	MCI Developments Ltd	Brownfield site which comprises of hardstanding.	21.01.2016	06/2015/0846	Under Construction	2 bed apartments and 2 and 3 bed semi-detached houses.	100	41	41	0.8	52.6	3111.0	75.9	3988.5
Totals and Averages								71.6%	295	211	5.5	53.8	20356	77.1	3929.6
Mean									37	26					
Median									38	23					

* Averages taken from those sites where there is a complete data set

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Preston City Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)*	Average Residential Floorspace (sqm / ha)*	
1	Red Rose & Elizabeth Houses, Lancaster Road, Preston	Heaton Group	Conversion from offices.	28.06.2018	06/2018/0703	Under Construction	Unknown.	0	140	0	0.2	777.8	6762.0	48.3	37566.7	
2	The Exchange, Pole Street, Preston PR1 1DX	Heaton Group	Demolition of existing building and erection of 6-15 storey blocks.	06.12.2019	06/2019/0924	Under Construction	1 and 2 bed apartments.	0	176	0	0.2	977.8	12004.0	68.2	66688.9	
3	City Bridge Apartments (3-6 Fishergate)	TSS Property Ltd	Change of use from storage and office.	16.02.2017	06/2016/0849	Complete	1, 2 and 3 bed apartments.	0	14	0	0.2	85.9	1093.0	78.1	6709.6	
4	Winckley House, 15 Cross Street, Preston PR1 3LT	Ladson NW Ltd	Change of use from office.	02.03.2017	06/2016/1259	Complete	1 and 2 bed apartments and studios.	0	76	0	0.2	422.2	3240.0	42.6	18000.0	
5	45-56 Guildhall Street, Preston PR1 3NU	ETC Urban Ltd	Refurbished warehouse comprising restaurant situated at ground level with basement parking.	09.02.2018	06/2018/0142	Complete	1, 2 and 3 bed apartments.	0	18	0	0.1	276.9	1060.0	58.9	16307.7	
6	58-60 Guildhall Street, Preston PR1 3NU	Mayfair Investments	Change of use from former offices	10.10.2017	06/2017/0970	Under Construction	1 bed apartments.	0	35	0	0.1	291.7				
7	Guild House, Cross Street, Preston PR1 8RD	Ladson NW Ltd	Change of use from former offices.	07.04.2017	06/2017/0206	Complete	Studio, 1 bed and 3 bed apartments.	0	46	0	0.1	511.1	2296.0	49.9	25511.1	
8	6 Winckley Square, Preston PR1 3JJ	MJW Group	Change of use from former offices which are Grade II listed.	28.02.2019	06/2018/1278	Under Construction	1 and 2 bed apartments.	0	25	0	0.1	250.0	1669.8	66.8	16698.0	
9	24 Cannon Street, Preston PR1 3NR	Pace Developments	Note- this is only just complete in 2017. 1 retail until and car park at ground floor.	03.03.2006	06/2006/0219	Under Construction	1 bed apartments.	0	14	0	0.0	700.0				
10	Station Terrace, 8-10 Walton Parade, Preston PR1 8QT	Heaton Group	Change of use from office.	30.05.2019	06/2019/0263	Complete	1 and 2 bed apartments.	0	17	0	0.1	218.8	930.0	54.7	11969.1	
Totals and Averages								0.0%	561	0	1.2	477.2	29054.8	56.7	28056.0	
Mean									56	0						
Median									30	0						

Averages taken from those sites where there is a complete data set

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Other

Rural															
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha	Total Residential Floorspace (sqm)	Average unit size (sq.m.)	Average Residential Floorspace (sqm / ha)
1	Park House Farm, Whittingham Lane, Grimsargh PR2 5SL	Duchy Homes	Predominantly greenfield, occupied by agricultural buildings.	12.11.2019	06/2019/0925	Under Construction	2 bed apartments, 2 bed semi-detached / mews, and 3, 4 and 5 bed detached houses.	29.4	34	10	1.4	24.1	4157.1	122.3	2948.3
2	Grimsargh Reservoir, Preston Road, Grimsargh	Eccleston Homes	Greenfield, vacant grassed field adjacent to decommissioned reservoirs.	11.04.2017	06/2017/0088	Under Construction	4 and 5 bed detached houses.	0	12	0	1.0	12.0	2051.0	170.9	2051.0
3	Land off Preston Road, Grimsargh PR2 5JT	Story Homes	Greenfield and development included a LEAP and balancing pond.	15.11.2018	06/2018/1243	Under Construction	1 and 2 bed apartments, 2 bed mews, 3 bed semi-detached and 3, 4 and 5 bed detached houses.	35	147	51	8.1	18.3	16665.0	113.4	2070.2
4	Land at Sandy Gate Lane, Broughton PR3 5JJ	Watkin Jones Homes	Greenfield land in agricultural use.	14.11.2019	06/2019/0974	Under Construction	2 bed terraced, 2 and 3 bed semi-detached, and 3, 4 and 5 bed detached houses.	35	97	34	6.5	15.0	12255.0	126.3	1897.1
5	Land to the rear of 126A Whittingham Lane, Broughton PR3 5DD	Steward Milne	Greenfield.	04.05.2021	06/2021/0316	Under Construction	Mews houses and 3, 4, and 5 bed detached houses.	35	98	34	4.3	23.0	11008.6	112.3	2581.1
6	Land off Garstang Road, Barton PR3 6BB	Sovini Group	Greenfield land in agricultural use.	31.07.2020	06/2020/0167	Under Construction	2 bed apartments, 2 bed bungalows, and 3, 4 and 4 bed semi-detached houses.	100	68	68	2.5	27.0	5428.4	79.8	2154.1
7	Land at Garstang Road, Barton	Wainhomes	Greenfield land in agricultural use.	30.05.2017	06/2017/0278	Under Construction	2 bed apartments, 2 bed mews, and 3, 4 and 5 bed detached houses.	35	72	25	3.1	23.2	8126.3	112.9	2621.4
8	Land North of Goosnargh Lane, Preston PR3 2BN	CRDP Developments	Greenfield land in agricultural use.	14.09.2018	06/2016/1039	Under Construction	2 and 3 bed bungalows, 2 and 3 bed semidetached, and 3 and 4 bed detached houses.	70	93	65	3.1	29.7	8250.0	88.7	2636.6
9	Land off Halfpenny Lane, Longridge PR3 2EA	Places for People & MCI Developments	Greenfield land.	07.02.2019	06/2018/1042	Under Construction	1 bed maisonette, 2, 3 and 4, bed semi-detached and 4 bed detached houses.	100	52	52	1.3	38.8	3904.0	75.1	2913.4
10	Former DJ Ryan Depot, Inglewhite Road, Longridge PR3 2DB	Sherwood Homes	Brownfield site with septic tank on site and former foundry.	18.08.2014	06/2014/0410	Complete	3 and 4 bed detached houses.	0	10	0	0.6	15.9	1448.9	144.9	2299.8
Totals and Averages								49.8%	683	340	31.9	21.4	73294.3	107.3	2297.3
Mean									68	34					
Median									70	34					

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Central Lancashire

Rural Settlement

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								30.8%	1135.0	349.3	41.9	27.1

Suburban

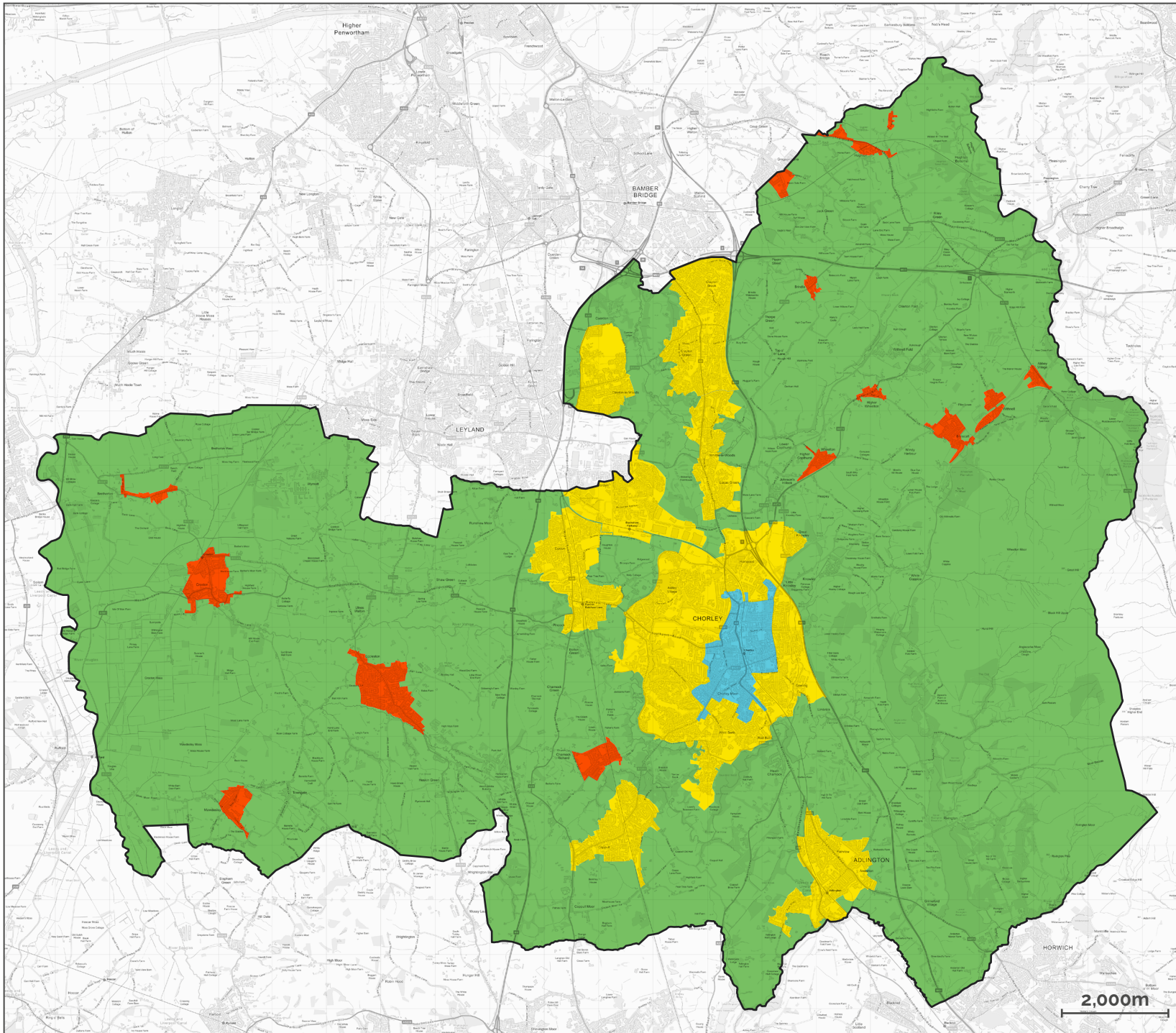
Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								22.5%	3557	801	134	26.6

Inner Urban and Town Centre

Ref.	Site Address	Developer	Site Description & Constraints	Consent Date	Planning Ref.	Status	House Types	% aff.	Units	Aff. Units	Gross Area (ha)	Gross Units / ha
Totals and Averages								29.7%	1747	518	44	39.9

*The gross site area has been taken from the planning application details available on public access where possible. Where not, the relevant ownership parcel has been calculated on Land Registry.

Appendix B: Zonal Mapping



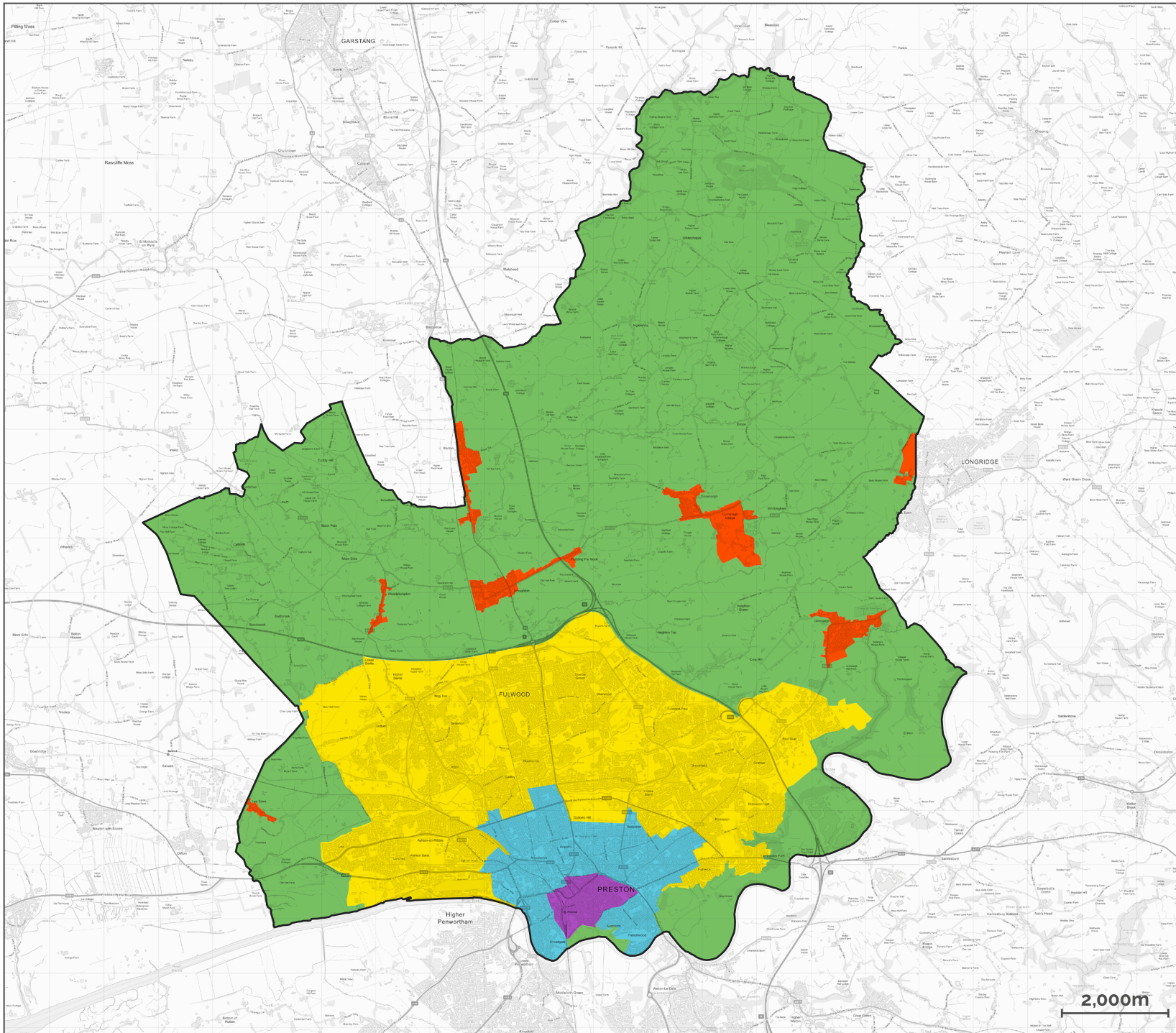
LEGEND:

- LPA Boundary
- Inner Urban and Town Centres
- Suburban
- Rural Settlements
- Rural Areas


TITLE:
**CHORLEY
LPA**



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LEGEND:

-  LPA Boundary
-  Preston City Centre
-  Inner Urban and Town Centres
-  Suburban
-  Rural Settlements
-  Rural Areas



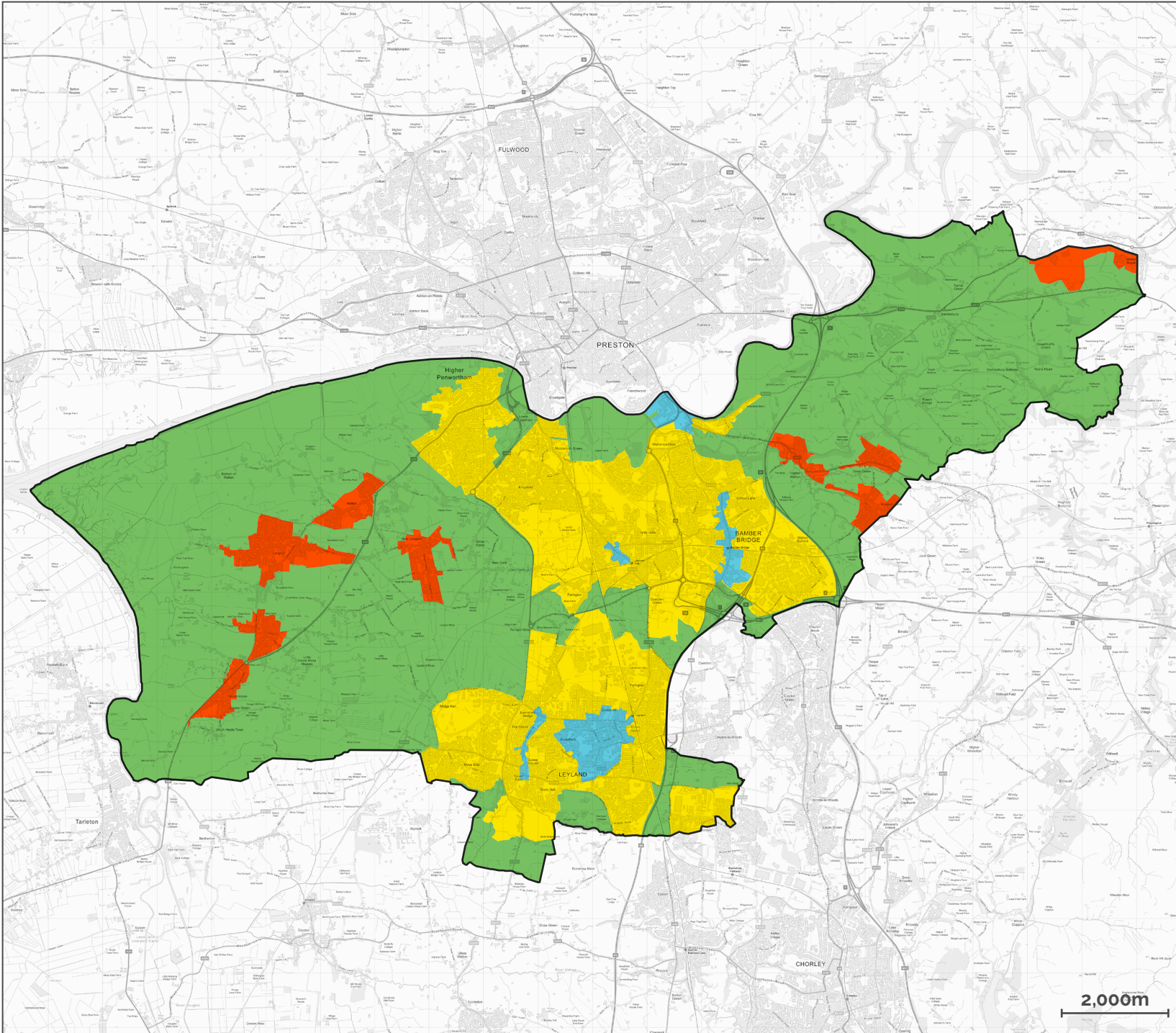
Preston
City Council

TITLE:






PRESTON
LPA



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LEGEND:

-  LPA Boundary
-  Inner Urban and Town Centres
-  Suburban
-  Rural Settlements
-  Rural Areas

TITLE:

**SOUTH RIBBLE
LPA**



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2,000m

Appendix C: Central Lancashire Developer's Forum Presentation

Hive Land & Planning

Central Lancashire Local Plan Evidence Base

Density of housing delivered in Central Lancashire

26 September 2022

Hive's Instruction

- Commissioned jointly by Chorley Council (CC), Preston City Council (PCC) and South Ribble Borough Council (SRBC), overseen by the Central Lancashire Local Plan Team;
- To provide an evidence base with which to inform and support assumptions about the capacity of sites proposed to be allocated for residential development through the emerging Central Lancashire Local Plan (CLLP);
- Aims to provide each of the local authorities a means by which to justify the assumptions around the proposed capacity of a site;
- Based on evidence from sites consented and developed in recent years;
- Using data around housing densities of sites which have been developed out or are under construction, wherever possible; and
- Factual not aspirational.

Methodology - definition of Zones

Preston City Centre

Defined within the adopted Local Plan.

Inner Urban and Town Centres

This zone includes areas such as Chorley Town Centre, Leyland, Fulwood, Ribbleson, Lea, Farington, Penwortham, Lostock Hall, Bamber Bridge, Walton-le-Dale, and Higher Walton. They are all defined within the adopted Local Plans;

Suburban

Areas including Cottam Hall, Broughton, Higher and Lower Bartle/Lightfoot Lane, Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods. These areas are not all defined within the Local Plans so boundaries have been mapped as part of this instruction.

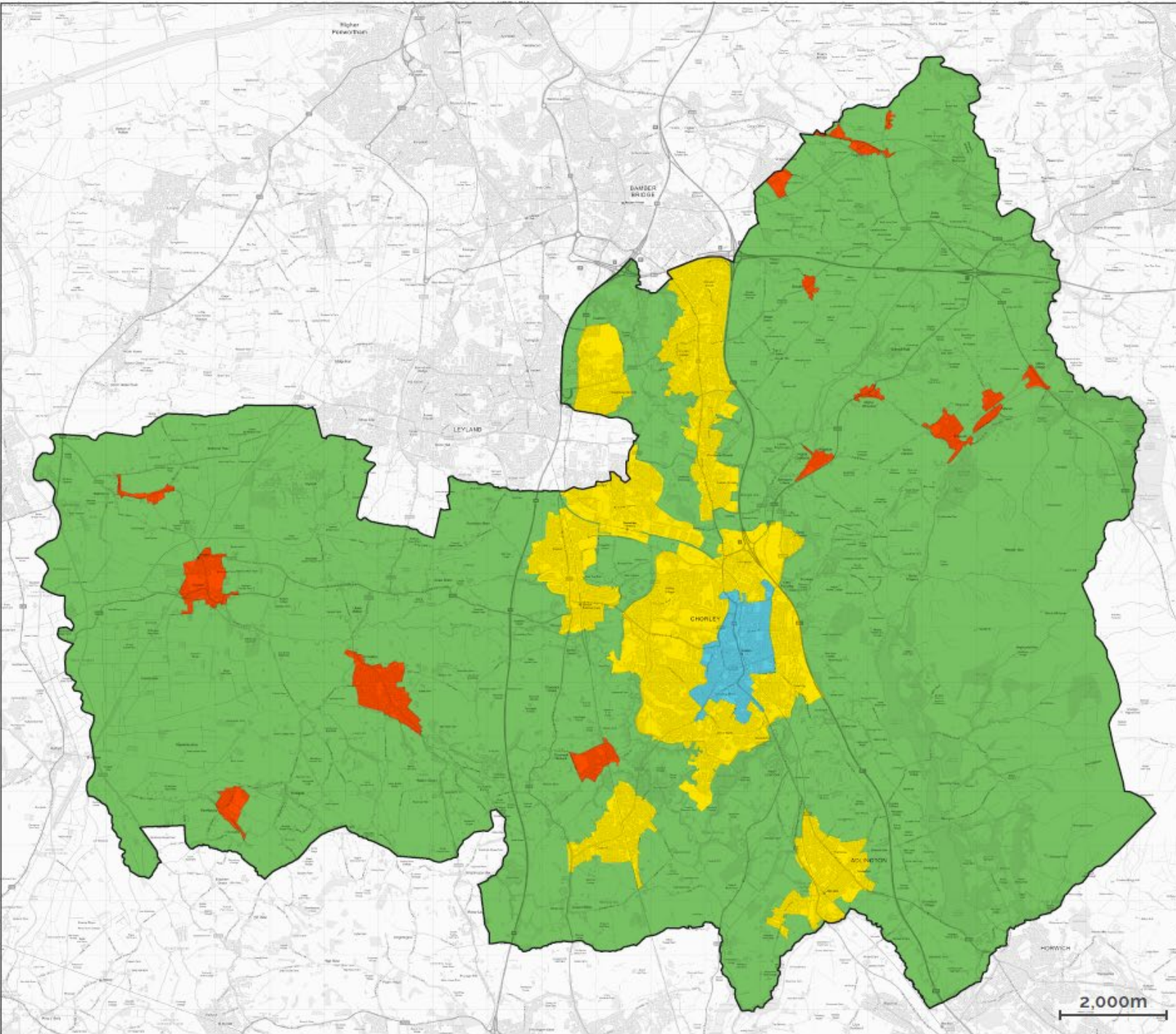
Rural Settlements

Settlements including Grimsargh, Goosnargh, Barton, Brinscall / Withnell, Eccleston, and Longton, as defined in the adopted Local Plans;

Rural

All areas that fall outside of the categories listed below. This zone aligns with Countryside or Green Belt Boundaries in the adopted Local Plans;

Chorley



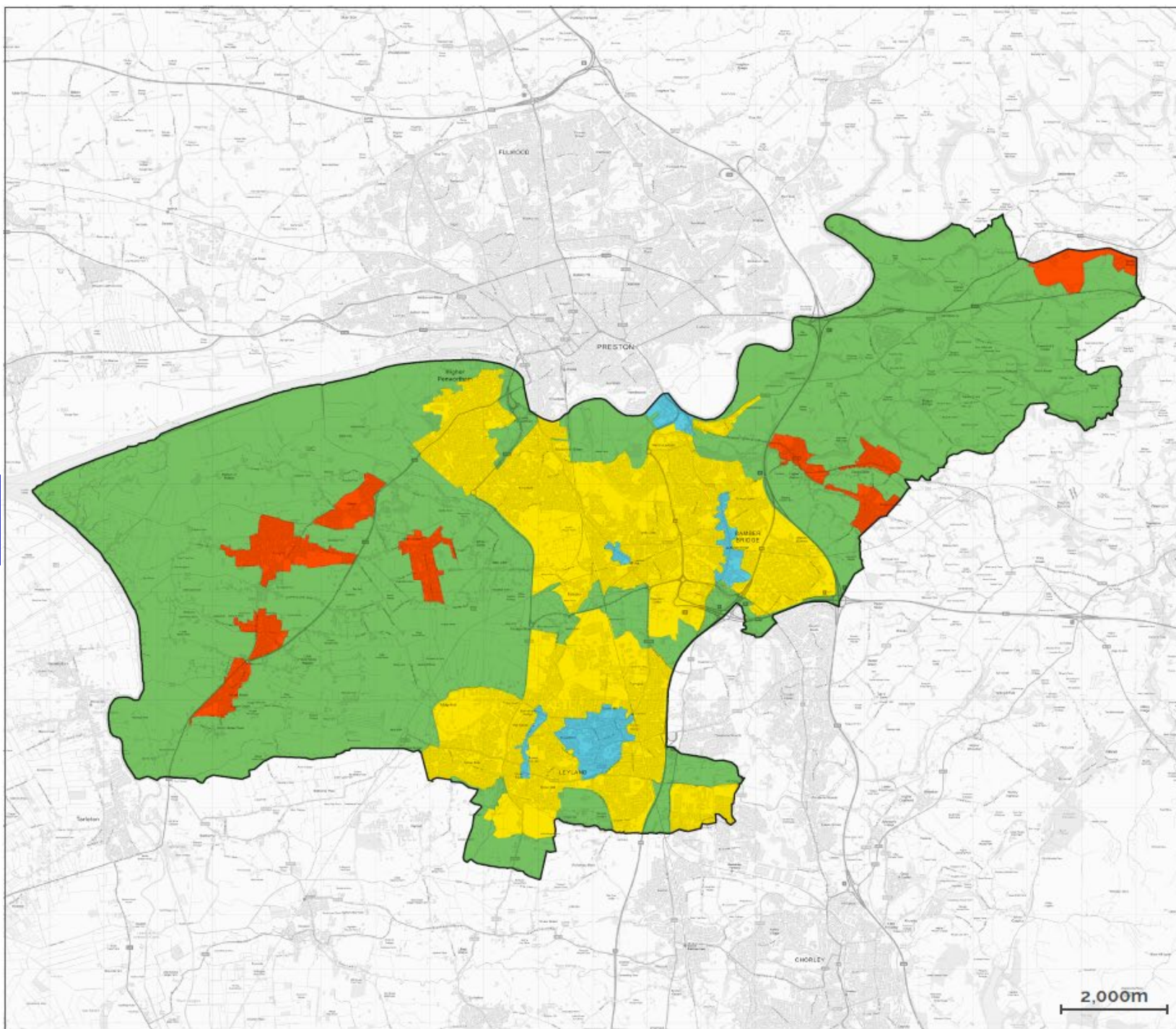
- LEGEND:
- LPA Boundary
 - Inner Urban and Town Centres
 - Suburban
 - Rural Settlements
 - Rural Areas

TITLE:
**CHORLEY
LPA**



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South Ribble



LEGEND:

- LPA Boundary
- Inner Urban and Town Centres
- Suburban
- Rural Settlements
- Rural Areas



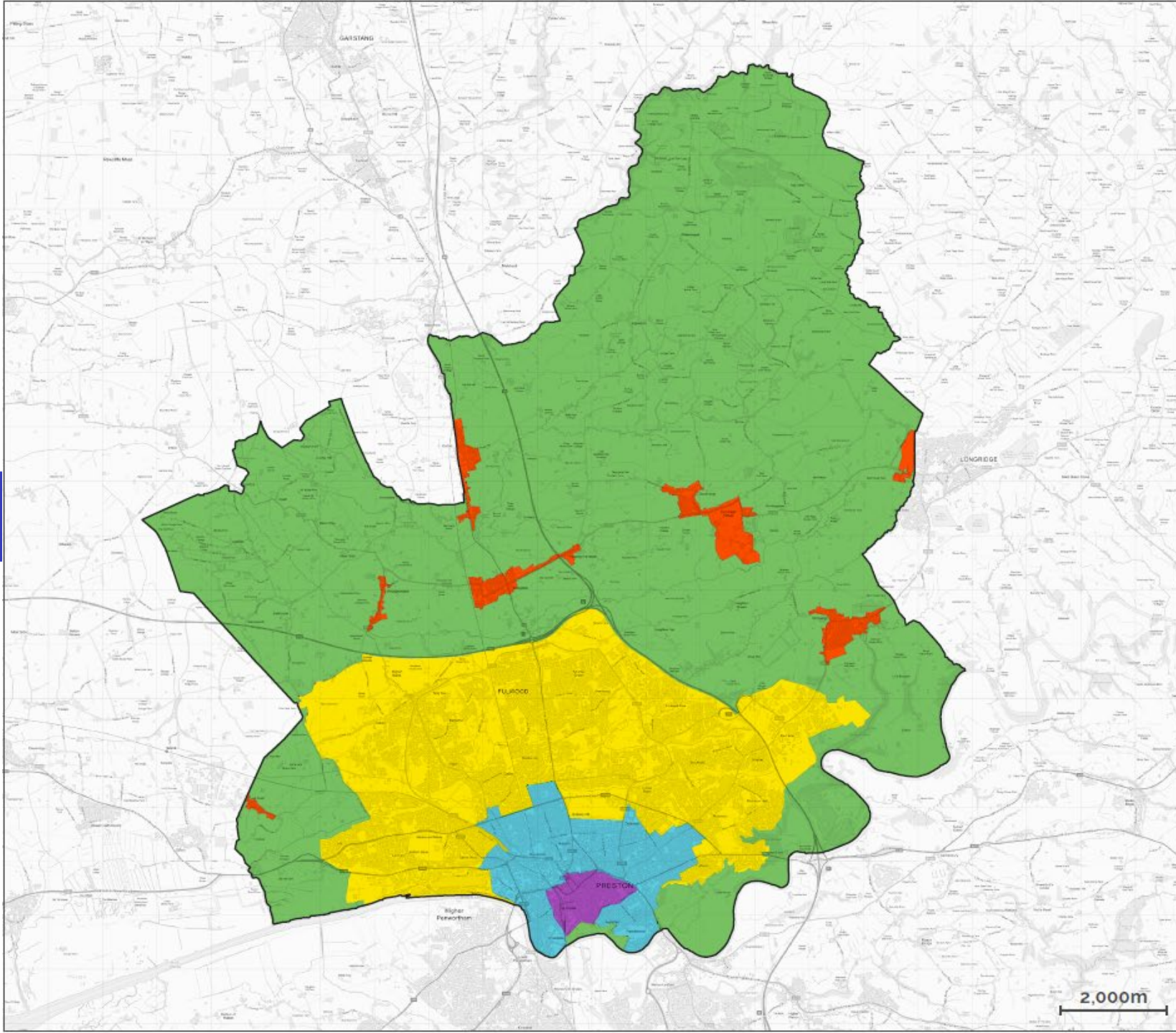
TITLE:

**SOUTH RIBBLE
LPA**



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Preston



LEGEND:

- LPA Boundary
- Preston City Centre
- Inner Urban and Town Centres
- Suburban
- Rural Settlements
- Rural Areas



TITLE:

**PRESTON
LPA**



Definition of Density Used

Number of units (dwellings) / Area of site or defined sub-area (hectares)

=

Density per hectare (dph)

Based on red line boundary of planning application

Number of units consented / built is then divided by the red line area

Accords with Planning Practice Guidance on gross density

Avoids subjective assessments of gross : net ratios and non-developable areas within sites

Focuses on residential only applications, but has implications for future strategic, mixed-use sites

Of most use to the plan making authority in assessing the capacity testing of potential allocations

Definition of Density Used

Number of dwellings within application

220

Gross area of red line boundary within application

8.1 Ha

Density

27.1 dwellings per hectare



NPPF – Approach to Density

- › The National Planning Policy Framework makes the following reference to density
- › **124. Planning policies and decisions should support development that makes efficient use of land, taking into account:**
 - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.

NPPF – Approach to Density

- No nationally prescribed approach on density evidence base or setting density policies;
- Does encourage setting out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range;
- National Model Design Code – supports use of area types and their characteristics, with specific reference to appropriate densities;
- PPG considers the methods of calculating density which includes measuring the number of dwellings per hectare;

Methodology - Site Identification

- Sites selected to provide a balanced representation within each of the density zones;
- Sites have to be of a reasonable size (10 dwellings or more);
- Sites included where they are either complete or under construction;
- Across Central Lancashire as a whole each zone has circa 30 sites, with 10 sites per local authority area (wherever possible);
- This commission therefore covers 95 sites and circa 7,683 units.

Methodology - Data Collection

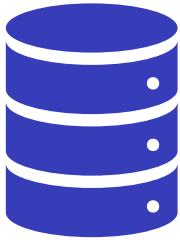
Data Collection : Site Specific

- › Site area
- › Construction Status

Data Collection : Application Level

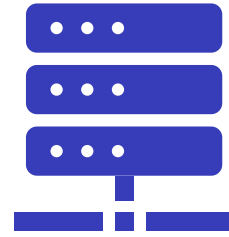
- › Date application approved
- › Number of units
- › Total residential floorspace
- › Percentage of affordable
- › Range of housetypes provided

Methodology - Data Analysis



Core Data – Density

Number of Units / Ha of red line



Additional Data

Average residential unit size (sq.m.)

Average Residential Floorspace (sq.m /Ha)

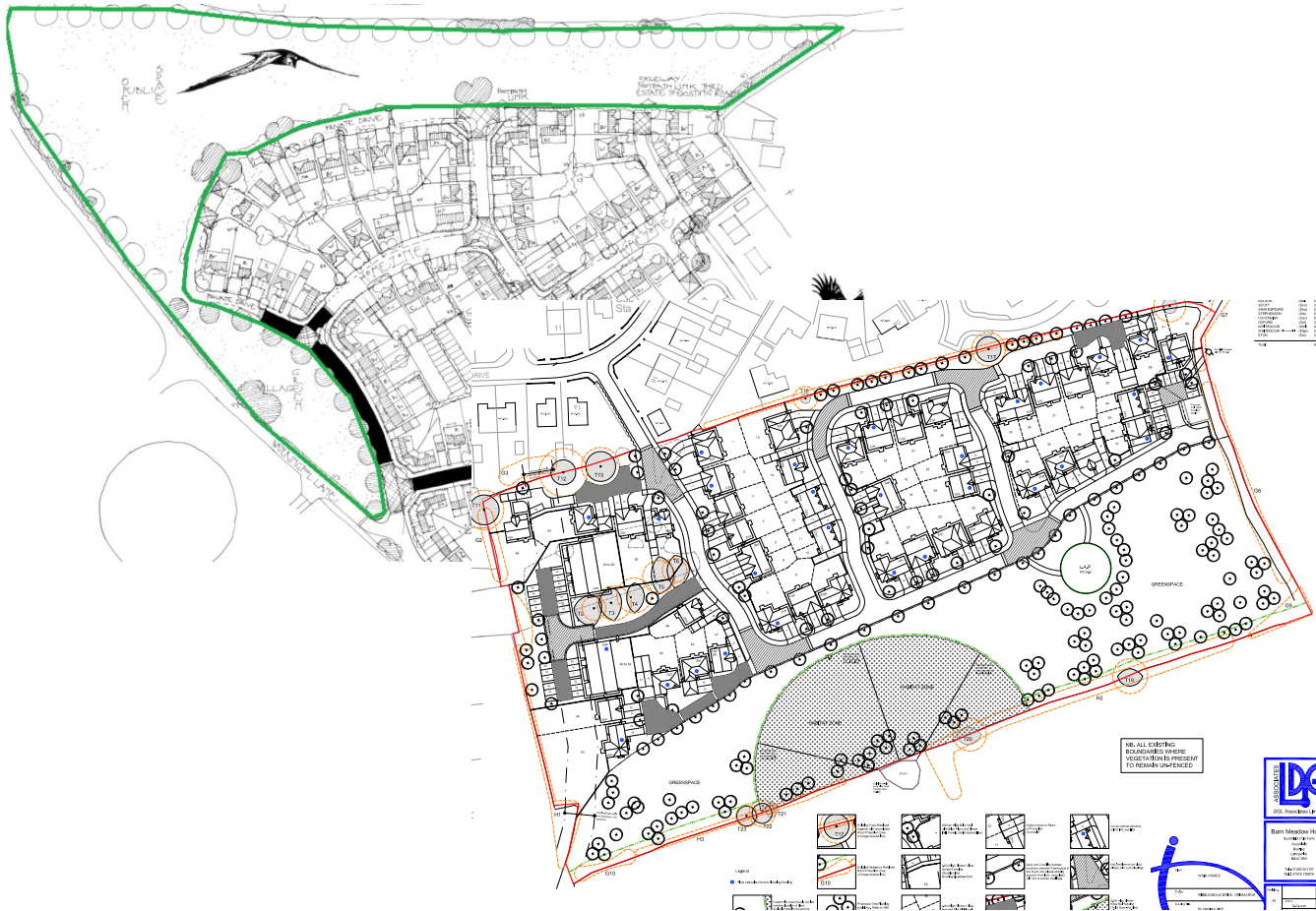
Additional data enabled identification of data anomalies

Methodology - Treatment of Strategic Sites

- > Some sites analysed contained within wider strategic allocation,
- > However, only the residential element of that respective strategic site
- > Typically used red line boundary of residential application for reserved matters application as the basis of density calculations



Methodology - Anomalies



- > Anomalies - where a site shows considerable variation from the others within that zone.
- > Supported by the collation of additional housing data (e.g. residential floorspace (sqm / ha) or average unit size (sqm)).
- > Where anomalies are identified and are considered to unreasonably distort the dataset, in agreement with the client group, these sites have been excluded from consideration.

Data Analysis – Rural Settlements

Rural Settlement	Gross Units / ha
Chorley	29
South Ribble	21
Preston	29
CL Average	27

Data Analysis – Suburban

Suburban	Gross Units / ha
Chorley	27
South Ribble	26
Preston	27
Average	27

Data Analysis – Inner Urban and Town Centre

Inner Urban and Town Centre	Gross Units / ha
Chorley	42
South Ribble	35
Preston	54
Average	40

Data Analysis – Preston & Central Lancashire Wide

City Centre	Gross Units / ha
-------------	------------------

Preston	477
---------	-----



Rural	Gross Units / ha
-------	------------------

Average	21
---------	----

Key findings – Local vs Sub-regional markets

Emergence of various market areas

- > specific to the local authority area
- > consistency across the Central Lancashire geography = sub-regional market

The Suburban typology of sites shows a high degree of consistency across the three boroughs (26 or 27 dph).

A sub-regional market

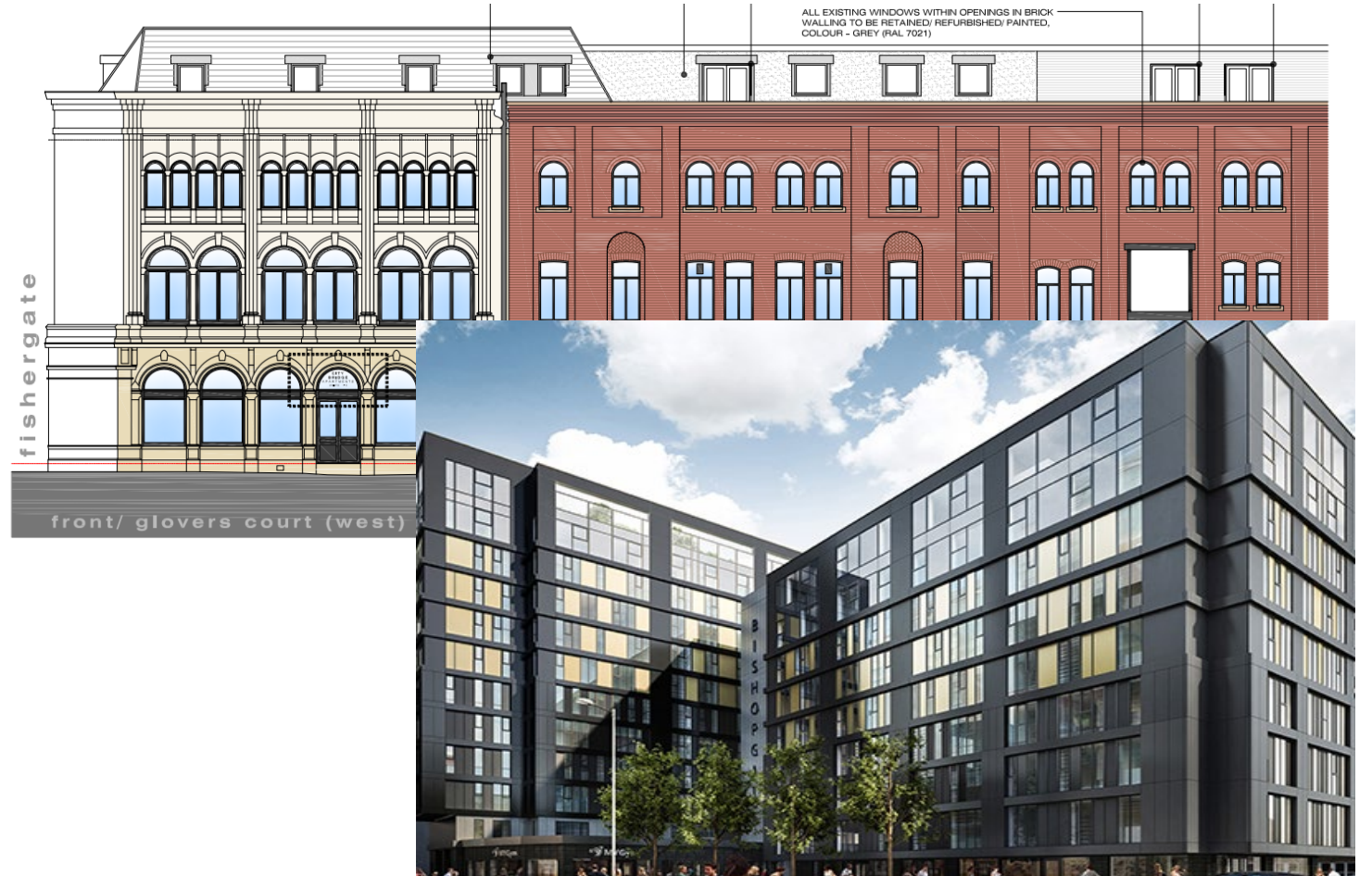
Inner Urban and Town Centre - greater variance across LAs.

- > SRBC - 35 dph
- > CBC - 42 dph
- > PCC - 54 dph

Market is specific to LA area

Key findings – Variety within Preston City Centre

- › Preston City Centre - unique in Central Lancashire
- › **Average** density figures at **477** dph
- › **Lowest** density site is **86** units per hectare
- › **Highest** density site is **978** units per hectare
- › The figure **477** masks the range of development taking place



Key Findings - “Other Rural Sites”

- › “Other – Rural”, were relatively evenly split amongst three main delivery models:
 - Volume housebuilders
 - Niche SME housebuilders
 - Affordable housing sites
- › Densities vary according to the type of housing provider:
 - From 12 dph (4 & 5 bed houses averaging 2,051 sq.m.)
 - To 39 units per hectare (1 bed maisonette to 4 bed detached houses)



Next Steps

- Report to be published and so chance to review and comment.
- For the LPAs to consider what has been achieved by the market historically and respond accordingly with future planning policy.
- However, the NPPF and guidance is clear:
 - Requires planning policies and decisions to make efficient use of land
 - The use of minimum density standards for city and town centres and other locations that are well served by public transport
 - These standards should seek a significant uplift in the average density of residential development within these areas.



Central Lancashire Housing Density Study

Central Lancashire Local Plan

Hive Land & Planning
Swan Buildings, Swan Street, Manchester, M4 5JW

www.hiveland.co.uk