

# Housing Trajectory Assumptions

## Yield

Where a site has planning permission, base the yield on the permitted number of dwellings.

Where a site does not have planning permission, and no information has been provided by the site promoter, base the yield on the following gross densities set out in the Density Study:

- Rural settlements (settlements including Grimsargh, Goosnargh, Barton, Brinscall/Withnell, Eccleston, and Longton, as defined in the adopted Local Plans) – **27**
- 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) – **27**
- Inner urban and town centre (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) – **40**
- Preston city centre – **477**
- Other rural (all areas that fall outside of the categories listed above) – **21**

## Average timeframes for completions to begin

### Small sites (less than 50 dwellings)

- Where a site has planning permission granted prior to 1<sup>st</sup> April 2024, apply the delivery assumptions in the latest five year supply position statement to the trajectory, unless the site promoter has provided different timescales.
- Where a site was granted planning permission from 1<sup>st</sup> April 2024 onwards, has not yet commenced, and no information has been provided by the site promoter on timescales, assume completions will commence 3 years after the planning permission was granted, prior to it expiring.
- Where a site does not have planning permission, and no information on timescales has been provided by the site promoter, make assumptions about when a planning application is likely to be submitted, and assume completions will commence 3 years later.

### Large sites (50+ dwellings)

- Where a site has planning permission granted prior to 1<sup>st</sup> April 2024, apply the delivery assumptions in the latest five year supply position statement to the trajectory, unless the site promoter has provided different timescales.

- Where a site was granted planning permission from 1<sup>st</sup> April 2024 onwards, and no information on delivery timescales has been provided by the site promoter, apply the 'planning to delivery period' timescales in the table below to the trajectory when estimating completions.
- Where a site does not have planning permission, and no information on delivery timescales has been provided by the site promoter, make assumptions on when a planning application is likely to be submitted, and apply all the relevant timescales in the table below to the trajectory when estimating completions.
- Where information has been provided on delivery timescales by the site promoter, compare to the delivery timescales in the table below to ensure it is realistic. If it is not considered realistic, amend to reflect the delivery timescales in the table below.

Site Size (dwellings)	Average time to obtain outline consent (years)	Average time to obtain detailed consent (years)	Total planning approval period (years)	Planning to delivery period (years)	TOTAL TIME TO FIRST COMPLETION (years)
50-99	-	-	1.5	2.3	<b>3.8</b>
100-499	1.2	1.6	2.8	3.2	<b>6</b>
500-999	1.8	1.6	3.4	1.5	<b>4.9</b>
1,000-1,499	2.4	2.5	4.9	1.3	<b>6.2</b>
1,500-1,999	3.1	1.9	5	1.6	<b>6.6</b>
2000+	2.8	2.3	5.1	1.5	<b>6.6</b>

Taken from 'Start to Finish - How quickly do large-scale housing sites deliver? (Third Edition)' published by Lichfields in September 2024.

## Average annual build out rates

### Small sites (less than 50 dwellings)

If no information has been provided by the site promoter, apply a build out rate of 20 dwellings per annum to the trajectory.

### Large sites (50+ dwellings)

If no information has been provided by the site promoter, apply the following build out rates to the trajectory.

Site Size (dwellings)	Lower quartile to upper quartile (dwellings)	Mean (dwellings)
50-99	16-22	20
100-499	35-60	49
500-999	44-83	67
1,000-1,499	68-101	90
1,500-1,999	74-130	110
2000+	100-188	149

Taken from 'Start to Finish - How quickly do large-scale housing sites deliver? (Third Edition)' published by Lichfields in March 2024.