

Central Lancashire Local Plan

Affordable Housing Topic Paper

September 2025



Preston
City Council



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1. Introduction

- 1.1 The purpose of this topic paper is to set out the evidence and justification for Policy HS7: Affordable Housing in the submission version of the Central Lancashire Local Plan (the Plan).
- 1.2 The paper sets out the national and local policy context, the affordable housing need evidence as set out in the Chorley Borough Housing Demand and Need Assessment 2024 (Chorley HDNA), the City of Preston Housing Demand and Need Assessment 2024 (Preston HDNA) and the South Ribble Borough Council Local Housing Need Assessment 2024 (South Ribble LHNA) and the proposed strategies and policy approach to help meet those needs. Where the documents are referred to collectively, they are referred to as the 'Housing Need Assessments'.
- 1.3 As the Plan was submitted for examination before the 12th March 2025, the transitional arrangements in the National Planning Policy Framework (2024) (Annex 1, paragraph 234 b) apply. The Plan has therefore been prepared and will be examined under the National Planning Policy Framework (NPPF) published in December 2023. Most of the topic paper therefore refers to the 2023 version of the NPPF. The implications of the NPPF published in December 2024, are however referred to.

2. Policy Context

National Planning Policy Framework (2023) (NPPF) and Planning Practice Guidance (PPG)

- 2.1 The NPPF sets out the context in which local plans must be prepared. As the Plan is being prepared under transitional arrangements, the NPPF (2023) applies and is referred to in this section.
- 2.2 The NPPF (2023) recognises the importance of housing delivery, including the delivery of affordable housing (paragraph 20) and housing for different groups. Paragraph 60 state it is important that:

‘the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area’s identified housing need, including with an appropriate mix of housing types for the local community.’
(Paragraph 60, NPPF 2023)
- 2.3 Paragraph 63 specifically notes the need to establish *‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies*. These groups include those who require affordable housing.

2.4 Affordable housing is defined in the NPPF Annex 2: Glossary as:

'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definition.'

2.5 The NPPF (2023) then defines and explains four types of affordable housing as:

- Affordable housing for rent
- Starter homes
- Discounted market sales housing
- Other affordable routes to home ownership including shared ownership, rent to buy and other low-cost home ownership.

Guidance on assessing affordable housing need

2.6 Planning Practice Guidance (PPG) (Paragraph: 019 Reference ID: 2a-019-20190220) states that strategic policy-making authorities will need to estimate their affordable housing need (providing guidance on how to do so).

2.7 PPG also notes (Paragraph: 001 Reference ID: 67-001-20190722) that Strategic policy-making authorities will need to consider the extent to which the identified needs of specific groups (including those in need of affordable housing) can be addressed, taking into account the overall level of need identified using the standard method; the extent to which the overall housing need can be translated into a housing requirement figure for the plan period; and the anticipated deliverability of different forms of provision, having regard to viability.

Guidance on policy drafting

2.8 In terms of delivering affordable housing, Paragraphs 64 to 66 of the NPPF (2023) set out specific requirements for planning policy on affordable housing. NPPF paragraph 64 advises that:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site unless:

- *off-site provision or an appropriate financial contribution in lieu can be robustly justified; or*
- *the agreed approach contributes to the objective of creating mixed and balanced communities.'*

- 2.9 NPPF (2023) (Paragraph 65) provides advice on the size of sites where affordable housing should be sought:

'Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.' (Paragraph 65, NPPF 2023)

- 2.10 The NPPF (2023), at Annex 2, defines major development as 10 or more homes or the site has an area of 0.5 hectares or more.
- 2.11 Paragraph 66 of the NPPF (2023) states that for major development, *'plan policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership'*. Exemptions to this 10% requirement are provided.
- 2.12 The proposed approach to affordable housing delivery, including thresholds for seeking contributions, is set out in subsequent sections.

Viability

- 2.13 Paragraph 34 of the NPPF (2023) advises that plans should set out contributions expected from development, including the levels and types of affordable housing required. It makes clear that contributions, including those for affordable housing should not undermine the deliverability of the local plan. For the purposes of affordable housing, this primarily relates to the viability of development. The PPG states Authorities will need to consider the extent to which the identified needs of specific groups can be addressed in the area, having regard to viability (Paragraph 001 Reference ID: 67-001-20190722).
- 2.14 The PPG provides guidance on viability and how this should relate to planning policies, stating:

'Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.' (Paragraph: 001 Reference ID:10-001-20190509)

National Planning Policy Framework (2024)

- 2.15 In December 2024, a revised NPPF (2024) was published as this version will influence decision making going forward the key aspects relevant to the Plan are outlined below.
- 2.16 The NPPF (2024) made some revisions relating to affordable housing. In paragraph 63 specific reference is now made to 'those requiring affordable housing (including Social Rent).

2.17 The NPPF (2024) made some revisions relating to affordable housing. In paragraph 63 specific reference is now made to ‘those requiring affordable housing (including Social Rent) and there are updates to Annex 2. The four types of affordable housing are now defined as:

- Social rent;
- Other affordable housing for rent;
- Discounted market sales housing;
- Other affordable routes to home ownership including ownership, rent to buy and other low cost home ownership.

2.18 Annex 2 now defines social rented housing as meeting the following conditions:

- ‘(a) the rent is set in accordance with the Government’s rent policy for Social Rent;
- (b) the landlord is a registered provider; and
- (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision’.

2.19 The requirement in paragraph 66 of the NPPF (2023) for at least 10% of the affordable homes to be provided as affordable home ownership products has been removed along with the requirement for 25% of affordable housing to be provided as First Homes (footnote 31 of the NPPF 2024).

2.20 The Housing Needs Assessments identify the need for social housing and the proposed Policy HS7: Affordable Housing, sets out the requirements for the delivery of social housing in accordance with the NPPF (2024).

3. Summary of the Central Lancashire Housing Market

3.1 The Housing Needs Assessments provide information about the housing market and stock for each of the Council’s. This section highlights the key features of the housing market in respect of the state of the housing stock, the different tenures available and affordability identified in the Housing Needs Assessments. The features highlighted affect affordability and access to affordable housing.

Chorley Housing Borough Council

3.2 Across Chorley, the proportion of households renting increased from 6.4% in 2001 to 13.9% in 2021 (ONS Census data). (Chorley HDNA paragraph 2.27)

3.3 The latest Regulator of Social Housing Statistical Data Return (SDR) 2023 identified a total of 7,416 units of affordable housing across Chorley Borough. 6,076 were general

needs units, 384 were supported housing, and 655 were housing for older people. In addition, there were 301 units of low-cost home ownership. The 2021 household survey (re-weighted using the 2021 Census) found that there are around 6,638 households who live in an affordable (social rented or intermediate tenure) property across the borough. (Chorley HDNA paragraph 2.40 and 2.41).

- 3.4 The analysis indicates that for open market housing at borough-level, the minimum income required is £32,448 (for lower quartile or entry-level renting) or £36,000 (for lower quartile or entry-level house prices). These amounts do vary by settlement/parish, for example income requirements for entry-level renting range between £27,336 in Adlington and £81,552 in Ulmes Walton. For entry level home ownership, income requirements range between £28,286 in Buckshaw Village and £180,000 in Rivington. (Paragraph 3.19) In terms of relative affordability (ranked based on 2023 least-to-most affordable), Chorley is the least affordable local authority compared with other areas in Lancashire (apart from West Lancashire) and neighbouring districts. At a ratio of 6.2, the Chorley area has a higher ratio than the North West and England. (Chorley HDNA Table 3.7).
- 3.5 For open market purchase, the ratio of lower quartile income to price across Chorley was 5.0x and for median income to median price it was 5.1x. The median ratio is above the benchmark of 3.5x income and ratio. Without substantial deposits, the ability to buy is a challenge to many households (Chorley HDNA paragraph 3.31).
- 3.6 Private renting was generally unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage have to spend nearly 40% of their income on lower quartile rents (Chorley HDNA paragraph 3.33).
- 3.7 In Chorley, the average market rent is £872 per month, compared to an average affordable rent of £621 and an average social rent of £374. (Chorley HDNA Table 3.9) While Local Housing Allowance (LHA) rates may cover affordable rent for smaller properties, they fall short for larger homes. For example:
 - A 3-bedroom household receives £572.94 in LHA (April 2023), which falls below the average affordable rent (£621 in 2023). This amount falls significantly short in higher-cost sub-areas such as Abbey Village, Brinscall and Charnock Richard, where affordable rental prices typically exceed the LHA threshold.
 - A 4-bedroom household receives £793 in LHA (April 2023), which is highly unlikely to be sufficient depending on location and property type, posing affordability challenges for larger families reliant on housing support.
- 3.8 This deficit reinforces the need for more social rented homes, as even affordable rent may be out of reach for benefit-dependent households.

Preston

- 3.9 Across Preston, the proportion of households renting increased from 10.9% in 2001 to 22.4% in 2021 (ONS Census data) (Preston HDNA paragraph 2.27).
- 3.10 The latest Regulator of Social Housing Statistical Data Return (SDR) 2022 identified a total of 13,037 units of affordable housing across Preston, of which 10,521 were general needs units, 661 were supported housing, and 1,104 were housing for older people. In addition, there were 751 units of low-cost home ownership. The 2021 household survey (re-weighted to the 2021 Census) found that there are around 10,987 households who live in an affordable (social rented or intermediate tenure) property across the city (Preston HDNA paragraphs 2.40 and 2.41).
- 3.11 Between 2010-2023 lower quartile rents have increased by 32.2% and median rents have increased by 43.1% (Preston HDNA paragraph 3.7).
- 3.12 The analysis indicates that for open market housing at area level, the minimum income required is £29,952 (for lower quartile or entry-level renting) or £27,771 (for lower quartile or entry-level house prices). These amounts do vary by sub-area, for example income requirements for entry-level renting range between £28,704 in the Central sub-area and £48,048 in Preston Rural North. For entry-level home ownership, income requirements range between £22,243 in Central and £45,257 in Preston Rural North (Preston HDNA paragraph 3.19).
- 3.13 For open market purchase, the ratio of lower quartile income to price across Preston was 6.5x and for median income to median price it was 5.4x. The median ratio is above the benchmark of 3.5x income and ratio. Without substantial deposits, the ability to buy is a challenge to many households (Preston HDNA paragraph 3.31).
- 3.14 Private renting was generally unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage have to spend nearly 40% of their income on lower quartile rents (Preston HDNA paragraph 3.33).
- 3.15 In Preston, the average market rent is £972 per month, compared to an affordable rent of £600 and an average social rent of £364 (Preston HDNA Table 3.9). While LHA rates may cover affordable rent for smaller properties, they fall short for larger homes and for market rents. For example:
- A 3-bedroom household received £573 in LHA (April 2023), which is below the average affordable rent (£600 in 2023). This amount falls significantly short in higher-cost sub-areas at North, Preston Rural East and Preston Rural North and West, where affordable rental prices typically exceed the LHA threshold.
 - The LHA, falls short of the market rent (average, lower quartile and median) across all parts of Preston (Table 3.6).
 - The LHA falls short of the broad market rent for all sizes of home (Preston HDNA Table 3.6)

- 3.16 This deficit reinforces the need for a significant amount of social rented homes, as even affordable rent may be out of reach for benefit-dependent households.

South Ribble

- 3.17 1.4% of all households are overcrowded (South Ribble LHNA Table 2.16) and this was most pronounced in social rented accommodation. Underoccupancy was most apparent in owner occupied households with 89.6% having at least one spare bedroom. Just under a quarter of overcrowded households were in the private rented sector (South Ribble LHNA Table 2.17), which also showed around 41.6% of overcrowded households were owner occupiers and 37.6% social renters. 92.7% of under occupancy with at least 2 spare bedrooms was in the owner-occupied sector. (South Ribble LHNA paragraphs 2.18 and 2.19)
- 3.18 Across South Ribble, the proportion of households renting increased from 5.2% in 2001 to 12.8% in 2021 (ONS Census data). (South Ribble LHNA paragraph 2.23)
- 3.19 The latest Regulator of Social Housing Statistical Data Return (SDR) 2022 identified a total of 5,712 units of affordable housing across South Ribble Borough. Of 4,094 were general needs units, 248 were supported housing, and 1,044 were housing for older people. In addition, there were 326 units of low-cost home ownership. (South Ribble LHNA paragraph 2.32)
- 3.20 Between 2010-2023 lower quartile rents have increased by 36.8% and median rents have increased by 41.4%. (South Ribble LHNA paragraph 3.7)
- 3.21 The analysis indicates that for open market housing at area level, the minimum income required is £32,448 (for lower quartile or entry-level renting) or £36,000 (for lower quartile or entry-level house prices). These amounts do vary by subarea, for example income requirements for entry-level renting range between £31,200 in Penwortham and Western Parishes to £32,448 in Leyland and Bamber Bridge, Lostock Hall and Walton-le-Dale . For entry-level home ownership, income requirements range between £32,914 in Bamber Bridge, Lostock Hall and Walton-le-Dale and £50,143 in Western Parishes. (South Ribble LHNA paragraph 3.19).
- 3.22 For open market purchase, the ratio of lower quartile income to price across South Ribble was 5.0x and for median income to median price it was 4.9x. Both ratios are above the benchmark of 3.5x income and ratio. Without substantial deposits, the ability to buy is a challenge to many households (South Ribble LHNA paragraph 3.31).
- 3.23 Private renting is generally becoming more unaffordable for those in key worker occupations and those on minimum or living wage, with most having to spend more than 25% of income on rent. Single earners on minimum/living wage have to spend over 35% of their income on lower quartile rents (South Ribble LHNA paragraph 3.33).
- 3.24 In South Ribble, the average market rent is £837 per month, compared to an average affordable rent of £618 and an average social rent of £403 (Table 3.9). While Local

Housing Allowance (LHA) rates may cover affordable rent for smaller properties, they fall short for larger homes. For example:

- A 3-bedroom household received £573 in LHA (April 2023), which is below the average affordable rent (£618 in 2023). This amount falls significantly short in higher-cost sub-areas, such as within the Western Parishes where affordable rental prices typically exceed the LHA threshold.
- The LHA falls short of the market rent (average, lower quartile and median) across all parts of South Ribble (Table 3.6).
- The LHA falls short of the broad market rent for all sizes of home (South Ribble LHNA Table 3.6).

3.25 This deficit reinforces the need for a significant amount of social rented homes, as even affordable rent may be out of reach for benefit-dependent households.

Summary of Housing Market Indicators

3.26 Table 1 below provides a comparison of house prices and rental prices to earnings and the affordability ratio. It provides some general context to accessibility to the housing market and the pressure for affordable housing. The percentage of social rented homes in comparison to the North West and England is also provided. More detailed analysis of housing markets and market signals is provided in the relevant local authority Housing Need Assessments.

Table 1: Housing Market Indicators

Measure	Chorley	Preston	South Ribble	North West	England	Data source
2023 Lower Quartile House Price	£125,000	£108,000	£140,000	£125,000	£175,000	Land Registry
2023 Median House Price	£198,000	£150,000	£190,000	£185,000	£275,000	Land Registry
2023 Lower quartile rent (each month)	£676	£624	£676	£693	£923	Zoopla
2023 Median rent (each month)	£776	£750	£772	£901	£1,473	Zoopla
Affordability ratio median house price to income (residence based)	6.9x	5.3x	6.0x	6.1x	8.3x	ONS price to earnings data
% LQ income spent on LQ rent	32.4%	49.9%	32.4%	(to follow)	(to follow)	CAMEO household income and Zoopla

Measure	Chorley	Preston	South Ribble	North West	England	Data source
% Median income spent on median rent	26.6%	36%	26.5%	(to follow)	(to follow)	CAMEO household income and Zoopla
Income multiple needed to buy (LQ income and LQ price)	5x	6.5x	5x	(to follow)	(to follow)	CAMEO household income and Land Registry
Income multiple needed to buy (Median income and Median price)	5.1x	5.4x	4.9x	(to follow)	(to follow)	CAMEO household income and Land Registry
% households in affordable (social rented) homes	13.9%	19.3%	11.1%	17.6%	17.1%	2021 census

The data is summarised below:

- *House prices* are lowest in Preston. In Chorley and South Ribble prices are similar or higher than the North West average. Across Central Lancashire prices are lower than the English average.
- *Private Rents* are similar in Chorley and South Ribble but lower in Preston. Overall, rents are slightly below the North West average and below the English average.
- The *ratio of median house price to median income* is highest in Chorley and lowest in Preston, but overall ratios are lower than for England.
- The percentage of *lower quartile income spent on lower rent* exceeds 25% in all areas and is highest in Preston at 49.9%.
- The percentage of *median income spent on median rent* also exceeds 25% in all areas and highest in Preston at 36%
- *Income multiples* needed to buy exceed 3.5x income which is a standard measure when assessing affordability. The proportion of households living in *Social rented accommodation* is highest in Preston (above regional and national average) but relatively low in Chorley and South Ribble.

4. Evidence of Affordable Housing Need in Central Lancashire

4.1 The latest evidence of affordable housing need is presented in the Housing Needs Assessments. They provide an assessment of need from households unable to buy or rent and of those able to rent but not buy. This provides an overall affordable housing need for the area covered by the Plan and for each of the Authority. They also provide a

breakdown of the tenures providing evidence of the need for social rented housing, affordable rented housing and affordable home ownership.

Methodology

- 4.2 The Housing Need Assessment set out a detailed methodology at Appendix C for assessing affordable housing need which was informed by PPG. In summary, the affordable housing need calculation used a range of appropriate data to consider:
- *Affordability Assumptions*. This considers household incomes and multipliers to determine the of affordability of buying a home and market rented homes.
 - *Existing households in need*. These are households in housing need but cannot afford open market prices or rents (current gross unmet need)
 - *Future households in need*. These are households who are expected and need affordable housing or existing households expected to fall into affordable housing need.
 - *Affordable supply*. This takes into account pipeline supply and relets/resales of existing affordable housing stock. It also considers if there are any excess vacant properties or units to be taken out of supply.
 - *Annual need for affordable housing*. This is the overall summary of affordable need minus affordable supply.

Overall Affordable Need

- 4.3 The latest identified net affordable need (after taking into account supply from lettings, vacant dwellings and resales) is summarised in paragraph 5.2 of each of the Housing Need Assessments (Table 2 below).

Table 2 Annual Affordable Housing Need

	Chorley	Preston	South Ribble	Central Lancashire Total
Annual affordable housing need	162	130	146	438
Backlog clearance	10 years	10 years	5 years	

Sources: Chorley 2024 HNDA, Preston 2024 HNDA, South Ribble 2024 LHNA

- 4.4 The needs evidence for Chorley and Preston was informed by household survey evidence and assumed that existing or 'backlog' housing need would be cleared over a 10-year period. For South Ribble, housing register data was used which may under-represent the scale of need as not all households apply to join the housing register. For this reason, the backlog clearance was assumed to be 5 years. The assumptions as based on the track record of the authorities increasing the annual supply of affordable housing.

- 4.5 Section 5 of this paper includes further information about the action the authorities are taking to reduce the need for affordable housing and increase delivery.
- 4.6 The council’s allocation policy categorises need into bands. Band D previously included a couple of categories that, although they did not meet the statutory reasonable preference guidelines, did indicate some sort of housing need, such as low-level overcrowding. The new policy categories have been reviewed to ensure that Band D now only includes ‘applicants who have no housing need’. This has created a disparity between the Housing Register figures used in the Housing Needs Assessments and the current Housing Register figures.
- 4.7 The Housing Register figures used to identify ‘existing households in housing need’ are drawn from the Housing Needs Assessment (Chorley C26, Preston C16, South Ribble). The table below highlights the disparity between the number of households on the Housing Register in September 2024, including Band D applicants, who were used to inform the preparation of the HNDA and the current number of households identified as being in need of affordable housing (Bands A-C). It is important to note that Band D applicants were registered but did not have an identified housing need. Allocation policies are currently being revised to ensure that only applicants with an identified need are eligible to apply.

Table 3: Disparity Between Housing Needs Identified in the Housing Register

	Chorley	Preston	South Ribble
Housing Register August 2025 (Band A-C)	633	1,321	684
Housing Register September 2024 (Band A-D) (paragraph C.16)	2,100	8,932	2,209

Sources: Chorley HNDA 2024 (Table C26), Preston HNDA 2024 (Table C16), South Ribble LHNA 2024.

- 4.8 These revised figures will have an impact on the overall housing need figures. However, it should be noted, that not all households in need apply to join the Housing Register and this figure forms part of the wider calculation.

Affordable Housing Tenure

- 4.9 The Housing Needs Assessments consider a variety of data on the housing market, including rental prices, home ownership prices, household incomes to determine the need for different tenures of affordable housing. Based on this information, the Housing Needs Assessments recommend the following tenure splits for each council area.

Table 4: Affordable Tenure Split

	Chorley %	Preston %	South Ribble %	Central Lancashire Total %
Social rented	47	52	45	48
Affordable rented	24	24	32	27
Affordable Home Ownership	29	24	23	25

Sources: Chorley HNDA 2024 (Table C15), Preston HNDA 2024 (Table C15), South Ribble LHNA 2024 (Table C12)

- 4.11 The disparity between the LHA, market and affordable rents has resulted in tenure split weighted towards social rented. Social rented homes is therefore the preferred tenure across all 3 council areas. While the requirement for social rented homes is based on the evidence in the Housing Needs Assessments completed prior to the NPPF 2024, it reflects the emphasis placed on this tenure at paragraphs 63 and 64 of the NPPF 2024 and the preference for social rented homes by Homes England.
- 4.12 The Housing Need Assessments also considered the range of affordable dwellings needed by tenure. The recommended mix of dwelling types and sizes is sets out in each of the Housing Needs Assessments as follows:
- Chorley HDNA 2024 – Table 6.1
 - Preston HDNA 2024 – Table 6.1
 - South Ribble LHNA 2024 - Table 5.2

5. Affordable Housing Completions and Trajectory

Affordable Housing Completions

- 5.1 Tables showing the affordable housing completions since 2010/2011 are included at Appendix A.
- 5.2 Table 5 in Appendix A shows a strong historical delivery of affordable homes. Over the period 2010/11 to 2024/25, a total of 5,738 affordable homes were completed representing around 25% of all dwellings completed. Chorley and South Ribble experienced a decline during the period 2019/21 and 2020/21 respectively. This reflects the issues experienced due to the Covid-19 pandemic. There has been a notable increase in delivery in Preston since 2022/23 and for the 2023/24 period in Chorley which is reflected in the overall delivery for the Plan area. In 2023/24 the percentage of dwellings delivered as affordable reached over 34%. This is above the requirement (30%) for Tier 1, 2 and 3 settlements, set out in Policy HS7: Affordable Housing,

where the majority of new housing is expected to be delivered.

- 5.3 Data from the MHCLG Affordable Housing Statistics Live Table 1011C reports that over the period 2010/11 to 2022/23, around 65% of new affordable homes have been for rent and 35% for purchase (Appendix A - Table 6). The delivery of social rented homes across Preston and South Ribble is low at 6% while provision in Chorley has been much higher at 41%.
- 5.4 Taken together, these tables clearly demonstrate the commitment across Central Lancashire to deliver a range of affordable dwellings.

Chorley

- 5.5 Since 2011/12, the average percentage of affordable homes delivered on sites in Chorley has been 25%. This figure reflects a temporary decline during 2019/20 and 2020/21, attributed to the impact of the COVID-19 pandemic (see Appendix A, Table 5). Encouragingly, in 2023/24, affordable housing accounted for 41% of completions - exceeding the 30% policy requirement.
- 5.6 However, the delivery of social rented housing remains disproportionately low and does not align with the identified need in the Chorley HDNA. It is therefore essential that future policy places greater emphasis on meeting the demand for social housing within the overall affordable housing requirement.

South Ribble

- 5.7 In South Ribble, the average on-site delivery of affordable homes stands at 18.8% which is below the 30% target. Nevertheless, recent years have shown improvement, with delivery rising to 32.4% in 2023/24 and 25.2% in 2024/25 (Appendix A – Table 5).
- 5.8 There is a consistent annual net shortfall in affordable housing provision across the borough. To effectively respond to this shortfall, it is vital that through affordable housing delivery, as identified in the South Ribble LHNA, rented tenures are maximised at every possible opportunity. This approach will help ensure that future developments are aligned with identified housing needs and contribute meaningfully to meeting the demand for social and affordable rented homes.

Preston

- 5.9 The percentage of affordable homes delivered on sites in Preston averages 27.2% since 2011/2012 and has exceeded 30% from 2022/23 onwards (Appendix A – Table 5). This reflects the delivery of large sites in North West Preston and 100% affordable sites. The developer interest in north and west Preston and delivery of affordable homes is expected to continue through the Plan period.
- 5.10 The low level of social rented housing delivery does not reflect the need identified in the Preston HDNA 2024. It is therefore important that the requirement for affordable homes in the policy is weighted towards meeting the social housing need for future developments.

Affordable Housing Trajectory

- 5.11 Tables showing the Affordable Housing Examples are included at Appendix B.
- 5.12 Tables 7, 8 and 9 in Appendix B provide examples of schemes providing affordable housing. This includes a range of sites which aim to achieve affordable housing provision, as varying stages of development, and is correct as of April 2025.

Chorley and South Ribble

- 5.13 Housing commitments and development proposed as part of the Submission Local Plan will form a pipeline of affordable housing across the Plan area. Some development proposals may seek to deliver affordable housing in excess of the policy requirements, including as part of 100% affordable housing schemes.
- 5.14 Affordable Housing Trajectory's for Chorley and South Ribble are as follows:

Table 5: Affordable Housing Trajectory for Chorley

	No of Affordable Dwellings
Requirement	
Local Plan requirement 2023-2041	2916
Supply	
Affordable dwellings completed 2023/24	120
Affordable dwellings completed 2024/25	109
Affordable dwellings left to be built on allocations at 1st April 2025	1111
Affordable dwellings left to be built on other commitments at 1st April 2025	85
Windfall affordable dwellings	171
TOTAL SUPPLY	1,596
NET SUPPLY	-1320

Table 6: Affordable Housing Trajectory for South Ribble

	No of Affordable Dwellings
Requirement	
Local Plan requirement 2023-2041	2628
Supply	
Affordable dwellings completed 2023/24	188
Affordable dwellings completed 2024/25	123
Affordable dwellings left to be built on allocations at 1st April 2025	1389
Affordable dwellings left to be built on other commitments at 1st April 2025	430
Windfall affordable dwellings	206
TOTAL SUPPLY	2336
NET SUPPLY	-292

- 5.15 Both Chorley and South Ribble include a windfall allowance for large windfall sites in the submission Local Plan housing trajectory. The evidence for this is included in the Strategic Housing and Economic Land Availability Assessment (SHELAA). These developments will be required to provide affordable housing in accordance with Local Plan Policy HS7. As the location of these sites is currently unknown, the lower threshold of 30% in Policy HS7 has been applied to give an indication of the minimum amount of affordable housing expected to come forward on these sites.

Preston

- 5.16 Preston has a strong track record of delivering affordable homes. During its highest level of housing completions in 2022/23 (over 1,400 new homes completed), 400 affordable homes were delivered.

5.17 An Affordable Housing Trajectory for Preston is as follows:

Table 7: Affordable Housing Trajectory for Preston

	No of Affordable Dwellings
Requirement	
Local Plan requirement 2023-2041	2340
Supply	
Affordable dwellings completed 2023/24	548
Affordable dwellings completed 2024/25	210
Affordable dwellings left to be built on allocations at 1st April 2025	1379
Affordable dwellings left to be built on other commitments at 1st April 2025	789
TOTAL SUPPLY	2926
NET SUPPLY	586

6. Actions to Address Affordable Housing Need and Delivery

- 6.1 The standard methodology used for determining the housing requirement, includes a recognition of the need for affordable housing, with the inclusion of the affordability adjustment and the PPG sets out the means of calculating the affordable housing need. While this forms key evidence in determining the need for housing and the inclusion of affordable housing, it must be balanced with the ability for development to be delivered. The NPPF and PPG recognise viability stating policies setting out affordable housing should not undermine deliverability of the plan (paragraph 34). While a local plan should seek to plan for meeting the need for affordable housing this is not always possible due to viability. Local authorities use a range of planning and housing policies to improve access to affordable housing.
- 6.2 Each local authority is working towards reducing the backlog and delivering affordable housing through the variety of means listed below.

Chorley and South Ribble Borough Councils

Housing Strategy

- 6.3 Chorley and South Ribble Councils have a proven track record in affordable housing enabling and delivery. This has been achieved through the planning system, via developer contributions and through direct investment in council-led schemes. Both Councils have successfully delivered grant-funded developments on council owned land and are registered providers with the Regulator of Social Housing, demonstrating a clear appetite for expanding their affordable housing stock, particular in the social rented tenure.
- 6.4 There is a foundation of affordable housing expertise both at strategic and operational levels, which provides a platform for building additional capacity and knowledge. This will support a deeper understanding of how sites can be derisked and affordable housing delivered within the scope of viable outcomes for all stakeholders. Both Councils are committed to using their resources to intervene directly in the housing market through the delivery of new homes and to act as strategic enablers. This includes supporting, encouraging and holding developers and registered providers accountable for delivering high-quality homes and maximising affordable housing provision across the boroughs.
- 6.5 To strengthen delivery, a dedicated resource has recently been appointed to facilitate affordable housing delivery. This role will focus on identifying the specific need for social rented units, both in terms of type and location, using updated housing allocation data and revitalised partnerships with registered providers. The Councils will continue to take a proactive approach, working closely with developers, registered providers and other partners to enable delivery. This includes maintaining a firm stance on securing 30% affordable housing in new developments, in line with substantial need evidence in the HDNA.
- 6.6 The Registered Provider Forum has been reinstated and now convenes on a quarterly basis, having met four times over the past year. This forum facilitates closer collaboration between the Council and Registered Providers, supporting the delivery of affordable housing and enhancing access to Section 106 provision.
- 6.7 Recent investment highlights include Chorley Council securing £20 million from the government's Levelling Up Fund to support the regeneration of Chorley town centre. As part of this project, the council plans to deliver 62 residential units on the council-owned Bengal Street depot site, with 30% of these units designated as affordable housing. Additionally, the council intends to develop 31 residential units as part of the Civic Square mixed-use scheme (currently the Cleveland Street car park), with 30% of these units also provided as affordable housing.

Development Management

- 6.8 When dealing with planning applications, the delivery of affordable homes is a priority. In cases where developer seeks to reduce affordable homes due to viability, an independent viability assessment is carried out to ensure the highest proportion of

affordable housing is provided. Provision of an appropriate affordable housing tenure mix is also prioritised.

Preston City Council

Regeneration

- 6.9 The Council's Regeneration Plan for Preston (2024-35) includes a strategy to support the city's expanding and diverse housing supply with a renewed focus on developing brownfield sites for city centre living. This builds upon the positive £1bn development and investment programme over the last decade, the award-winning City Centre Living Strategy (2020) and other strategies which have given confidence and clarity to government, developers, landowners and investors. A major focus is on providing affordable housing on brownfield sites in the Stoneygate area, close to the city centre. The Stoneygate Masterplan identifies potential for over a thousand homes in this area, many of which will be delivered by a major registered provider.
- 6.10 The Council has a proven track record attracting grant funding and investment to drive forward regeneration and unlock brownfield sites. It is working with Homes England and Registered Providers to bring forward affordable homes and through grant funding is seeking affordable housing provision in excess of the local plan requirements. In partnership with a local registered provider and Homes England, it has also delivered an empty homes project called Making Homes from Houses, which has improved over 50 long term empty properties for affordable rent. The Council has nomination rights on these properties, which are bought by the registered provider and funded by them, with use of Homes England grant and the Council's S106 developer contributions, received in lieu of on-site affordable homes. This project is likely to continue for at least the next 5 years.
- 6.11 The Council is also proposing to become a registered provider and own social housing over the next two years and onwards. No financial commitment has been made yet, but a business case for investment is being developed.
- 6.12 New communities are being created through new family housing in northwest Preston, supported by major new infrastructure. A significant amount of new housing, including affordable housing, has already been completed in this area and development is continuing at pace. The Plan builds upon this, and the council is working with landowners and developers to bring forward these sites and ensure they meet the affordable housing requirement in the Plan.

Housing Strategy and Action Plan

- 6.13 The Council intend to work with key stakeholders to produce a Housing Strategy and Action Plan. This will identify key priorities and actions for the Council, for example working with Registered Providers and the Rural Housing Enabler to increase the number of affordable homes, improving the quality of homes (thereby reducing the number of tenants in unsuitable accommodation), reducing the number of empty homes

and ensuring the right housing options are available. The Housing Strategy and Action Plan will support applications for grant funding to deliver on the priorities.

- 6.14 It is anticipated that a Registered Provider Forum will be reinstated. This will enable the Council to work more closely with Registered Providers to support the delivery of affordable housing and to facilitate access to S106 provision.

Development Management

- 6.15 When dealing with planning applications, the delivery of affordable homes is a priority. In cases where developer seeks to reduce affordable homes due to viability, an independent viability assessment is carried out to ensure the highest proportion of affordable housing is provided. Provision of an appropriate affordable housing tenure mix is also prioritised.

7. Viability Evidence

- 7.1 A viability assessment of the draft policies and proposed site allocations in the emerging Local Plan has been prepared by Aspinall Verdi (IT05). The Central Lancashire Local Plan Viability Main Report (February 2025) (IT05) was carried out using a methodology consistent with the NPPF. It considered a range of residential typologies based on site character (greenfield/brownfield), scheme typologies (number of units, estate housing, flats etc.) and land values (high/medium/lower value zones). The scheme typologies matrix and viability appraisals were specifically designed to test the viability of the proposed Policy HS7: Affordable Housing (affordable housing requirements and tenures), of the submission version of the Central Lancashire Local Plan in the context of the cumulative impact of all the policies, including assumptions for CIL/S106 contributions, in the Plan.
- 7.2 The affordable housing requirement was based upon the emerging Policy HS7: Affordable Housing. The affordable housing mix and dwelling mix was based on the findings of the Central Lancashire Housing Market Assessment (2024), which recommended an appropriate housing mix in terms of the number of bedrooms and property type by tenure.
- 7.3 The Report concludes, 'that medium and higher-value greenfield sites, both within and outside settlement boundaries, are viable. Higher-value brownfield sites within settlements also show viability, though they become marginal in out-of-settlement locations. Medium-value brownfield sites are assessed as marginal both within and outside settlements. However, these marginal schemes require only minor shifts in market conditions, such as the stabilisation of construction costs, moderate increases in sales values, or reductions in finance costs to become viable, which is a reasonable expectation over the plan period.' (paragraph 10.2)
- 7.4 All typologies within the lower value zones are considered unviable, along with all typologies assessed within Preston city centre, where high build costs and site constraints present challenges to viability, in which proactive approaches should be

made to deliver housing. However, this conclusion does not factor in grants and other sources of funding for regeneration and affordable housing delivery. Preston has a track record of delivering regeneration and housing scheme in an around the city.

- 7.5 The Report concludes ‘the affordable housing levels are the maximum potential affordable housing which has the potential to be viable for the majority of scheme sizes across Central Lancashire (based upon the appraisal assumptions herein on brownfield and greenfield sites in the higher, medium and low value zones).’ (paragraph 10.4)
- 7.6 The Report identifies potential viability issues for the Strategic Sites at Fulwood Barracks, Pickerings Farm and West Preston. However, the outline consent at Pickerings Farm gives confidence towards deliverability. Preston City Council is working with the landowners and promoters/developers at Fulwood Barracks and West Preston. As noted, there is no developer for Fulwood Barracks yet. The policy requirements, infrastructure and any abnormal costs would be expected to be factored into viability, in accordance with the PPG, when a prospective developer is purchasing the site. North Preston is in the process of being developed and West Preston forms an extension to this. There is clearly an appetite for development in this area and there is a track record of the delivery of affordable housing. While some sites in North West Preston have experienced viability issues, other sites have provided 100% affordable housing. Past delivery has therefore indicated that the affordable housing requirements in Policy HS7: Affordable Housing is deliverable.

8. Emerging Affordable Housing Policy

- 8.1 The approach to affordable housing is set out in Strategic Policy HS7: Affordable Housing as follows:

HS7: Affordable Housing

1. All residential developments of 10 or more dwellings or, on a site of 0.5 hectares or more in size, must deliver affordable housing as follows:

- (a) A minimum of 30% of the total number to be provided on sites in Tiers 1,2 and 3 of the settlement hierarchy.
- (b) A minimum of 35% of the total number to be provided on sites in all other locations.

2. Affordable housing should be delivered on-site. Offsite provision or a commuted payment will only be accepted in exceptional circumstances where it can be robustly justified that the site or location is unsustainable for affordable housing. If not provided on-site, alternative provision must be made off-site, or a financial contribution paid to the Council towards off-site provision.

3. Any off-site provision must result in the delivery of at least an equivalent number of new affordable homes or be of a broadly equivalent value whilst still contributing towards the creation of mixed and balanced communities.

4. Planning applications which include proposals for affordable housing must include details of the affordable housing mix to be provided in a statement of Affordable Housing Provision, informed by the most recent Strategic Housing Assessment or equivalent.

5. The following tenure split must be provided unless it can be robustly demonstrated that an alternative split meets an independently assessed proven need, or it is demonstrated to the Council that the development would not otherwise be financially viable.

	Social Rent/ Affordable Rent Total	Affordable Home Ownership Including First Homes
Chorley	71% Social Rent	29%
Preston	76% (52% Social Rent/24% Affordable Rent) (priority is for Social Rent)	24%
South Ribble	77% (45% social rent/32% Affordable Rent) (priority is for Social Rent)	23%

6. Any 100% affordable housing development must provide the following tenure mix. Within the rented requirement, where possible higher levels of social rent should be provided.

Location	Social Rent/ Affordable Rent Total	Affordable Home Ownership Including First Homes
Chorley	71% (priority is for Social Rent)	29%
Preston	76% (priority is for Social Rent)	24%
South Ribble	77%	23%

7. The size and type of affordable housing provided must accord with Policy HS6 unless robust evidence of a specific need is demonstrable. The affordable homes should be indistinguishable from market housing in terms of achieving the same high quality of design and integration with the proposal as a whole.

8. Where an adopted Registered Provider Framework or equivalent preferred Registered Provider scheme exists, proposals for affordable housing will need to be made in accordance with those schemes including proposals for the long-term management of the new homes.

9. Where affordable housing is to be provided on site, adequate provisions must be made, for example through a Section 106 agreement and/or conditions, to ensure that such housing is made available in perpetuity for occupation by persons who are in affordable housing need, or for any subsidy to be recycled to support affordable housing provision elsewhere in the local authority area.

10. Serviced plots provided for self and custom build homes will not be accepted as part of the affordable housing provision to meet the requirements of Policy HS7.

11. If affordable homes cannot be provided on-site, the developer will provide robust evidence to justify this, prior to the completion of the Section 106 agreement

12. A commuted sum will only be accepted where robust evidence demonstrates that on-site provision is not possible. The commuted sum will be paid to the Council to support the provision of affordable homes elsewhere.

13. The calculation of commuted sums in lieu of on-site provision is as follows:
Average house price for locality and house type (of indicative, applicable affordable mix) X 33% of open market value X Affordable housing requirement on-site (30% or 35% of total).

14. The average house prices for the locality (based on the most recent quarter's verifiable publicly available data e.g. Land Registry price paid data for postcode sector) and expected house prices of the proposed development must be provided to the Council by an independent surveyor appointed and paid for by the developer.

15. The Council will assess these using an independent surveyor paid for by the developer in accordance with the approach to assessing viability.

16. In such cases where commuted sums are proposed, all costs, including those incurred by the Local Planning Authority in confirming valuations, will be borne by the developer.

17. A 20% supplement, calculated on the total value of the commuted sum, shall be payable to the Council in addition to the commuted sum to cover the cost of administration of an affordable housing commuted sum. This is in addition to any other fees payable for the developer contributions.

8.2 The policy sets out the proportion of affordable housing and the type/tenure expected to be delivered on sites in accordance with paragraph 64 of the NPPF (2023).

8.3 The Housing Need Assessments show a greater need for social/affordable rented homes than for home ownership products and a greater need for social rented homes than affordable rented homes. The Housing Needs Assessments recommend the split between the different tenures (Chorley HDNA Table C15, Preston HDNA Table C15 and South Ribble LHNA Table C12). The requirements within Policy HS7: Affordable Housing follow need identified in the Housing Need Assessments.

- 8.4 The NPPF (2024) emphasises the provision of social rented homes. The Housing Needs Assessments show that there is a significant need for this tenure, and this is reflected within Policy HS7: Affordable Housing. The policy therefore ensure that planning applications deliver affordable housing in accordance with the evidenced need and in accordance with the NPPF (2024) going forward.
- 8.5 The requirement accords with the requirement that at least 10% of homes on major development sites are provided as affordable home ownership products (paragraph 66 of the NPPF 2023). While Policy HS7: Affordable Housing, does not specify a percentage requirement for the provision of First Homes, it does allow for the inclusion of least 25% within the affordable home ownership percentage for Chorley. This accords with the NPPF (2023) (paragraph 6) and the PPG (Paragraph: 012 Reference ID: 70-012-20210524). For Preston and South Ribble the requirement of 24% and 23% of affordable homes to be provided for home ownership does create a shortfall. However, a shortfall of 1% and 2% is insignificant. The appetite for the delivery of First Homes by developers has been limited and the inclusion of First Homes has an adverse impact on the ability of Registered Providers to cross subsidise the delivery of affordable rented and social rented homes. It should also be noted that the Housing Need Assessment do not identify a significant need for this product.
- 8.6 The NPPF (2024), has removed the requirement for the provision of First Homes to be included within policies or provided on sites. The policy allows flexibility for the affordable homes ownership products and will ensure that provision can reflect the identified need and decisions accord with the NPPF (2024) going forward.

Appendix A – Affordable Dwelling Completions

Table 8: Dwelling completions across Central Lancashire 2010/11 to 2024/25

CHORLEY

Year	Number of Affordable Dwellings Completed	Total Number of Dwellings Completed	Affordable as % of completions
2010/11	173	527	33%
2011/12	170	552	31%
2012/13	183	638	29%
2013/14	129	582	22%
2014/15	165	723	23%
2015/16	85	597	14%
2016/17	87	517	17%
2017/18	172	661	26%
2018/19	202	573	35%
2019/20	122	640	19%
2020/21	47	306	15%
2021/22	63	228	28%
2022/23	77	309	25%
2023/24	120	291	41%
2024/25	88	383	23%
TOTAL	1883	7527	25%

*data for 2019/20 and 2020/21 reported as a single year so divided between the two years

Source: Councils' monitoring data

PRESTON

Year	Number of Affordable Dwellings Completed	Total Number of Dwellings Completed	Affordable as % of completions
2010/11	0	127	0.0%
2011/12	38	265	14.3%
2012/13	66	202	32.7%
2013/14	35	142	24.6%
2014/15	16	488	3.3%
2015/16	178	282	63.1%
2016/17	137	791	17.3%
2017/18	197	634	31.1%
2018/19	213	785	27.1%
2019/20	186	828	22.5%
2020/21	244	828	29.5%
2021/22	259	1064	24.3%
2022/23	433	1405	30.8%
2023/24	548	1630	33.6%
2024/25	210	660	31.8%
TOTAL	2760	10131	27.2%

*data for 2019/20 and 2020/21 reported as a single year so divided between the two years

Source: Councils' monitoring data

SOUTH RIBBLE

Year	Number of Affordable Dwellings Completed	Total Number of Dwellings Completed	Affordable as % of completions
2010/11	15	221	6.8%
2011/12	11	170	6.5%
2012/13	40	168	23.8%
2013/14	48	346	13.9%
2014/15	84	486	17.3%
2015/16	150	371	40.4%
2016/17	25	189	13.2%
2017/18	40	318	12.6%
2018/19	97	437	22.2%
2019/20	81	412	19.7%
2020/21	37	424	8.7%
2021/22	86	513	16.8%
2022/23	70	701	10.0%
2023/24	188	580	32.4%
2024/25	123	488	25.2%
TOTAL	1095	5824	18.8%

*data for 2019/20 and 2020/21 reported as a single year so divided between the two years

Source: Councils' monitoring data

CENTRAL LANCASHIRE

Year	Number of Affordable Dwellings Completed	Total Number of Dwellings Completed	Affordable as % of completions
2010/11	188	875	21.5%
2011/12	219	987	22.2%
2012/13	289	1008	28.7%
2013/14	212	1070	19.8%
2014/15	265	1697	15.6%
2015/16	413	1250	33.0%
2016/17	249	1497	16.6%
2017/18	409	1613	25.4%
2018/19	512	1795	28.5%
2019/20	389	1880	20.7%
2020/21	328	1558	21.1%
2021/22	408	1805	22.6%
2022/23	580	2415	24.0%
2023/24	856	2501	34.2%
2024/25	421	1531	27.5%
TOTAL	5738	23482	24.4%

*data for 2019/20 and 2020/21 reported as a single year so divided between the two years

Source: Councils' monitoring data

Table 9: Tenure of affordable housing delivered 2010/11 to 2022/23

Affordable tenure	Chorley	Preston	South Ribble	Central Lancashire
Social rent	41%	6%	6%	19%
Affordable rent	31%	52%	43%	43%
Intermediate rent	0%	2%	9%	3%
Shared ownership	10%	18%	24%	16%
Affordable Home Ownership	18%	21%	18%	19%
Total	100%	100%	100%	100%
Summary	Chorley	Preston	South Ribble	Central Lancashire
Renting options	72%	61%	59%	64%
Buying options	28%	39%	41%	36%

Source: MHCLG Affordable housing supply statistics - Table 1011C

Appendix B – Affordable Housing Delivery Examples

This appendix provides examples of affordable housing delivery for CLLP Allocation sites. Where a 0 is shown in the 'Affordable Housing Required under CLLP Policy' planning permission has been granted under the existing policy.

Chorley

Table 10: Examples of Affordable Housing Delivery in Chorley

Location	Total Number of Dwellings	Affordable Housing Required under CLLP Policy	Number of Social Rent Dwellings	Number of Affordable Rent Dwellings	Number of Shared Ownership Dwellings	Affordable Dwellings Left to be Built 1 st April 2025
Cowling Farm, Chorley	242	73	52	0	21	73
Land at Bagganley Lane, Chorley	200	60	43	0	17	60
Land adjacent to Northgate Drive, Chorley	10	3	2	0	1	3
Botany Bay/Great Knowley, Blackburn Road, Chorley	100	30	21	0	9	30
Woodlands, Southport Road, Chorley	97	29	21	0	8	29
Land south west of The Green and Langton Brow, Chorley	32	11	8	0	3	11
North of Bonds Lane, Adlington	92	28	20	0	8	28
Land South East Belmont Road/Abbey Grove, Adlington	137	0	29	0	12	41
Land off Westhoughton Road, Adlington	17	5	4	0	1	5

Land at Carrington Road, Adlington	24	0	5	0	2	7
Babylon Lane, Adlington	40	0	8	0	4	12
Land South of South Road, Bretherton	26	9	6	0	3	9
Land at Drinkwater Farm, Windsor Drive, Brinscall	12	4	3	0	1	4
Charter Lane, Charnock Richard	117	0	0	79	57	104
Cabbage Hall Fields, Chorley	17	5	4	0	1	5
Little Knowley Farm, Chorley	150	45	32	0	13	45
Great Knowley, Chorley	246	74	53	0	21	74
Bengal Street Depot, Chorley	62	19	13	0	6	29
Eaves Green, off Lower Burgh Way, Chorley	29	29	21	0	8	29
Land 120m South West of 21 Lower Burgh Way, Chorley	201	0	42	0	18	56
Brookfields, Chancery Road, Chorley	16	0	4	0	1	16
Land to the East of Wigan Road, Clayton-le-Woods	332	79	71	0	29	79
Land adjoining Cuerden Residential Park, Nell Lane, Clayton-le-Woods	115	0	24	0	10	34
North of Hewlett Avenue, Coppull	67	0	14	0	6	20

Mountain Road, Coppull	12	4	3	0	1	4
Land adjacent to Blainscough Hall, Blainscough Lane, Coppull	118	0	25	0	10	35
Orchard Heys Farm, Coppull	10	3	2	0	1	3
East of Tincklers Lane, Eccleston	15	0	4	0	1	5
Land at Tincklers Lane, Eccleston	66	0	16	0	7	23
Pear Tree Lane, Euxton	100	30	21	0	9	30
Land to the east of New Street, Mawdesley	41	14	10	0	4	14
Land off Gorsey Lane, Mawdesley	55	0	13	0	6	19
East of New Street, Mawdesley	11	4	3	0	1	4
Land at Millbrook Close/Victoria Street, Wheelton	9	0	1	0	1	2
Land off Blackburn Road, Wheelton	40	0	10	0	4	14
West of M61 - Land North of Hill Top Farm, Whittle-le-Woods	55	17	12	0	5	17
West of M61 - Town Lane, Whittle-le-Woods	289	0	59	0	25	84
West of M61 - Land adjacent to Delph Way, Whittle-le-Woods	102	31	22	0	9	31

Hill Top Farm, Whittle-le-Woods	75	0	16	0	7	23
Total	3443	606	717	79	351	1111

South Ribble

Table 11: Examples of Affordable Housing Delivery in South Ribble

Location	Total Number of Dwellings	Affordable Housing Required under CLLP Policy	Number of Social Rent Dwellings	Number of Affordable Rent Dwellings	Number of Shared Ownership Dwellings	Affordable Dwellings Left to be Built 1st April 2025
Emnie Lane, Leyland	500	150	68	48	35	150
Apsley House, Farington	435	131	59	42	30	131
Chapel Lane, Longton	270	81	0	30	12	81
South of Factory Lane and East of the West Coast Main Line, Lower Penwortham	250	75	34	24	17	75
Church Lane, Farington	200	60	27	19	14	60
Liverpool Road, Hutton	120	42	19	13	10	42
Branch Road, Mellor Brook	120	42	19	13	10	42
Daub Hall Lane, Coupe Green	80	28	13	9	6	28
South of Liverpool Old Road, Much Hoole	60	21	9	7	5	21
Kellet Lane, Bamber Bridge	60	18	8	6	4	18
South of Factory Lane/ Land off the Cawsey	60	18	8	6	4	18
Brownedge Rd / Railway Sidings,	60	18	8	6	4	18

Bamber Bridge						
South of Bannister Lane, Farington Moss	40	45	0	19	26	45
Gas Holders Site (aka Land off Wateringpool Lane), Lostock Hall	25	8	4	3	2	8
Golden Hill School, Leyland Lane, Leyland	20	6	3	2	1	6
Windmill Hotel site, Preston New Rd, Mellor Brook	10	4	2	1	1	4
Brambles Rest Home, Park Avenue, New Longton	10	4	2	1	1	4
Land adjacent to The Fields, Long Moss Lane, New Longton	8	3	1	1	1	3
Cuerden	220	66	30	21	15	66
Pickerings Farm	1350	405	182	130	93	405
Southern Part of Pickerings Farm	545	164	74	52	38	164
Total	4443	1389	568	453	328	1389

Preston

Table 12: Examples of Affordable Housing Delivery in Preston

Location	Total Number of Dwellings	Affordable Housing Required under CLLP Policy	Number of Social Rent Dwellings	Number of Affordable Rent Dwellings	Number of Rent Dwellings (type not specified)	Number of Affordable Home Ownership Dwellings	Affordable Dwellings Left to be Built 1st April 2025
Former Whittingham Hospital	477	0	14	1	0	49	64
Land off Riversway & West of Dodney Drive, Lea	280	0	0	59	0	25	84
Land at Eastway	56	17	9	4	0	4	17
Cardwell Farm, Garstang Road	151	0	Unknown at this stage	8	19	25	52
Land off Ribbleton Hall Drive	97	29	15	7	0	7	29
Former Horrocks Mill, Queen Street	380	0	0	0	0	0	0
The Larches, Larches Lane	20	0	4	1	0	2	7
115 Church Street	57	17	9	4	0	4	17
37 -41 Church Street	29	9	5	2	0	2	9
Moor Park Depot, Moor Park Avenue	51	0	0	0	0	0	0
Former Tulketh High School, Tag Lane	30	9	5	2	0	2	9

Land at Cottam Hall	211	0	0	0	0	63	42
Heather Moor, Cumeragh Lane	41	0	0	0	0	0	0
Gorlands, Whittingham Road	32	0	0	0	0	0	0
Lancashire Fire and Rescue HQ, Garstang Road	40	12	6	3	0	3	12
Bretherens Meeting Room	12	4	2	1	0	1	4
Land North of Tom Benson Way	35	0	0	17	0	18	35
Former St Joseph's Orphanage, Theatre Street	67	0	0	0	0	0	0
Avenham Street Car Park	294	0	0	0	0	0	0
Grimshaw Street/ Queen Street	146	0	0	0	0	0	0
Former Byron Hotel, Grimshaw Street	28	0	0	0	0	0	0
Mount Street/ Garden Street	47	0	0	0	0	0	0
Former Perrys Car Showroom, 63-83 Blackpool Road	55	17	9	4	0	4	17
The Sumners, 195 Watling Street Road	77	0	0	0	0	0	0
25&27 Whittingham Lane and land to the rear of 25-31 Whittingham	8	3	1	1	0	1	3

Lane Broughton							
Former Gasworks, Ribbleton Lane	59	18	9	4	0	4	18
50 Lancaster Road	5	0	0	0	0	0	0
10-12 Lancaster Road	5	0	0	0	0	0	0
Corner of Manchester Road & Church Street	167	50	26	12	0	12	50
Tulketh Crescent	24	0	0	0	0	0	0
North West Preston	2338	701	365	168	0	168	701
Fulwood Barracks	300	90	46	22	0	22	90
West Preston (Storey Homes Permission Site)	281	0	12	6	0	38	56
West Preston (reminder of site without planning permission) (only section of site within plan period)	210	63	33	15	0	15	63
TOTAL		1038	569	341		469	1379

Other committed sites total 789 affordable dwellings.