



Central Lancashire Draft Regulation 19 Local Plan

Housing Land Supply Assessment

On behalf of **A Consortium of Housebuilders**

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1 Introduction

- 1.1 Stantec is instructed by Story Homes, Persimmon Homes, Wain Homes, Taylor Wimpey, and Northern Trust (collectively known as the ‘Consortium’) to undertake a review of the housing land supply for Central Lancashire as set out in the Regulation 19 Local Plan consultation.
- 1.2 The purpose of the Assessment is to ascertain whether the emerging Local Plan has identified a sufficient supply of housing land to meet Central Lancashire’s housing needs over the emerging plan period of 2023-2041. This will include assessing whether the Local Plan can demonstrate a 5-year housing land supply (plus buffer) at the point of adoption.
- 1.3 The Consortium comprise national and regional housebuilders and land promoters with considerable experience of delivering homes across Central Lancashire. The Consortium is focused on ensuring that Central Lancashire’s emerging Local Plan contains a sufficient supply of housing land to meet its housing needs.
- 1.4 This assessment should be read alongside a report prepared by Stantec which undertakes an assessment of the Local Plan’s housing needs. For the avoidance of doubt, this assessment focusses only on the housing land supply and, where reference is drawn to the Council’s stated housing requirement or housing needs, it should not be inferred that we agree that requirement or need is correct.
- 1.5 It is the collective commitment and desire of the Consortium to deliver much needed homes in Central Lancashire and would like to see the Local Plan progress as expediently as possible. However, having reviewed the Regulation 19 version of draft Local Plan, it is considered that the housing land supply identified by the Central Lancashire authorities, both overall and in the immediate term, is insufficient and will not deliver the number homes required.

Contextual Background

- 1.6 The emerging Central Lancashire Local Plan is a joint plan being prepared by the local authorities of Preston City Council, South Ribble Borough Council and Chorley Council. The Central Lancashire authorities have a history of working collaboratively, having produced the Central Lancashire Core Strategy in 2012. The emerging Central Lancashire Local Plan will supersede the Core Strategy, and the individual Local Plans which were produced by the authorities in the mid-2010s.

- 1.7 Draft Local Plan Policy HS1 states that the housing requirement for Central Lancashire is 23,652 dwellings, which equates to 1,314 homes annually over the plan period. This housing requirement is based on an employment-led scenario plus an additional 77 dwellings per annum.
- 1.8 The Regulation 19 consultation contains a range of evidence base documents which have informed the preparation of the draft Local Plan, including the Central Lancashire Strategic Housing and Economic Land Availability Assessment (SHELAA) (2025). The SHELAA sets out that the Central Lancashire housing supply is sufficient to accommodate 13,440 dwellings.
- 1.9 All the sites in the SHELAA which contribute to the 13,440 figure were allocated for housing development. Other components of Central Lancashire's housing land supply include sites build-out during the preparation of the emerging Local Plan (2,501 dwellings) existing commitments (6,499 dwellings) and a windfall allowance has also been included for housing supply in Chorley and South Ribble (3,139).
- 1.10 In total, the stated housing land supply in the emerging Central Lancashire Local Plan is claimed as being sufficient to accommodate 25,579 dwellings over the plan period.
- 1.11 In the Housing and Employment Allocations: Site Selection Process (2025) document the authorities state that, whilst Chorley Council is unable to meet its housing needs without Green Belt release, housing requirements have been distributed across Central Lancashire in such a way as to avoid the release of Green Belt land, with Preston and South Ribble councils accommodating Chorley's unmet housing need.
- 1.12 The Consortium is of the opinion, having reviewed the evidence published to support the emerging Local Plan, that the claimed housing land supply in the Plan is exaggerated and overestimates the quantum of development that it can accommodate over the plan period. Whilst we remain keen to see a development plan adopted it must only be adopted if it is sound. The Consortium is concerned with the approach taken to assessing the housing land supply (including the method by which sites were selected) and the conclusions drawn as to the level of housing that it will deliver. We consider that the Plan as currently prepared is flawed and if progressed to examination in its current form should be found unsound.

Structure

- 1.13 The following sections of this Assessment is structured as follows:

- **Section 2 – National Housing Supply Context:** this section sets out the relevant housing land supply planning policy and guidance which frames the plan making process.
- **Section 3 – SHELAA Methodology and the Allocations Site Selection Process:** this section provides commentary on the SHELAA methodology and the housing allocations site selection process.
- **Section 5 – Methodology:** this section sets out our approach to assessing Central Lancashire’s housing land supply.
- **Section 4 – Chorley:** this section considers and critiques components of Chorley’s housing land supply.
- **Section 5 - Preston:** this section considers and critiques components of Preston’s housing land supply.
- **Section 6 – South Ribble:** this section considers and critiques components of South Ribble’s housing land supply.
- **Section 7 - Summary and Conclusions:** summarises the main findings of the Assessment and provides an alternative housing land supply figure.

2 National Housing Supply Context

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans can provide for housing in a sustainable manner. The NPPF should be read alongside the Planning Practice Guidance (PPG) which provides information on the interpretation and implementation of the NPPF.
- 2.2 A High Court decision in January 2025 ruled that the PPG should not be considered subservient to the NPPF, with the two documents having an equivalent status.¹

National Planning Policy Framework

- 2.3 The updated NPPF published in December 2024 included transitional arrangements to allow development plan documents already in progress to proceed under the previous NPPF regime in certain scenarios. Where an emerging development plan has reached Regulation 19 on or before the 12th of March 2025, previous NPPF policies will apply where the draft housing requirement meets at least 80% of local housing need (inter alia).
- 2.4 The Regulation 19 version of the Central Lancashire Local Plan was published for consultation on the 24th of February 2025 and the Central Lancashire authorities confirm at paragraph 4.19 that 80% of local housing need is being planned for by its draft requirement. Accordingly, the transitional arrangements of the updated NPPF are engaged and policies of the December 2024 NPPF applicable, allowing the Local Plan to be examined under the provisions of the December 2023 version of the NPPF.
- 2.5 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method (paragraph 62).

Chapter 5 – Delivering a Sufficient Supply of Homes

- 2.6 At paragraph 69, the Government states that planning policies should identify a supply:
 - a) Specific, deliverable sites for years one to five of the plan period (with an appropriate buffer); and

¹ Mead Realisations Ltd v Secretary of State for Housing, Communities and Local Government & Anor [2025] EWCA Civ 32

- b) Specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 2.7 Local authorities should also support the development of windfall sites and make an allowance for windfall development as part of anticipated supply where there is compelling evidence that they will provide a reliable source of supply, having regard to historic windfall delivery rates and expected future trends (paragraphs 69-71).
- 2.8 At Annex 2: Glossary of the NPPF, the Government provides the following definition of the 'deliverable':

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

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.'*
- 2.9 In addition, the following definition is provided for 'developable': To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Planning Practice Guidance

Housing supply and delivery

Demonstrating a 5-year Housing Land Supply

- 2.10 Evidence to demonstrate a site's deliverability may include:
- 'current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters,

or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects (paragraph: 007 Reference ID: 68-007-20190722).’

Demonstrating a housing land supply beyond 5 years.

2.11 Local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Local plans and spatial development strategies may be able to satisfy the tests of soundness where they have not been able to identify specific sites or broad locations for growth in years 11-15. However, if longer-term sites are to be included, for example as part of a stepped requirement, then plan-makers will need to demonstrate that there is a reasonable prospect that they are likely to come forward within the timescale envisaged (paragraph: 010 Reference ID: 68-019-20190722).

2.12 In demonstrating that there is a ‘reasonable prospect’ plan-makers can use evidence such as (but not exclusively):

- written commitment or agreement that relevant funding is likely to come forward within the timescale indicated, such as an award of grant funding;
- written evidence of agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- likely buildout rates based on sites with similar characteristics; and
- current planning status - for example, a larger scale site with only outline permission where there is supporting evidence that the site is suitable and available, may indicate development could be completed within the next 6-10 years.

2.13 A pragmatic approach is appropriate when demonstrating the intended phasing of sites. For example, for sites which are considered developable within 6-10 years, the authority may need to provide a greater degree of certainty than those in years 11-15 or beyond. When producing annual updates of the housing land supply trajectory, authorities can use these to provide greater certainty about the delivery of sites initially considered to be developable, and those identified over a longer time span.

3 Central Lancashire’s Housing Land Supply

3.1 This section provides a summary of Central Lancashire’s proposed housing land supply as set out in the Regulation 19 Local Plan and housing evidence base documents which underpin it.

Central Lancashire Regulation 19 Local Plan 2023-2041

3.2 Draft Local Plan Policy HS1 states that the housing requirement for Central Lancashire for the period of 2023-2041 is 23,652 dwellings, equating to 1,314 dwellings a year. To meet this identified housing need, housing is to be distributed across the three Central Lancashire authorities in the context of the proposed spatial strategy and settlement hierarchy.

3.3 A number of sites have been allocated as ‘strategic sites’. These large-scale allocations are central to the delivery of the proposed spatial strategy. The proposed strategic sites and their capacity is as follows:

Draft Strategic Policy	Site	Capacity (units)
SS3	North West Preston / Bartle	2,767
SS4	Fulwood Barracks	300
SS5	Preston West	1,850*
SS6 (A and B)	Pickering's Farm	1,895

*450 dwellings are anticipated to be delivered beyond the plan period of 2041.

3.4 In addition to the strategic sites, a number of sites have been allocated for housing under draft Policies H2-H4. Collectively, these additional housing allocations are stated to have capacity to accommodate 7,996 dwellings. Those Sites were selected as an output of the SHELAA.

Strategic Housing and Economic Land Availability Assessment

3.5 The SHELAA (2025) forms part of the evidence base for the Central Lancashire Local Plan and represents the latest position in terms of housing land supply in Central Lancashire. It provides an audit of available land by identifying sites available for development across Central Lancashire. The role of the SHELAA is to provide information on the range of sites that are available to meet Central Lancashire’s housing and economic land requirements.

3.6 The methodology as to how the Central Lancashire housing land supply was arrived at is set out within the SHELAA and not repeated here. However, in summary, the Central Lancashire authorities undertook the following steps:

- Stage 1(a): Identifying sites with potential for development
- Stage 1(b): Initial site survey
- Stage 2: Assessing whether sites are likely to be developed
- Stage 3: Windfall assessment
- Stage 4: Assessment review
- Stage 5: Final evidence base

3.7 The final evidence base arrived at in the SHELAA is set out at Table 3.1 below. The table identifies the number of dwellings that could be delivered on all the SHELAA sites identified as suitable, available, and achievable.

Table 3.1: Potential SHELAA Supply

Central Lancashire Authority	Potential SHELAA Housing Supply over Plan Period (dwellings)				Total
	Pre-adoption 2023-2026	0-5 years from adoption 2016-2031	5-10 years from adoption 2031-2036	10-15 years from adoption 2036-2041	
Chorley	219	1,404	1,702	118	3,443
Preston	168	1,173	2,102	2,106	5,549
South Ribble	25	1,888	1,730	805	4,448
Total	412	4,465	5,534	3,029	13,440

3.8 In addition to SHELAA sites, other sites with extant planning permission (existing commitments) for housing and a windfall allowance will contribute to meeting Central Lancashire’s housing requirement.

Existing Commitments

3.9 Sites within the ‘existing commitments’ component of the Central Lancashire housing land supply were identified by the three Central Lancashire authorities individually in the following documents:

- Chorley Council – Housing Land Monitoring Report (May 2024)
- Preston City Council – Housing Land Position (March 2024)
- South Ribble Borough Council – Housing Land Position Statement (April 2024)

Windfall

3.10 The Central Lancashire housing land supply incorporates an allowance for windfall development. The windfall allowance figure has been arrived at based on a historic delivery of windfall development. A windfall allowance will not be included for Preston as there is no evidence to demonstrate that they will provide a reliable source of supply.

Authority	Windfall Allowance
Chorley Council	1,489
Preston City Council	0
South Ribble Borough Council	1,650
Total	3,139

Housing and Employment Allocations: Site Selection Process

3.11 The Housing and Employment Allocations: Site Selection Process (2025) document states that the Central Lancashire authorities have drawn on information in the SHELAA to identify a sufficient supply and mix of specific deliverable and developable sites to meet the area’s identified housing need.

3.12 The Site Selection Process sets out that allocations were decided taking into account the findings of the SHELAA Stage 2 assessment of sites and the proposed spatial strategy and settlement hierarchy. The Local Plan considers that sufficient sites have been allocated to meet the identified housing needs after taking account of the available supply from existing commitments and an allowance for windfall. It was therefore deemed that because Central Lancashire’s housing needs could be met on non-Green Belt sites (and in the case of Chorley by re-distributing requirement elsewhere), that there were no exceptional circumstances to justify a Green Belt review.

3.13 In summary, all the sites identified in the SHELAA as suitable, available, and achievable were subsequently allocated in the emerging Local Plan. Sites allocated in adopted development plan or with planning permission (including outline and permission in principle) were considered suitable for development unless circumstances have changed, and achievable within five years unless there was clear evidence that completions cannot begin within that time period.

Critique of Central Lancashire’s SHELAA Methodology and Site Selection Process

3.14 The site selection process is a fundamental aspect of the Local Plan, determining where development will take place and shaping the future of communities. However, we have

significant concerns regarding the robustness of this process in Central Lancashire. We set out our concerns with the SHELAA and site selection process below.

Site selection

- 3.15 At paragraph 4.1 of the Site Selection paper, the Council states that allocations were decided upon taking into account the findings of the SHELAA assessment of sites and the proposed spatial strategy and settlement hierarchy.
- 3.16 We contend, however, that allocations were determined on the basis of what sites were available (supply), rather than any overarching strategy. The SHELAA identifies sites with the capacity to deliver 13,440 dwellings. This figure is exactly the number of homes that have been allocated in the Local Plan.
- 3.17 In many respects, no site selection exercise has taken place. The draft allocations have been chosen purely on the basis that sites are available, with no account taken of whether they would contribute to delivering the right level of growth for a particular settlement or in accordance with a proportional distribution.
- 3.18 We therefore have real concerns with how draft allocation sites have been chosen and the soundness of the proposed spatial strategy generally.

Deliverable Sites

- 3.19 The NPPF is clear that for sites to be considered deliverable, and therefore within a Council's five year housing land supply, development should be achievable with a realistic prospect of construction taking place within five years. The NPPF goes on to give examples of what would and wouldn't be considered realistic prospects of delivery, and in so doing puts a significant emphasis on the need for detailed planning permission. Sites with outline planning permission or allocated in a development plan should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.20 We have concerns that the Central Lancashire housing supply does not take sufficient heed of the NPPF definition of deliverable. For example, all draft allocations in South Ribble are anticipated by the Council to be delivered within the first five years of the plan, despite the vast majority of them not benefiting from detailed planning permission or accompanied by evidence that a developer is on board and preparing a detailed planning application.
- 3.21 This is a concern for if the anticipated delivery rates of draft allocations were considered strictly

in line with the NPPF definition of deliverability then the Central Lancashire housing supply would look markedly different, for a significant uplift in housing sites would be required to take account for draft allocations which in all likelihood would begin to come forward in year 6 of the plan at the earliest.

Build out rates

- 3.22 We have concerns of the proposed build out rates stated in the SHELAA proformas and in Councils housing position statement reports. It is not clear what the purported build out rates are based on, whether a consistent approach has been taken, or whether land promoters or developers have been involved in the drafting anticipated delivery rates for every site.

- 3.23 The accuracy of build out rates is important because an over optimistic anticipated delivery on certain sites could result in an insufficient number of homes being built in the context of meeting an identified need. Our concerns on this point are illustrated acutely with proposed Strategic Site SS6 A Pickering’s Farm. South Ribble contends that development will start to come forward at the Site in 2029, with the site complete by 2037-38. This trajectory requires an ambitious delivery rate of 150 units per annum (dpa). In our experience (as expanded upon in Section 4), three outlets operating concurrently can achieve an approximate delivery rate of 100 dpa. Without evidence to the contrary, it is not considered likely that housing will come forward at the site at the rate envisioned by the Council.

- 3.24 As another example, different parcels of Strategic Site SS3 North West Preston / Bartle are anticipated to come forward at different times, with 2,370 units earmarked for 6+ years, and 4 smaller sites earmarked for 10+ years. No explanation is provided as to how the Council have decided upon these delivery rates.

- 3.25 As there is a lack of evidence and transparency with regards to build out rates, we have concerns that the stated anticipated delivery of sites is not robust.

Lack of Evidence

- 3.26 Although the Council has released a number of reports and documents to justify the content of its Local Plan, there is a distinct lack of meaningful detail and information in relation to justifying the developability of a large proportion of the claimed supply.

- 3.27 A major concern we have with the Council's site selection process is the inclusion of sites for allocation based on what appears to be limited evidence, particularly in relation to whether environmental constraints can be overcome and whether sites are being progressed by a

delivery vehicle or developer.

- 3.28 The SHELAA proformas include a wide range of sub-headings and information but present limited information. It may well be that the SHELAA proformas are a summary of a wider portfolio of evidence on each allocation site. However, as far as we can tell, this does not appear to be the case.
- 3.29 For example, Babylon Lane, Adlington (draft allocation HS2.5) is subject to flooding constraints, with appeal APP/D2320/W/23/3329702 dismissed on flood risk grounds in May 2024. There is no evidence provided to demonstrate that flooding constraints at this site can be overcome.
- 3.30 The absence of information on environmental constraints is particularly significant given that historic site allocations have been carried forward into the new Local Plan. Many of these sites have long been allocated for development but have yet to be brought forward. The Council provides little evidence to show that it fully understands why these sites have remained undeveloped or what has changed over the years to now make them feasible. For example, Cowling Farm has been allocated for development since 2003, yet it has well documented topographical and groundworks challenges. No evidence has been provided to demonstrate that these constraints can now be overcome, raising concerns about the site's developability.
- 3.31 There is also a concerning lack of evidence and transparency regarding the entity that has promoted the site for development. Understanding who is behind a site's promotion is crucial, as it provides credibility to the assumptions made about the site's deliverability and developability. Greater transparency in this regard would enhance confidence in the Central Lancashire housing supply, ensuring that allocations are based on realistic expectations rather than speculative interest.

4 Methodology

- 4.1 This section sets out our approach to assessing the Central Lancashire housing land supply. The proposed methodology has been informed by the underlying purpose of this assessment report, which is to critique the Central Lancashire’s stated housing land supply and to highlight areas of concern. It is not the purpose of this assessment to provide an alternative land supply position or alternative trajectory.
- 4.2 The output of this assessment is to arrive at a minimum number of houses which the Central Lancashire housing supply and five-year housing land position should be reduced by. To achieve this, we have focused on the main components of the housing land supply, namely strategic sites, proposed allocations, existing commitments over 50 units, and the proposed windfall allowance.
- 4.3 The most effective means of assessing the accuracy of the stated housing land supply has been deemed to be by assessing the proposed Local Plan allocations and the latest housing land position statements produced by the individual authorities (as set out in section 3) and drawing conclusions.

Deliverable Sites

- 4.4 Deliverable sites are those with a realistic prospect of being constructed within five years. In accordance with the definition of ‘deliverable’ as set out at Annex 2: Glossary of the NPPF, only sites with detailed planning permission (Full or Reserved Matters) have been deemed deliverable.
- 4.5 Due to well documented delays in the planning system, an outline planning permission is not considered clear evidence that the housing completion will begin on site within five years. Similarly, due to the long-standing nature of existing allocations, an allocation alone, without information to demonstrate that constraints can be overcome, was not considered clear evidence that housing completions will begin on site within five years.

Existing Commitments

- 4.6 Each site in the housing land supply position statements produced by the three individual Central Lancashire authorities which has been listed as having a planning permission has been assessed. The exception to this is sites of under 50 homes. Those sites have automatically

been accepted as deliverable for the purposes of this assessment.

- 4.7 Of the remaining sites of 50 and over, all sites have been assessed in terms of if they are available, suitable, and deliverable. In terms of those with full planning permission, the presumption has been that they are deliverable and/or developable, unless there is clear evidence to the contrary. This is as per guidance in the NPPF.
- 4.8 In terms of those with an outline application, these have again been assessed, but without the presumption that they are deliverable and/or developable.

Build-out Rates

- 4.9 The housing land supply position documents produced by the individual authorities, and the appendices which support the SHELAA, provides the most up to date position on the rates of planned housing development and lead-in times. However, no evidence has been provided to explain how these rates have been derived. For consistency, in assessing when sites may come forward for development, we have applied set build-out rates based on the capacity of individual sites, informed by our experience of build-out rates and latest market feedback from the Consortium.
- 4.10 The accuracy of build-out rates is significant in relation to whether sites are 'developable'. To be considered developable, sites should have a reasonable prospect of being constructed at the point envisaged. It follows that where build-out rates have been over stated, there is not a realistic prospect of being constructed at the envisaged point.
- 4.11 Whilst housebuilders aim to deliver development on site as quickly as possible, the annual delivery rate will depend on several factors, such as local market conditions, general economic trends, proximity to competing developments, housing market demand, the type and quality of units, and the overall scale of the project.
- 4.12 Although larger sites can support multiple outlets, this is not always the case and will depend on the size, layout, and housing mix of the development. Market absorption rates mean that the number of outlets does not directly equate to a proportional increase in homes delivered.
- 4.13 In our experience, sites with a capacity of fewer than 100 units, a delivery rate of approximately 25 dpa is more common, as they are often developed by smaller housebuilders. Sites of less than 250 units are typically built out by a single housebuilder using one outlet. As such, a reasonable average annual delivery rate for these sites is around 40 dwellings per annum (dpa).

- 4.14 For sites with a capacity of between 250 and 500 units, a second developer (or a national housebuilder using a second outlet) often operates alongside the first. This leads to an increase in annual delivery rates, though not in direct proportion to the number of developers or outlets. Based on current market conditions, sites with two outlets typically deliver around 65 dpa.

- 4.15 On large-scale sites exceeding 500 units, multiple house builders or outlets may operate simultaneously. Again, this does not result in a directly proportional increase in delivery, but in our experience, three outlets operating concurrently can achieve an approximate delivery rate of 100 dpa.

Viability

- 4.16 Where there is evidence of viability pressures we have removed sites from the housing land supply. For example, an application has been submitted at draft allocation HS4.20 (06/2024/1159) seeking to modify the ‘*Section 106 agreement to remove the requirement for a viability review mechanism attached to outline permission 06/2022/1084*’. The covering letter supporting the application explains the rationale behind this application as ‘*concerns over viability due to rising build costs, high interest rates and ongoing regulatory changes. Although the site has since been placed back on the market, this has illustrated the difficulties facing schemes for residential development.*’ Consequently, draft allocation HS4.20 has been removed from the housing supply.

- 4.17 Stantec understands that Roger Hannah is preparing a viability report looking at the viability of sites in Central Lancashire. This housing supply assessment report should be read in conjunction with Roger Hannah’s viability report.

Five year housing land supply

- 4.18 In assessing whether the Local Plan can demonstrate a 5-year housing land supply at the point of adoption, we have used the trajectories provided at Appendix 3 of the emerging Local Plan as the starting point.

- 4.19 We have subtracted the sites we have removed from the five year supply from the total projected completions for years 1-5 of the plan to arrive at a realistic five year housing land supply figure.

- 4.20 We have then subtracted the five year housing requirement figure for each authority from the realistic five year housing land supply figure to determine whether individual authorities and the Central Lancashire area as a whole has a five year housing land supply. Our five year housing land supply calculation looks solely at the land supply and does not include for (or exclude) the

application of a buffer.

5 Chorley Council Housing Land Supply Assessment

- 5.1 This section provides an assessment of Chorley Council's housing land supply. The assessment has been undertaken based on the components of the Central Lancashire housing land supply, as summarised at Appendix 3 of the draft Local Plan, with each component assessed in turn below, utilising the methodologies set out at Section 4 of this report.
- 5.2 We have undertaken a detailed analysis of draft Strategic Sites, all proposed allocations, existing commitments over 50 units, and the proposed windfall allowance. As set out at Section 4 of this report, in assessing each component of the housing supply, we have assessed whether sites are deliverable and / or developable as defined by the NPPF, and appraised anticipated delivery in the context of realistic build out rates.
- 5.3 For completeness, our detailed analysis on draft Strategic Sites, all proposed allocations, existing commitments over 50 units is provided at Appendix A and B in the form of site proformas and build out rate analysis.

Projected completions on allocated sites

5.4 Table 5.1 below sets out the outcome of our assessment of allocated sites Chorley.

Table 5.1: Assessment of allocated sites in Chorley

Stated capacity of Chorley allocation	Reduction based on critical analysis
3,443	561

5.5 Our assessment reduces the number homes which could realistically be delivered on allocated sites in Chorley over the plan period by 561 dwellings. An assessment of all draft allocations is provided at Appendix A and B. However, for completeness, a list of the proposed allocations removed from the housing supply in their entirety are at set out at Table 5.2 below.

Table 5.2: Proposed allocations removed from the housing supply

Site	Draft Allocation Reference	Stated Capacity
Cowling Farm, Chorley	EC5.2	242
Cabbage Hall Fields	HS2.9	17

Land adjacent to Northgate Drive	EC5.4	10
Mountain Road, Coppull	HS2.19	12
Babylon Lane, Adlington	HS2.5	40
Land at Drinkwater Farm, Windsor Drive	HS2.7	12
Crow Nest Cottage, Mawdesley	HS2.28	8
Orchard Heys Farm, Coppull	HS2.21	10
Blackburn Road, Wheelton	HS2.31	6
West of M61 - Land adjacent to Delph Way	HS2.36	102
Botany Bay / Great Knowley Blackburn Road	EC5.5	100
Land at the rear of 62-66 Moor Road, Croston	HS2.22	2

5.6 Whilst an assessment of each site is provided at Appendix A and B, a summary of the rationale behind the removal of four largest allocations is provided below.

- Cowling Farm, Chorley** – Cowling Farm comprises mixed-use site EC5.2, which is allocated for 242 dwellings. This site was originally allocated as an employment site as far back as 2003, before being allocated for 158 dwellings in the Chorley Local Plan (2015) but has not come forward for development. A section of the site was also earmarked for gypsy and traveller accommodation in 2015. Homes England acquired 6ha in 2017 with the intention of delivering the residential element of the 2015 allocation. In the site's SHELAA site proforma, the Council state that the site is owned by Chorley Council and Homes England who are working together to bring the site forward, with design work and feasibility assessments undertaken. However, information on what technical work has been undertaken has not been provided, no information is provided as to why the site has not come forward for development or how prevailing constraints have been overcome.

A report on Cowling Farm was presented to Chorley Council's Executive Cabinet in November 2019. This report provides information on the technical work that has been undertaken at the site. It states that there is undulating topography across the site including a central point rising over 10m above the level of Cowling Road and a lower valley which runs parallel to the M61 creating significant slopes across the northern section of the site. Consequently, this will require a significant level of groundworks to provide an appropriate development platform. Preliminary assessments confirm that there will be a need to reduce the ground on the Homes England land and raise the ground along the eastern boundary adjacent to the M61 motorway. The groundworks required on the Chorley land to create a development platform is significant.

It is not clear if the technical work and feasibility work referenced in the SHELAA is the same as those mentioned in the 2019 report, or whether additional work has been

undertaken.

The long-standing nature of the site's allocation, and the protracted technical work which goes back to at least before 2019, creates uncertainty. There is also no evidence to suggest that the site remains viable in a post-Covid world and in a Biodiversity Net Gain regime. **Accordingly, until evidence is provided to the contrary, the site has been considered undeliverable and removed from the Council's housing supply.**

- **West M61 – Land adjacent to Delph Way, Whittle-le-Woods** – Land at Delph Way has a draft allocation for 102 dwellings under reference HS2.36. In the SHELAA site assessment proforma, concerns are raised with respect contamination from the adjacent landfill migrated via groundwater. No evidence is available to demonstrate that contamination concerns can be overcome and to provide certainty that housing at the site is deliverable. Moreover, the SHELAA assessment raises the prospect of the number of homes which can be delivered at the site being reduced. **For these reasons, this allocation was removed from the Council's housing supply.**
- **Botany Bay / Great Knowley Blackburn Road** – The Botany Bay / Great Knowley site has a draft allocation for mixed use development under reference EC5.5. The site is earmarked for 100 dwellings. However, the site constitutes a legacy allocation, having been allocated from housing under Local Plan Policy HS1.8. It is not clear why the site has not come forward for development, though in the same terms it is not clear as to what has changed so as to now make the site attractive. The outline planning application was permitted in 2019. The absence of a detailed permission suggests that either the site not attractive to the market, or there are technical constraints which cannot be overcome. The northern section of the site is under construction for employment use. **For these reasons, the site has been removed from the Council's housing supply**

Existing Commitments

- 5.7 As set out at Section 4, sites with planning permission for 50+ dwellings have been assessed to ascertain their likelihood of delivery. In total, 6 sites with the collective capacity to deliver 797 dwellings were assessed. All 6 sites were retained in the Central Lancashire housing supply. The only amendments made were to the housing trajectory, with a greater number of dwellings anticipated to come forward during the pre-adoption period at Pear Tree Lane (site ref. 3541) and DXC Technology, Euxton Lane (site ref. 3772).

Windfall

- 5.8 Since 2010, Chorley has seen a mean average of windfall development of 140 units. Of these, a mean average of 63 units has come from small windfall sites, while large windfall sites have contributed a mean average of 77 units per year.
- 5.9 The Council state that windfall development has made a steady and important contribution to housing supply in the Borough and shows no sign of reducing. As such, the Council proposes an annual small site windfall allowance of 63 dwellings, and 71 dwellings per annum for large windfall sites.
- 5.10 For years 4 to 10 of the plan period following anticipated adoption, the large windfall allowance has been reduced by 50% to account for the Council's identification of development opportunities through four call-for-sites exercises and the broader plan-making process. However, in the final five years of the plan period, the full large windfall allowance has been reinstated, based on the assumption that new large windfall sites will emerge.

Critique of Windfall Allowance

- 5.11 Chorley Council's assumptions regarding windfall site delivery appear reasonable with respect to small site allowances. However, we have concerns over the assumptions for large windfall sites. Firstly, the plan appears to treat past windfall delivery as a guarantee of future supply rather than recognising the inherent uncertainties associated with windfall sites. There is no guarantee that market conditions, land availability, or planning policy constraints will allow large windfall sites to come forward at the assumed rate.
- 5.12 Secondly, Chorley also fails to consider the impact that an up-to-date Local Plan will have on windfall delivery. When housing policies of a development plan are out of date or historic, it is reasonable to expect a higher delivery windfall than there would be ordinarily. With an up-to-date plan in place, one should expect fewer houses delivered by windfall development, particularly on large windfall sites, for large sites suitable for housing would be allocated. This is evident in the reporting of windfall delivery in the SHELAA where windfall development on large sites is considerably lower in the first 5 years of the plan period, averaging just 16 units.
- 5.13 Furthermore, local planning authorities are obliged to review their housing requirements every 5 years and update their housing policies accordingly to ensure they reflect changes affecting the area and any updated policy (NPPF paragraph 33). The requirement to review housing policies every five years should put downward pressure on large scale windfall development as such suitable sites should be incorporated into the Council's housing supply as allocations.

5.14 Accordingly, it is our view that there should be no allowance for large scale windfall sites. This would reduce windfall allowance in Chorley over plan period by 607 units.

Five Year Housing Land Supply

5.15 Table 5.3 below summarises our assessment of whether Chorley has a five year housing land supply at the point of the Local Plan’s adoption.

Table 5.3: Chorley 5 year housing land supply at the point of adoption assessment

5 year requirement	Stated 5 yhls	Stantec 5 yhls reduction	Housing supply outcome
1,670	2,421	975	-224

5.16 Table 5.3 sets out how Chorley is overestimating the number of sites which could realistically be delivered within the first five years of the plan, once proposed allocations and existing commitments (over 50-units) which are unlikely to come forward in this first 5 years of the plan have been discounted.

5.17 The majority of the reduction of 975 units stems from proposed allocations which we have discounted from the first 5 years of the plan, as set out at Table 5.4.

Table 5.4: Assessment of trajectory of allocated sites in Chorley

Pre-adoption and Years 1-5	
Stated trajectory of Chorley allocations in years 1-5	1,689
Stantec revised Chorley allocation trajectory in years 1-5	764

5.18 A list of proposed allocations removed from the five-year housing land supply is provided at Table 5.5 below.

Table 5.5: Proposed allocations removed from the five-year housing land supply

Site	Draft Allocation Reference	Stated Capacity
North of Bonds Lane, Adlington	HS2.1	92
Land off Westhoughton Road, Adlington	HS2.3	17
Land south of South Road, Bretherton	HS2.6	26
Woodlands, Southport Road, Chorley	EC5.6	97
East of Tincklers Lane	HS2.23	15
Pear Tree Lane	HS2.25	100
Southern Commercial, Buckshaw Village	EC5.1	41
Land off Blackburn Road	HC2.33	40

Rear of New Street, Mawdesley	HS2.30	7
West of M61 - Town Lane	HS2.35	289
Brookfields, Chancery Road	HS2.15	16
Land at Carrington Road, Adlington	HS2.4	24
Land at Millbrook close / Victoria Street, Wheelton	HS2.32	9
Land south of west The Green and Langton Brow	EC5.7	32

6 Preston City Council Housing Land Supply Assessment

- 6.1 This section provides an assessment of Preston City Council’s housing land supply. The assessment has been undertaken based on the components of the Central Lancashire housing land supply, as summarised at Appendix 3 of the draft Local Plan, with each component assessed in turn below, utilising the methodologies set out at Section 4 of this report.
- 6.2 We have undertaken a detailed analysis of draft Strategic Sites, all proposed allocations, existing commitments over 50 units, and the proposed windfall allowance. As set out at Section 4 of this report, in assessing each component of the housing supply, we have assessed whether sites are deliverable and / or developable as defined by the NPPF, and appraised anticipated delivery rates in the context of realistic build out rates.
- 6.3 For completeness, our detailed analysis on draft Strategic Sites, all proposed allocations, existing commitments over 50 units is provided at Appendix A and B in the form of site proformas and an analysis of built out rates.

Projected completions on allocated sites

6.4 Table 6.1 below sets out the outcome of our assessment of allocated sites in Preston.

Table 6.1: Assessment of allocated sites in Preston

Stated capacity of Preston allocations	Reduction based on critical analysis
5,549	2,359

5.19 Our assessment reduces the number homes which could realistically be delivered on allocated sites in Preston over the plan period by 2,359 dwellings. An assessment of all draft allocations is provided at Appendix A and B. However, for completeness, a list of the proposed allocations removed from the housing supply at set out at Table 6.2 below.

Table 6.2: Proposed allocations removed from the housing supply

Site	Draft Allocation Reference	Stated Capacity
Former Horrocks Mill, off Queen Street, Preston	HS4.6	380
115 Church Street, Preston, PR1 3BS	HS4.8	57

37-41 Church Street	HS4.9	29
Former Tulketh High School, Tag Lane, Preston, PR2 3TX	HS4.11	30
North West Preston / Bartle*	SS3	2,767
Heather Moor, Cumeragh	HS4.13	41
Gorlands, Whittingham Road	HS4.14	32
Lancashire Fire and Rescue HQ, Garstand Road	HS4.15	40
Brethens Meeting Room, Egerton Road	HS4.16	12
Former St Joseph's Orphanage, Theatre Street, PR1 8BS	HS4.18	67
Avenham Street Car Park	HS4.19	294
Grimshaw Street / Queen Street / Manchester Road	HS4.20	146
Former Byron Hotel, Grimshaw Street	HS4.21	28
Mount Street / Garden Street, Preston, PR1 8BT	HS4.22	47
Perry's Car Showroom, Perry's Motor Village	HS4.23	55
25 & 27 Whittingham Lane and land to rear of 25-31 Whittingham Lane	HS4.24	8
Former Gasworks, Ribbleton Lane, Preston, PR1 5ST	HS2.26	59
50 Lancaster Road	HS4.27	5
10 to 12 Lancaster Road	HS4.28	5
Corner of Manchester Road and Church Street, Preston	HS4.29	167

**Preston is clear that a number of sites are not expected to be completed in full within the plan period. Of its total land supply of 7,859 units, 2,310 units are expected to be completed beyond 2041. Of the 2,310 units, the Council have confirmed that 1,400 are at SS5, leaving a residual of 910 units. Based on our experience of delivery rates, we have assumed not all of SS3 will come forward beyond the plan period, and therefore it would be logical to account for the residual 910 units in SS3. We have retained 1,000 units of SS3 within the plan period.*

6.5 Whilst an assessment of each site is provided at Appendix A and B, a summary of the rationale behind the removal of largest allocations is provided below. The reduction of 2,359 dwellings from the realistic housing supply expected on allocated sites in Preston over the plan period is primarily due to two factors: the downward revision of deliverable units at SS3 to 1,000 and the removal of brownfield sites in the Preston City Centre from the housing supply:

- North West Preston / Bartle** – North West Preston / Bartle is allocated for 2,767 homes as a strategic site under SS3. Our assessment has reduced the number of dwellings which could realistically be delivered at SS3 in the plan period to 1,000 dwellings. Preston contends that development will start to come forward at the Site in 2029. In our experience, three outlets operating concurrently can achieve an approximate delivery rate of 100 dpa. Therefore, from years 6-15 of the plan period, 1,000 of the 2,767 allocated dwellings are anticipated to come forward.

- **Preston City Centre** – A number of allocations within Preston City Centre have been removed from Preston’s housing supply. These include Former Horricks Mill (draft allocation HS4.6), Avenham Street Car Park (draft allocation HS4.19), and Grimshaw Street / Queen Street (HS4.20). Collectively, these city centre sites are allocated for 820 units. However, there is considerable uncertainty surrounding these sites and therefore they have been removed from Preston’s housing supply.

Former Horrocks Mill has outline planning permission for 380 affordable units, including across buildings up to 10 storeys high. The scheme is being progressed by Onward who state on their website that they are moving forward with decisions on some of the finer details of the scheme before submitting a reserved matters application. News articles report that work is set to take place in 2025 but there is no realistic prospect of construction taking place in 2025.

The Avenham Street Car Park site secured full planning permission in December 2020. A condition requiring the submission of a demolition plan has been partly discharged (06/2023/1181), though it doesn’t appear that demolition has taken place. In addition, a NMA (06/2023/1167) was approved on the 3rd of November 2023 amending the trigger points at which pre-commencement conditions need to be discharged to allow for a start to be made on site. It does not appear that a start has been made on site and therefore the full permission may have expired.

The Grimshaw Street / Queen Street site has outline permission for 469 units but only allocated for 146 units. The 469 units are proposed across 2 x 16 storey buildings. An application has been submitted (06/2024/1159) and is pending determination for the ‘Modification of Section 106 agreement to remove the requirement for a viability review mechanism attached to outline permission 06/2022/1084’. The covering letter supporting the application states:

‘Since approval of the application, contracts had been exchanged between the applicant and a developer, however, as documented in the media last month the developer has since walked away from this development and another city centre scheme having concerns over viability due to rising build costs, high interest rates and ongoing regulatory changes. Although the site has since been placed back on the market, this has illustrated the difficulties facing schemes for residential development.’

It is acknowledged that Preston has produced a City Living Strategy to promote the delivery of brownfield sites in the city centre, but this strategy was produced pre-Covid and there is no evidence to suggest it has been updated to take account of changing

economic conditions, such as those documented at the Grimshaw Street / Queen Street site. Further, whilst a case could conceivably be made city centre sites individually, one needs to take account for them collectively as they are all in the same market area. For example, there is no evidence to suggest that the market can absorb the high-density developments simultaneously.

Therefore, for the reasons set out above, a number of allocations within Preston City Centre have been removed from Preston’s housing supply

Existing Commitments

6.6 As set out at Section 4, sites with planning permission for 50+ dwellings have been assessed to ascertain their likelihood of delivery. In total, 6 sites with planning permission were assessed. Of these 6 sites, 4no. have draft allocations and therefore were not assessed as existing commitments to avoid double counting. The other two existing commitments are: Keyfold Farm and 77 Tithebarn Street.

6.7 The 89 units at Keyfold Farm, and 146 units at the Ingol Golf and Squash Club, were retained in the five year housing land supply. However, the 124 units proposed at 77 Tithebarn Street were removed for there is no evidence that a detailed planning permission is being prepared and the outline planning permission expires in 2026. We also have concerns over the viability of Preston City Centre sites.

Windfall

6.8 The SHELAA confirms that a windfall allowance will not be included for Preston as there is no evidence to demonstrate that they will provide a reliable source.

Five Year Housing Land Supply

6.9 Table 6.3 below summarises our assessment of whether Preston has a five year housing land supply at the point of the Local Plan’s adoption.

Table 6.3: Preston 5 year housing land supply at the point of adoption assessment

5 year requirement	Stated 5 yhls	Stantec 5 yhls reduction	Housing supply outcome
2,600	2,650	232	-182

6.10 Table 6.3 sets out how Chorley is overestimating how many sites could realistically be delivered within the first five years of the plan, once proposed allocations and existing commitments (over

50-units) which are unlikely to come forward in this first 5 years of the plan have been discounted.

- 6.11 The reduction of 232 units is arrived at by discounting 168 units from proposed allocations and 64 units from existing commitments (over 50 units) from the Council's five year housing land supply.

7 South Ribble Borough Council Housing Land Supply Assessment

- 7.1 This section provides an assessment of South Ribble Borough Council's housing land supply. The assessment has been undertaken based on the components of the Central Lancashire housing land supply, as summarised at Appendix 3 of the draft Local Plan, with each component assessed in turn below, utilising the methodologies set out at Section 4 of this report.
- 7.2 We have undertaken a detailed analysis of draft Strategic Sites, all proposed allocations, existing commitments over 50 units, and the proposed windfall allowance. As set out at Section 4 of this report, in assessing each component of the housing supply, we have assessed whether sites are deliverable and / or developable as defined by the NPPF, and appraised anticipated delivery rates in the context of realistic build out rates.
- 7.3 For completeness, our detailed analysis on draft Strategic Sites, all proposed allocations, existing commitments over 50 units is provided at Appendix A and B in the form of site proformas and an alternative delivery trajectory.

Projected completions on allocated sites

7.4 Table 7.1 below sets out the outcome of our assessment of allocated sites in South Ribble Borough.

Table 7.1: Assessment of allocated sites in South Ribble

Stated capacity of South Ribble allocations (units)	Reduction based on critical analysis (units)
4,448	275

5.20 Our assessment reduces the number homes which could realistically be delivered on allocated sites in South Ribble over the plan period by 275 dwellings. An assessment of all draft allocations is provided at Appendix A and B. However, for completeness, a summary of the rationale behind the sites that have been removed from the housing supply are set out below.

- **Land off Browndge Road / Railway Sidings** (draft allocation HS3.12 / 60 units) – The Site is said to be deliverable between 2027-2029. Existing allocation 'T'. The site

has long been allocated which suggests there is no market interest in this site. The Site currently consists of dense mature tree coverage; there is no evidence to suggest the sites capacity takes into account the new BNG regime. No evidence of developer interest.

- ***The Brambles Rest Home, Park Avenue*** (draft allocation HS3.17 / 10 units) – The Site is currently in an alternative use as an active care home facility. The red line boundary for the Site in the SHELAA is tightly drawn around the care home facility. This may be an error for it is unclear how 10 dwellings could be accommodated on the SHELAA site. Would require the demolition of the care home and the relocation of elderly residents. No evidence provided to suggest the care home is no longer viable.
- ***Pickering's Farm, Pentwortham*** (SS6 A / 1,350 units) - Pickering's Farm is a strategic site allocation under Policy SS6. The northern section of the allocation is known as SS6 A and allocated for 1,350. Our assessment has reduced the number of dwellings which could realistically be delivered at SS6 A in the plan period by 150 dwellings. South Ribble contend that development will start to come forward at the Site in 2029 and be delivered by 2037-38. This trajectory requires an ambitious delivery rate of 150 units per annum. We understand that 48 dwellings are set to come forward in 2028/29, with 96 units per year thereafter. Accordingly, the allocation is retained in the housing supply, but 150 dwellings are expected to come forward beyond the plan period.
- ***Kelley Lane*** (draft allocation HS3.10 / 60 units) – This site has been retained but its capacity has been reduced to 30 units due to highways and ecological constraints.
- ***South of Factory Lane and east of the West Coast Main Line*** (draft allocation HS3.11 / 60 units) – This site has been retained but its capacity has been reduced to 30 units. The Site looks to be a logical infill site for housing. However, considerable environmental constraints means that achieving 60 units on site would be challenging.

Existing Commitments

- 7.5 As set out at Section 4, sites with planning permission for 50+ dwellings have been assessed to ascertain their likelihood of delivery. In total, 6 sites with the collective capacity to deliver 1,678 dwellings were assessed. All 6 sites were retained in the Central Lancashire housing supply.

Windfall

- 7.6 The SHELAA sets out that windfall development in South Ribble has varied considerably from -99 to 227. South Ribble have therefore chosen to use a median average to calculate windfall performance since 2010, which gives an annual figure of 140 units. The Council state that there is no evidence to suggest that windfall developments will not continue to come forward and propose to use the median figure of 140 as a windfall allowance in the emerging Local Plan.
- 7.7 Breaking this allowance unit down by small and large windfall sites, a small site windfall allowance of 83 units a year is proposed from year 5 of the plan period, and the large windfall allowance is applied from year 7 of the plan period (year 5 from the base date of the supply calculation). The large windfall allowance is discounted by 50% until the last 5 years of the plan period when the full windfall allowance is applied.

Critique of Windfall Allowance

- 7.8 South Ribble's Local Plan was adopted in 2015. In the 5 years following the plan's adoption, windfall development averaged 135 units per annum, including 56 units per annum on large windfall sites.
- 7.9 Our concerns with the large windfall allowance for South Ribble are the same as those for Chorley:
- There is no guarantee that market conditions, land availability, or planning policy constraints will allow large windfall sites to come forward at the assumed historic rate.
 - South Ribble's windfall allowance fails to consider the impact that an up-to-date Local Plan will have on windfall delivery. With an up-to-date plan in place, one should expect fewer houses delivered by windfall development, particularly on large windfall sites, for large sites suitable for housing would be allocated.
 - Local planning authorities are obliged to review their housing requirements every 5 years and update their housing policies accordingly to ensure they reflect changes affecting the area and any updated policy (NPPF paragraph 33). The requirement to review housing policies every five years should put downward pressure on large scale windfall development as such suitable sites should be incorporated into the Council's housing supply as allocations.
- 7.10 Accordingly, it is our view that there should be no allowance for large scale windfall sites. This would reduce windfall allowance in South Ribble over plan period by 488 units.

Five Year Housing Land Supply

7.11 Table 7.3 below summarises our assessment of whether South Ribble has a five year housing land supply at the point of the Local Plan’s adoption.

Table 7.3: South Ribble 5 year housing land supply at the point of adoption assessment

5 year requirement	Stated 5 yhls	Stantec 5 yhls reduction	Housing supply outcome
2,300	3,473	1,321	-148

7.12 Table 6.3 sets out how South Ribble is overestimating how many sites could realistically be delivered within the first five years of the plan. A large number of proposed allocations in South Ribble are anticipated by the Council to come forward in the first five years of the plan, despite no detailed permission in place and / or evidence of developer interest. As such, all proposed allocations which we have retained in the housing supply have been removed from the 5-year housing land supply.

8 Summary and Conclusions

- 8.1 Stantec, on behalf of the Consortium, has undertaken a critical analysis of Central Lancashire housing land supply as set out in the Regulation 19 Local Plan consultation. The purpose of the assessment is to ascertain whether the emerging Local Plan has identified a sufficient supply of housing land to meet Central Lancashire’s housing needs over the emerging plan period of 2023-2041, and whether the Local Plan can demonstrate a 5-year housing land supply (plus buffer) at the point of adoption.
- 8.2 The Regulation 19 consultation contains a range of evidence base documents which have informed the preparation of the draft Local Plan, including the SHELAA. The SHELAA sets out that the Central Lancashire housing supply is sufficient to accommodate 13,440 dwellings. All sites identified within SHELAA as suitable, available, and achievable have been allocated in the emerging Local Plan.
- 8.3 A detailed analysis of Central Lancashire’s housing land supply has been undertaken, including draft Strategic Sites, all proposed allocations, existing commitments over 50 units, and the proposed windfall allowance. In assessing each component of the housing supply, we have assessed whether sites are deliverable and / or developable as defined by the NPPF, and appraised anticipated delivery in the context of realistic build out rates.

Assessment of Proposed Allocations

- 8.4 Table 8.1 below sets out the outcome of our assessment of draft allocated sites in Central Lancashire by authority.

Table 8.1: Assessment of proposed allocations

Authority	Stated Supply of Proposed Allocations	Reduction based on critical analysis
Chorley Council	3,443	-561
Peston City Council	5,549	-2,359
South Ribble Borough Council	4,448	-275
Total	13,440	-3,195

- 8.5 The reduction of Central Lancashire’s housing land supply from proposed allocations stems in large part to the downward revision of deliverable units at Strategic Site SS3 to 1,000 and the removal of brownfield sites in the Preston City Centre from the housing supply.

Assessment of Existing Commitments

8.6 Table 8.2 below sets out the outcome of our assessment of existing commitments over 50 units by authority.

Table 8.2: Assessment of existing commitments over 50 units

Authority	Reduction based on critical analysis
Chorley Council	0
Peston City Council	-124
South Ribble Borough Council	0
Total	-124

8.7 With respect to existing commitments, sites with planning permission for 50+ dwellings have been assessed to ascertain their likelihood of delivery. Our critical analysis determines that 124 units proposed at 77 Tithebarn Street should be removed from the Central Lancashire housing land supply.

Assessment of Windfall Development Allowance

8.8 Table 8.3 below sets out the outcome of our assessment with respect to windfall development over the plan period in Central Lancashire by authority.

Table 8.3: Assessment of Windfall Development

Authority	Stated Supply of Windfall development	Reduced based on critical analysis
Chorley Council	1,489	-607
Peston City Council	0	N/a
South Ribble Borough Council	1,650	-488
Total	3,139	-1,095

8.9 It is the Consortium’s view that the plan treats past windfall delivery as a guarantee of future supply rather than recognising the inherent uncertainties associated with windfall sites and fails to consider the impact that an up-to-date Local Plan will have on windfall delivery. The requirement for local authorities to review Local Plans every five years to ensure housing policies are up to date means that there should not be a scenario where large scale windfall sites makes up a meaningful portion of a housing supply for suitable sites which could become large site windfalls should already be factored into the housing supply. Accordingly, we reduce the windfall allowance for Chorley by 607 and in South Ribble by 488.

Housing Land Supply Assessment Summary

8.10 Table 8.4 provides a summary of our assessments of the different components of Central Lancashire's housing land supply by local authority and across Central Lancashire generally.

Table 8.4: Housing Land Supply Assessment Summary

	Housing requirement	Stated housing supply	Stantec supply reduction	Housing supply outcome over plan period
Chorley	6,012	6,421	-1,168	-759
Preston	9,360	10,156	-2,483	-1,687
South Ribble	8,280	9,002	-763	-41
Central Lancashire Total	23,652	25,579	-4,414	-2,487

8.11 Table 8.4 sets out that the Central Lancashire authorities have identified insufficient sites to meet the region's housing requirement as outlined in the emerging Local Plan.

Five Year Housing Land Supply Assessment

8.12 Table 8.5 below provides a summary of our five year housing land supply assessment. As set out at Section 4, we do not aim to provide an alternative five year housing land supply; rather, our assessment seeks to state whether or not a five year housing land supply can be demonstrated.

Table 8.5: Five Year Housing Land Supply Assessment

	5 yhls requirement	Stated 5 yhls	Stantec Reduction	5 yhls Outcome
Chorley	1,670	2,421	975	-224
Preston	2600	2,650	232	-182
South Ribble	2,300	3,473	1,321	-148
Central Lancashire Total	6,570	8,544	2,528	-554

8.13 Table 8.5 demonstrates that none of the three Central Lancashire authorities will be able to demonstrate a five year housing land supply at the point of the emerging Local Plan adoption.

8.14 The reduction of the number of homes which could realistically come forward in the first five years of the plan is due to a large number of proposed allocations anticipated by the Councils to come forward in the first five years of the plan, despite no clear evidence that housing

completions will begin on site within five years, such as detailed permission in place and / or evidence of developer interest. This is particularly apparent in South Ribble, where all proposed allocations which we have retained in the housing supply have been removed from the 5-year housing land supply.

Closing Remarks

- 8.15 The Consortium is of the opinion, having reviewed the evidence published to support the emerging Local Plan, that the claimed housing land supply in the Plan is exaggerated and overestimates the quantum of development that it can accommodate over the plan period. Whilst we remain keen to see a development plan adopted it must only be adopted if it is sound. The Consortium is concerned with the approach taken to assessing the housing land supply (including the method by which sites were selected) and the conclusions drawn as to the level of housing that it will deliver. We consider that the Plan as currently prepared is flawed and if progressed to examination in its current form should be found unsound.

Appendix A Housing Land Supply Critique Table

Chorley		Pre-adoption														Years 1-5										Years 6-10										Years 11-15										Commentary	Pre-adoption										Years 1-5										Years 6-10										Years 11-15									
Housing Supply Component	SHLAA Reference	Allocation reference	No. of Dwellings	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	Total	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	Total																																													
Actual Completions																																																																																						
Actual completions	N/a	N/a	291																																																																																			
Projected Completions on Allocations Sites																																																																																						
Land at Bagganley Lane, Chorley	19C100	EC5.3	200															40	40	40	40	40											200											40	40	40	40	40											200																											
North of Bonds Lane, Adlington	19c227x	HS2.1	92															20	20	20	20	12											92											25	25	25	17											92																												
Land South East Belmont Road/Abbey Grove, Adlington	19C228x	HS2.2	137															50	50	37											137											40	40	40	17											137																														
Land off Westhoughton Road, Adlington	19C230x	HS2.3	17															17											17											17											17											17																								
Land South of South Road, Bretherton	19C233x	HS2.6	26															13	13											26											25	1											26																																	
Carter Lane	19C236x	HS2.8	117															25	25	25	25	17											117											40	36											117																														
Eaves Green , off Lower Burgh Way (remaining allocation)	19C238x	HS.13	29															29											29											29											29											29																								
Cowling Farm, Chorley	19C239x	EC5.2	242															35	35	35	35	34	34	34											242																					0																														
Woodlands, Southport Road, Chorley	19C242x	EC5.6	97															17	16	16	16	16	16											97											40	40	17											97																												
Great Knowley, Chorley	19C234x	HS2.11	246															50	50	50	50	46											246											40	40	40	40	40	40	6											246																									
Cabbage Hall Fields	19C247x	HS2.9	17															17											17																					0																																				
Land adjacent to Northgate Drive	19C248x	EC5.4	10															10											10																					0																																				
Bengal Street Depot, Chorley	19C250x	HS2.12	62															62											62																					62																																				

Appendix B Site Proforma Assessments

Chorley Housing Land Supply Proformas

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
Proposed Allocations							
EC5.3 (SHELAA ref. 19C100, 19C119)	Land at Bagganley Lane, Chorley	Chorley North & Astley	200	Not permissioned	N/A	N/A	<p>Site is said to be deliverable for mixed use development between 2031 and 2036.</p> <p>The Site is at risk of surface water and fluvial flooding (Flood Zone 2) around the southern half of the Site. Residential development is not compatible with this and would be required to pass the flood risk sequential and exception test.</p> <p>There is potential for contamination as a result of the adjacent infilled pond. Priority Habitats are found on the Site which will also need to be mitigated and avoided.</p> <p>The above considerations lend the development of the Site towards other less sensitive uses rather than residential. It is not considered possible for residential development to positively come forward here due to the constraints listed above, in the absence of any evidence to demonstrate this.</p> <p>Conclusion: Retain</p>
HS2.1 (SHELAA ref. 19C227x, 19C038, 19C063)	North of Bonds Lane, Adlington	Adlington and Anderton	92	Not permissioned	N/A	N/A	<p>Area of Grade 3 agricultural land (BMV) bound by a canal to the east and residential properties to the south. The emerging Local Plan suggests this to be deliverable between 2029-2034.</p> <p>There are several constraints which could hinder development coming forward.</p> <p>Large areas of surface water flood risk across the centre and southeast of the Site. Risk of reservoir flooding. A flood risk sequential test would therefore be required to demonstrate how the proposal will adhere to the tests presented within the NPPF.</p> <p>There is no clear feasible access arrangement options that could facilitate a development of this size. The road to the north is narrow and utilises a Grade II listed bridge, while the track to the south is tightly bound by existing properties. The SHELAA also notes that public transport improvements will be required.</p> <p>Policy HS6 of the draft Local Plan advises a housing density of 40dph in a settlement of this size. Taking into account the above constraints (notably flood risk) it is not clear how 92 dwellings can viably and realistically come forward.</p> <p>Conclusion: Retain but remove from five year housing supply</p>

<p>HS2.2</p> <p>(SHLAA ref. 19C228x, 19C029)</p>	<p>Land South East Belmont Road/Abbey Grove, Adlington</p>	<p>Adlington and Anderton</p>	<p>137</p>	<p>Planning permission approved at committee subject to S106</p>	<p>22/00631/FUL MAJ</p>	<p>Full permission</p>	<p>Site said to be deliverable between 2031-2034.</p> <p>There are numerous heritage, flood risk and environmental constraints that have been resolved through the planning application process.</p> <p>Planning permission was obtained in December 2023, and no evidence of condition discharge is present on the public access system.</p> <p>Conclusion: Retain 137 units</p>
<p>HS2.3</p> <p>(SHLAA ref. 19C230x, 19C043)</p>	<p>Land off Westthought on Road, Adlington</p>	<p>Adlington and Anderton</p>	<p>17</p>	<p>Not permissioned</p>	<p>N/A</p>	<p>N/A</p>	<p>Site is said to be deliverable between 2028-2029. The Site is being promoted by the landowner so is said to be available.</p> <p>Risk of surface water flooding within the north of the Site. A flood risk sequential test would therefore be required to demonstrate how the proposal will adhere to the tests presented within the NPPF.</p> <p>Access is currently obtained via a private street, so would require improvement and there is a landfill within the vicinity (250m).</p> <p>No evidence of promotion by the landowner. Not achievable in the short term.</p> <p>Conclusion: Retain but remove from five year housing supply</p>
<p>HS2.6</p> <p>(SHELAA ref. 19C233x, 19C072)</p>	<p>Land South of South Road, Bretherton</p>	<p>Croston, Mawdesley & Euxton South</p>	<p>26</p>	<p>Not permitted</p>	<p>N/A</p>	<p>N/A</p>	<p>Said to be deliverable between 2027-2029.</p> <p>Located in a tier 5 semi-rural settlement, and so there are only limited services and transport options here.</p> <p>Subject to high levels of surface water flood risk across the north and centre of the Site.</p> <p>The Site is adjacent to a conservation area and Grade II listed building. The SHELAA states that the Site makes a small contribution to the significance of this.</p> <p>The site is highly constrained, and it is unlikely that a viable and suitable development proposal could come forward here.</p> <p>Conclusion: Retain but remove from five year housing supply</p>

HS2.8 (SHELAA ref. 19C236x, 19C088, 19C144)	Charter Lane, Charnock Richard	Eccleston, Heskin & Charnock Richard	117	Majority of the Site benefits from planning permission (allowed at appeal)	21/00327/FUL MAJ APP/D2320/W /22/3313413	Full permission	<p>Site is said to be deliverable between 2028-2029.</p> <p>Much of the Site benefits from full permission for the development of 76 dwellings. The full site has been promoted by the landowner through the call for sites process.</p> <p>The area of land outside of the planning permission is a logical infill to the existing development area. A planning permission is being prepared for this area.</p> <p>Conclusion: Retain but remove 41 units from five year housing supply</p>
HS2.13	Eaves Green, off Lower Burgh Way	Chorley	419	Yes	16/00804/FUL MAJ	Full	<p>The site is identified for potential development between 2028 and 2031. Several key constraints have been identified, including five public rights of way running through the site, as well as a low-to-medium surface water flood risk affecting the northern portion. Additionally, the entire site falls within coal mining reporting areas and is situated within the Lancashire Valleys national character area, specifically classified as Upland Fringe with vales and valleys typology.</p> <p>The site is allocated for 419 dwellings, of which 187 have already been built. A planning application (reference 16/00804/FULMAJ) for the construction of 201 dwellings, associated access, drainage infrastructure, and public open space is currently under consideration. This application was initially refused on 29 June 2020 but was allowed on appeal on 7 June 2021. Based on a review of the site via Google Maps, it appears construction of the 201 dwellings has commenced.</p> <p>Currently, there are no active planning applications for the remaining portion of the 18.5-hectare site, and there is no evidence suggesting that the circa. 31 dwellings will come forward within the five-year period.</p> <p>Conclusion: Retain</p>
EC5.6	Cowling Farm	Chorley East	242	Not permissioned	N/A	N/A	<p>The site is identified as deliverable between the years 2029 and 2036, and as such, it is partially anticipated to be delivered within a five-year period.</p> <p>The site faces several technical challenges that could further delay its development. These include the need to establish a new access point and improvements to public transport infrastructure. The site also has heritage and archaeological considerations, as it contributes to the historical landscape context and setting of a designated heritage asset.</p> <p>Currently, there is no active planning application for the site, and no significant progress has been made towards its delivery. According to the Planning Practice Guidance (PPG), evidence of deliverability must include planning status and progress toward the submission of an application, both of which are lacking in this case.</p> <p>As the allocation is a legacy designation, it indicates a lack of market appetite for the site. Therefore, it is appropriate to remove the 242 units from the Council's claimed supply for years 1-5.</p> <p>Conclusion: Outcome: Remove from housing supply</p>

EC5.6 (SHELAA ref. 19C242x, 19C160)	Woodlands, Southport Road, Chorley	Chorley North West	97	Not permissioned	N/A	N/A	<p>Site is said to be deliverable for mixed use between 2029 and 2034.</p> <p>The Site is subject to a large patch of surface water flood risk within the centre of the Site, and is also at risk of reservoir and sewer flooding.</p> <p>The Site is surrounded by ancient woodland and TPO'd trees. Biological heritage sites are also adjacent to the boundary.</p> <p>The employment land review says that residential development would come forward by way of cross funding employment part of the scheme.</p> <p>Conclusion: Retain but remove from five year housing supply</p>
HS1.17	Cabbage Hall Fields	Chorley North & Astley	17	Not permissioned	n/a	n/a	<p>The site is identified for delivery between 2033 and 2034, placing it within the 6-10 year category. It is owned by Chorley Borough Council with freehold tenure. The surrounding sites primarily consist of non-built-up land, industrial or manufacturing land, and residential areas.</p> <p>The site features one public right of way and several mature trees, although these are not subject to Tree Preservation Orders (TPOs). A slight slope from south to north is also a noted constraint. Additionally, a Central Lancashire Highways and Transport Masterplan is currently being prepared to assess the traffic impact of preferred allocations and identify necessary mitigation measures.</p> <p>Currently, there is no active planning application for the site. It is anticipated that a buffer zone will be required between the development and the adjacent commercial units, which may make the proposed 17 units challenging to deliver. This is a legacy allocation with no market interest and no evidence suggesting it will come forward in the near future.</p> <p>Conclusion: Discount from housing supply.</p>
EC5.4 (SHELAA ref. 19C248x, 19C175)	Land adjacent to Northgate Drive, Chorley	Chorley North & Astley	10	Not permissioned	N/A	N/A	<p>Site said to be deliverable for mixed use development between 2031 and 2033. Allocated for 21 units but reduced to 10 in emerging LP under mixed use policy EC5.4. Historic allocation with no developer on board. No evidence that housing will be delivered.</p> <p>The entire Site is covered by mature tree cover. The Site is adjacent to a pond where aquatic habitats are likely present.</p> <p>There is surface water flood risk around the perimeter of the Site.</p> <p>Conclusion: Remove from housing supply</p>

HS2.12 (SHELAA ref 19C250x, 19C188)	Bengal Street Depot, Chorley	Chorley North West	62	Not permitted	N/A	N/A	<p>Said to be deliverable between 2032-2033.</p> <p>The Site is occupied but is being promoted by the landowner, suggesting the Site is available.</p> <p>There is risk of surface water flooding around the south of the Site. A flood risk assessment will be required to mitigate and accord with NPPF.</p> <p>The SHELAA states that there is a medium to high risk of significant contamination issues given the previous industrial use.</p> <p>Significant constraints (flood risk, contamination) that the landowner (Chorley Council) have said can come forward despite of this.</p> <p>Conclusion: Retain 62 units</p>
HS2.16	Land to the East of Wigan Road	Clayton West & Cuerden	115	Yes	22/00692/FUL MAJ	n/a	<p>This site is existing allocation HS1.31 rolled over into the new LP. The new LP allocation comprises 2 parcels. The western parcel has planning permission for 103 units. This leaves 229 units at the western parcel. The parcel doesn't have planning permission and anticipated to come forward 2028-36, though no rationale provided for delivery rates.</p> <p>Outcome: Retain but remove western parcel from five year housing land supply</p>
HS2.18 (SHELAA ref. 19C254x, 19C013, 19C066, 19C104)	North of Hewlett Avenue, Coppull	North of Hewlett Avenue	67	Permission granted.	21/01076/FUL MAJ	Full Planning	<p>Site said to be deliverable between 2025-2028.</p> <p>Site benefits from full planning permission for the demolition 1 dwelling and the construction of 67 dwellings Net increase of 66 dwellings.</p> <p>Some surface water and heritage constraints that have been resolved through the planning process.</p> <p>Conclusion: Retain 66 units, discount 1.</p>
HS2.19	Mountain Road	Coppull	12	Not permissioned	n/a	n/a	<p>The site is located on the edge of the urban area of Coppull, with neighbouring sites primarily consisting of undeveloped land and residential areas.</p> <p>The entire site is classified as Grade 3 agricultural land, indicating that it is of good to moderate quality. Additionally, the site contains several mature trees, which contribute to its natural character. A portion of the site, specifically the southeastern 2.56%, is designated as Green Belt land. As such, any development proposals for this area would be deemed inappropriate unless justified by very special circumstances.</p> <p>There is no planning history associated with the site. However, it is allocated for 17 residential units as part of the emerging draft allocation (CH/HS1.29). Due to this allocation, the site has been double-counted in the Council's housing land supply. It is recommended that 12 units be removed from the Council's claimed housing land supply.</p>

							Conclusion: Discount from housing supply
HS2.20 (SHELAA ref. 19C256x, 19C064)	Land adjacent to Blainscough Hall, Blainscough Lane, Coppull	Coppull	118	Permission granted.	APP/D2320/W /21/3275691 23/00780/RE MMAJ	Outline and Reserved Matters planning	<p>Site said to be deliverable between 2025-2029.</p> <p>Site benefits from full planning permission. Some surface water, ecology and heritage constraints that have been resolved through the planning process.</p> <p>Conclusion: Retain 118 units</p>
HS2.23 (SHELAA ref. 19C262x, 19C002, 19C314, 19C115)	East of Tincklers Lane, Eccleston	Eccleston, Heskin & Charnock Richard	15	Outline permission	22/00407/OUT MAJ	Outline	<p>Site is said to be deliverable between 2027-2028. Outline planning permission has been obtained.</p> <p>Some surface water flood risk around the perimeter of the Site which has been addressed through the planning permission.</p> <p>No evidence to show how this Site can be deliverable in accordance with NPPF. Land has been promoted for 9+ months with no evidence of market interest.</p> <p>Conclusion: Discount 15 units</p>
HS2.25 (SHELAA ref. 19C264x, 19C070)	Pear Tree Lane, Euxton	Euxton	100	Not permitted	N/A	N/A	<p>Site is said to be deliverable between 2029-2032. Being promoted by the landowner, Homes England.</p> <p>Field parcels are bound by lines of trees and vegetation. Surface water flood risk along the perimeter. TPO'd trees around the north-west of the Site.</p> <p>Conclusion: Retain 100 units but remove five year housing supply</p>
EC5.1 (SHELAA ref. 19C265x)	Southern Commercial, Buckshaw Village	Buckshaw & Whittle	41	Not permitted (permission for employment only)	N/A	N/A	<p>Said to be deliverable for mixed use development between 2026 and 2030.</p> <p>Planning permission obtained for office development (ref. 23/00927/MNMA) The approved site plan makes no allowance for residential. Employment Land Review states that there are difficulties in delivering these offices, and so the future prospects are not confirmed.</p> <p>The site promoter has asked that this site is allocated for mixed use to allow further flexibility.</p> <p>High levels of surface water flooding across a large portion of the site indicates that residential development here would not be feasible or deliverable. In the absence of any evidence to indicate how this will be mitigated, the Site should be discounted for residential development.</p> <p>Conclusion: Retain but remove from housing supply</p>

HS2.33 (SHELAA ref. 19C271x, 19C184, 19C376)	Land off Blackburn Road, Wheelton	Chorley North East	40	Permission obtained in outline.	APP/D2320/W/22/3312908 21/00847/OUT MAJ	Outline planning	<p>Said to be deliverable between 2028 and 2030.</p> <p>Outline planning permission obtained in March 2023 for the development of 40 dwellings here.</p> <p>No evidence of any reserved matters application being promoted.</p> <p>Conclusion: Retain but remove from five year housing supply</p>
HS2.5 (SHELAA ref. 19C272x, 19C103, 19C134)	Babylon Lane, Adlington	Chorley South East & Heath Charnock	40	Appeal dismissed	23/00510/OUT MAJ	Outline application	<p>Said to be deliverable between 2027-2029.</p> <p>There are areas of surface water flood risk around the boundary, and so the flood risk sequential test will need to be applied. There are also areas of TPO'd trees within the north east.</p> <p>An appeal for a residential proposal was dismissed in 2023 due to flood risk. This position has not changed and so we do not consider this site to be developable.</p> <p>Conclusion: Discount 40 units</p>
HS2.26 (SHELAA ref. 19C359)	Land to the east of New Street, Mawdesley	Croston, Mawdesley & Euxton South	41	Not permitted	N/A	N/A	<p>Site said to be delivered between 2029-2030. Whilst the site has constraints, we understood a developer is on board and technical work is being progressed.</p> <p>Conclusion: Retain but remove from five year housing land supply</p>
HS2.30 (SHELAA ref. 19C275x, 19C170, 19C339)	Rear of New Street, Mawdesley	Croston, Mawdesley & Euxton South	7	Not permitted	N/A	N/A	<p>Said to be deliverable between 2029 and 2030.</p> <p>The site is subject to surface water flood risk and flooding from sewers. There is low to medium risk of contamination due to the historic industrial use. Issues with access.</p> <p>No evidence to display how these constraints can be mitigated or overcome. No evidence presented to show how it is being promoted, and it is unclear why this Site can come forward 10 years prior to the adjacent Site (HS2.29).</p> <p>Conclusion: Retain but remove from housing supply</p>

HS2.27 (SHELAA ref. 19C276x, 19C182, 19C338)	Land off Gorsey Lane, Mawdesley	Croston, Mawdesley & Euxton South	55	Planning permission obtained	22/00941/FUL MAJ	Full	<p>Site said to be delivered between 2025-2027. Full planning permission has been obtained for the development of 55 dwellings. Some surface water flood risk and TPO's that have been addressed through the planning application process.</p> <p>Conclusion: Retain</p>
HS2.34 (Site ref. 19C277x, 19C027, 19C040, 19C151, 19C331)	West of M61 - Land North of Hill Top Farm, Whittle-le-Woods	Buckshaw & Whittle	55	Not permitted	N/A	N/A	<p>Site said to be deliverable between 2027 and 2030.</p> <p>Highways issues with pedestrian access and road width that would have to be overcome.</p> <p>Some surface water flood risk and issues with contamination due to the adjacent quarry.</p> <p>The Site does not have access to gas or foul water – additional infrastructure will need to be developed in order to support this.</p> <p>Due to the utilities issues, highways constraints and contamination issues, this Site is not said to be developable.</p> <p>Conclusion: Retain</p>
HS2.35 (SHELAA ref. 19C281x, 19C001)	West of M61 - Town Lane, Whittle-le-Woods	Buckshaw & Whittle	289	Majority of the site subject to planning approval (subject to S106)	23/00981/FUL MAJ	Full planning	<p>Site is said to be deliverable between 2027 and 2033.</p> <p>Application resolved (subject to legal agreement) for the development of 280 dwellings on the larger Site parcel</p> <p>There is flood risk, heritage, environmental issues that have been resolved through the planning application process.</p> <p>The smaller parcel does not benefit from planning permission and is subject to contamination issues due the Lowe Farm landfill here. This parcel is bound by mature trees and does not have any existing access point. It is therefore considered that this parcel is not deliverable.</p> <p>Conclusion: Retain 280 units, but remove from five year housing supply</p>
HS2.7	Land at Drinkwater Farm, Windsor Drive	Chorley North East	10	Not permissioned	n/a	n/a	<p>The site is located within an established residential area and comprises a small patch of green open space. Google Earth imagery shows that the site includes a driveway (Balmoral Drive) running through it, providing access to an existing dwelling. Due to the site having no road frontage, third party adjoining land may be required to obtain a suitable access into the site for development.</p>

							<p>The site features several mature trees, which present further constraints to the developable area. These elements, along with the site's relatively small size, pose challenges to anticipated capacity of 12 dwellings. There is also planning applications at the site.</p> <p>The site is identified as deliverable between 2029 and 2030, indicating it is expected to be developed within a five-year period. According to Paragraph 72 of the NPPF, a site is considered deliverable if it is likely to come forward within five years of the intended adoption date. However, there is currently no submitted application for the site, suggesting limited progress towards its delivery. Furthermore, the Planning Practice Guidance (PPG) requires evidence of deliverability, such as planning status and progress towards submitting an application, which is currently absent in this case.</p> <p>Additionally, the site has been identified as a draft allocation under CH/HS1.5 for 12 dwellings as part of the emerging local plan. Given that the site is double counted, it should be excluded from the council's claimed supply.</p> <p>Conclusion: Remove from housing supply.</p>
HS2.37 (SHELAA ref. 19C285, 19C285x)	Hill Top Farm, Whittle-le-Woods	Buckshaw & Whittle	75	Planning application under determination	23/00727/OUT	Outline planning	<p>This Site comprises two parcels of land on either side of Hill Top Lane, said to be deliverable between 2031-2035.</p> <p>There are some highways, flood risk, heritage and environmental constraints which are being resolved through the planning application process.</p> <p>Conclusion: Retain 75 units</p>
HS2.28 (SHELAA ref. 19C346)	Crow Nest Cottage, Mawdesley	Croston, Mawdesley & Euxton South	8	Not permitted	N/A	N/A	<p>Site said to be delivered between 2037-2038.</p> <p>There are numerous constraints to the site including access, trees, and low levels of contamination.</p> <p>No evidence to show how it is being promoted.</p> <p>Conclusion: Discount 8 units</p>
HS2.29 (SHELAA ref. 19C359)	East of New Street, Mawdesley	Croston, Mawdesley & Euxton South	11	Not permitted	N/A	N/A	<p>Said to be deliverable between 2036 and 2037.</p> <p>The site is subject to surface water flood risk and flooding from sewers. There is low to medium risk of contamination due to the historic industrial use. Issues with access.</p> <p>No evidence to display how these constraints can be mitigated or overcome. No evidence presented to show how it is being promoted.</p> <p>Conclusion: Retain 11 units</p>

HS2.15	Chancery Road	Chorley North & Astley	16	Yes	23/00530/OUT MAJ	Outline	<p>The site is identified for potential delivery in the years 2026/2027 and therefore in the 1-5 year period. Currently, it is a level, grassed parcel of land with no vehicular access. The northern, eastern, and western edges of the site are lined with a mix of tree and hedge cover, including individually protected oak trees to the north and east (TPO 15-22) under Chorley BC TPO 5 (Euxton) 2013. Additionally, there is a group Tree Preservation Order (TPO G4) for Field Maple and Ash trees running parallel to West Way.</p> <p>Part of the allocation was previously included in planning permissions for the development of 50 residential dwellings to the north and east, which have now been completed and occupied. The site also includes the redevelopment of existing facilities, such as eight 15-meter floodlighting columns, with initial permission granted in 2013 and several subsequent amendments.</p> <p>Regarding planning status, an outline planning application for the erection of up to 16 dwellings, with all matters reserved except for access, was submitted on 22 June 2023 and is currently pending determination. However, no reserved matters application has been submitted yet.</p> <p>The remaining portion of the site currently houses TC's Sports Bar and a play pitch, which could present additional challenges. Specifically, any remaining leases on the sports bar would need to be investigated. There may also be concerns regarding the potential loss of the play pitch, which could require further scrutiny by Sport England and potentially delay the development process.</p> <p>Conclusion: Retain 16 units but as part of the Council's claimed 6-10 years supply.</p>
HS2.10 (SHELAA ref. 19C393a, 19C069, 19C109, 19C120, 19C393ax)	Little Knowley Farm, Chorley	Chorley North & Astley	150	Appeal dismissed	21/00253/OUT MAJ APP/D2320/W /23/3314846 22/00538/OUT MAJ	Outline	<p>Site is said to be deliverable between 2031-2035.</p> <p>An appeal for a residential proposal was dismissed in December 2023 due to the impact on character and appearance of the area. A separate planning application was withdrawn the year prior to this.</p> <p>It is understood that a developer is on board and preparing an updated scheme for the site which takes account of previous reasons for refusal.</p> <p>Conclusion: Retain</p>
HS2.21 (SHELAA ref. 19C399a, 19C067, 19C348)	Orchard Heys Farm, Coppull	Coppull	10	Not permitted	N/A	N/A	<p>Site said to be deliverable between 2029-2030 Site is being promoted by the landowner.</p> <p>The Site is very small and tightly bound by the Green Belt to the north (which this allocation avoids) residential dwellings to the east and a care home to the south.</p> <p>Access is said to be narrow and will require upgrading to facilitate development here. There are high levels of surface water flood risk around the east and north-west of the site (including the access).</p> <p>There are heritage constraints that will need to be investigated through the planning process, as well as two TPO'd trees within the southern boundary.</p>

							<p>The Site is considered to be reasonably deliverable due to the constraints listed above. No evidence of technical work to display how this could be mitigated and overcome. NPPF requires this.</p> <p>Conclusion: Discount 10 units</p>
<p>HS2.31</p> <p>(SHELAA ref. 19C400a, 19C376, 19C400ax)</p>	<p>Blackburn Road, Wheelton</p>	<p>Chorley North East</p>	<p>6</p>	<p>Not permitted</p>	<p>N/A</p>	<p>N/A</p>	<p>Said to be deliverable between 2031 and 2032. Promoted by the landowner.</p> <p>TPO'd trees around the perimeter of the Site.</p> <p>Access to A674 is not supported by the highways authority on the basis of feasibility. They have said that access via Ryefield Road is acceptable in principle but does not look feasible due to the mature vegetation and level change between the Site and the road. There is no evidence has been made available to suggest otherwise.</p> <p>Conclusion: Discount 6 units</p>
<p>HS2.36</p> <p>(SHELAA ref. 19C401a, 19C280x, 19C366, 19C374)</p>	<p>West of M61 - Land adjacent to Delph Way, Whittle-le-Woods</p>	<p>Buckshaw & Whittle</p>	<p>102</p>	<p>Not permissioned.</p>	<p>N/A</p>	<p>N/A</p>	<p>Site is said to be deliverable between 2032 and 2035.</p> <p>Greenfield parcel of land. There is a public right of way to the north of the Site, as well as a landfill. The EA have suggested that contamination from this landfill may have migrated via groundwater.</p> <p>The Site contributes to the significance of the Whittle Hill Tunnels heritage asset and its setting.</p> <p>There is steep topography across the Site. Cut and fill methods to construction will be required to deliver any development here.</p> <p>It is not evidenced how vehicular access into the site will be obtained, nor is there any clear or logical position for this to be created. For a development of this size, significant road improvements will need to be made.</p> <p>In the absence of evidence to suggest otherwise, it is not considered feasible to bring forward this Site, both due to the contamination issues and topography, and it is therefore not deemed to be deliverable.</p> <p>Conclusion: Discount 102 units</p>

EC5.7 (SHELAA ref. 19C411)	Land south west of The Green and Langton Brow, Ecclestone	Ecclestone, Heskin & Charnock Richard	32	Not permissioned	N/A	N/A	<p>The Site is said to be deliverable for mixed use development between 2028 and 2030.</p> <p>The majority of the Site (circa 70%) is situated within Flood Zones 2 and 3 and within surface water flood risk. Residential land use is likely to be considered unacceptable here.</p> <p>A separate point of access would be required should residential element come forward alongside employment use.</p> <p>In the absence of evidence to suggest otherwise, residential use is unlikely to be considered viable or deliverable here. Discount.</p> <p>Conclusion: Retain but remove from housing supply</p>
HS2.14 (SHELAA ref. 19C413, 19C173)	Land 120m South West of 21 Lower Burgh Way, Chorley	Coppull	201	Planning permitted	APP/D2320/W/20/3265785 16/00804/FUL MAJ	Full planning	<p>Said to be deliverable between 2024-2031</p> <p>Permission has been granted for this development already and construction looks to have started on site.</p> <p>Conclusion: Retain 201 units</p>
HS2.4 (SHELAA ref. 19C414, 19C005, 19C132)	Land at Carrington Road, Adlington	Adlington and Anderton	24	Permission granted	20/01200/OUT MAJ 23/01121/RE MMAJ	Outline and Reserved Matters	<p>Said to be deliverable within 2025-2027 timeframe.</p> <p>This is a greenfield Site that is surrounded by mature vegetation.</p> <p>There is a small area of surface water flood risk along the eastern Site boundary.</p> <p>Constraints have been resolved through the planning application process and the Site is being progressed by a developer.</p> <p>Conclusion: Retain 24 units</p>
EC5.5	Botany Bay/ Great Knowley, Blackburn Road, Chorley	Chorley North & Astley	100	Permission obtained	22/01243/FUL MAJ – employment permission 19/01113/OUT MAJ – residential permission for 233 dwellings 17/00714/OUT MAJ –	Outline and full	<p>Said to be deliverable for mixed use development between 2026 and 2034.</p> <p>There are linear sections of protected trees (TPOs) and surface water flood risk within the south of the site. This part of the Site is not considered suitable for residential development.</p> <p>The northern half of the Site is subject to a historic outline residential permission which was never built out. A more recent 2024 full employment permission suggests that this Site is more suited for this use and is being taken forward for this. Residential should therefore be discounted.</p> <p>Conclusion: Retain</p>

					residential permission for 188 dwellings.		
HS2.17 (SHELAA ref. 19C251x, 19C009, 19C129, 19C177, 19C342)	Land adjoining Cuerden Residential Park, Nell Lane, Clayton-le-Woods	Clayton West & Cuerden	115	Planning permitted at appeal	20/00377/FUL MAJ APP/D2320/W /21/3272623	Full planning	<p>Part brownfield part greenfield Site, said to be deliverable between 2028-2036.</p> <p>Full planning obtained in 2020 for the development of 115 dwellings. Discharge of condition applications have been submitted and are currently under consideration.</p> <p>No major constraints to development.</p> <p>Conclusion: Retain 115 units.</p>
HS2.24 (SHELAA ref. 19C417, 19C002, 19C076)	Land at Tincklers Lane, Eccleston	Eccleston, Heskin & Charnock Richard	66	Permission obtained at appeal	20/01331/OUT MAJ	Outline	<p>Site is said to be deliverable between 2027-2028.</p> <p>Outline planning permission has been obtained and S106 signed. Reserved matters and discharge of condition permission been obtained.</p> <p>Some surface water flood risk around the perimeter of the Site which has been addressed through the planning permission.</p> <p>Conclusion: Retain 66 units</p>
HS2.32 (SHELAA ref. 19C427)	Land at Millbrook Close/Victoria Street, Wheelton	Chorley North East	9	Planning pending	24/00247/FUL	Full planning application	<p>Said to be deliverable between 2026-2027.</p> <p>Planning application currently under construction for the construction of 9 dwellings. Highways authority objections that are being worked through.</p> <p>Surface water flood risk to the north of the Site. Public right of way running east to west.</p> <p>Conclusion: Retain 9 units but remove from five year housing supply</p>
HS2.22 (SHELAA ref. 19C434)	Land to the rear of 62-66 Moor Road, Croston	Croston, Mawdesley & Euxton South	2	Not permitted	N/A	N/A	<p>Site is said to be deliverable between 2028-2029.</p> <p>The Site is surrounded by residential properties on all sides, and there is no existing or obvious option for vehicular access other than expansion of a small narrow footway. This doesn't look feasible without the loss of one of the neighbouring dwellings.</p> <p>The south of the Site is subject to levels of surface water flood risk, and there is a record of sewer flooding in the vicinity.</p>

							<p>No evidence of technical work to display how this could be mitigated and overcome. NPPF requires this.</p> <p>Conclusion: Discount 2 units</p>
Existing commitments (non allocated sites) (over 50 units)							
n/a	Derian House / Strawberry fields, Euxton Lane	Chorley	122	Yes	15/00224/OUTMAJ 19/00904/RE MMAJ	Outline	<p>The Site is bound by the Manchester to Preston railway line to the north, Strawberry Fields to the east, Euxton Road to the south and land currently under development as part of the wider outline consent to the west.</p> <p>Planning permission (Ref. 15/00224/OUTMAJ) was granted on 4 December 2015 for development as follows: "Outline application (specifying access only) for a mixed use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping and infrastructure."</p> <p>The principle of residential development on the Site has been established through the outline consent (for a maximum of 125 dwellings). A reserved matters application for 122 residential units was approved in March 2021. Current observations via Google Maps show active construction, with units being delivered.</p> <p>Conclusion: Retain 122 units of the Council's claimed 1-5 years supply.</p>
n/a	Nursery Park Road	Coppull	118	Yes	20/01399/OUTMAJ 23/00780/RE MMAJ	Outline	<p>Reserved matters application (appearance, landscaping, layout and scale) comprising the erection of 118 no. dwellings including internal access roads, public open space, parking and associated infrastructure in pursuant to outline planning permission ref:20/01399/OUTMAJ was granted in February 2024. Discharge of conditions attached to reserved matters permission has commenced and development is coming forward at the site.</p> <p>Conclusion: Retain 118 units of the Council's claimed 1-5 years supply.</p>
n/a	Pear Tree Lane	Euxton	180	Yes	19/00654/OUTMAJ 21/00635/RE MMAJ	Outline	<p>A reserved matters application (appearance, landscaping, layout, and scale) for the erection of 131 dwellings and associated infrastructure pursuant to outline planning permission ref: 19/00654/OUTMAJ / appeal ref: APP/D2320/W/20/3247136 has been approved. A non-material amendment was most recently approved in October 2024 to make minor changes to the approved layout. A series of discharge of conditions applications have been approved, suggesting that the development is progressing at the site. In conclusion, it is recommended to retain 180 units of the council's claimed housing supply.</p> <p>Conclusion: Retain 180 units of the Council's claimed 1-5 years supply.</p>
n/a	DXC Technology, Euxton Lane	Euxton	108	Yes	21/01475/FULMAJ	Full	<p>The appeal is allowed and planning permission is granted for the erection of 108 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works following demolition of existing building at the Former DXC Technology Site,</p>

							<p>Euxton Lane, Chorley, PR7 6FE in accordance with the terms of the application, Ref 21/01475/FULMAJ, dated 17 December 2021. The most recent discharge of conditions application was approved in September 2024. However, from google maps however there is no change to the site to suggest development has commenced.</p> <p>Conclusion: Retain</p>
n/a	33 Town Lane	Whittle-le-woods	250	Yes	22/01142/OUTMAJ	Outline	<p>Outline planning for the construction of up to 250 dwellings and associated infrastructure (including 30% affordable housing), with all matters reserved aside from the access from Town Lane (resubmission of application ref. 20/01347/OUTMAJ), was approved in February 2024. At the time of writing, no reserved matters application has been submitted at the site. It is suggested that this site be monitored to ensure the submission of a reserved matters application. The permission is not yet extant and therefore it remains reasonable to assume that development will proceed on the site.</p> <p>Conclusion: Retain.</p>
n/a	Parcel C1 and C2, Central Avenue	Euxton	77	Granted	24/00226/FULMAJ	Section 73	<p>Section 73 application to amend condition 3 (approved plans) of planning permission 20/01141/FULMAJ, as amended by minor non-material amendment 23/00830/MNMA which reduced the number of dwellings from 80 to 77, was granted in July 2026. Conditions have been discharged and a start made on site.</p> <p>Conclusion: Retain 77 units in claimed</p>

Preston Housing Land Supply Proformas

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
Proposed Allocations							
HS4.1	Former Whittingham Hospital	Preston Rural East	477	Permission secured	06/2025/0008	Reserved Matters	<p>Legacy allocation site HS1.15. Homes England have provided an update as of May 2024. The site is still subject to Reserved Matters approval (06/2025/0008), so the Council has taken a more conservative approach and pushed back expected completions into 6years + timeframe. Conditions are being discharged.</p> <p>Conclusion: Retain</p>
HS4.2	Land off Riversway and West of Dodney Drive Lea	Lea and Larches	280	Permission secured	06/2018/0885 & 06/2022/1177	Reserved Matters	<p>Access constructed. The council has taken a more cautious approach and spread the proposed development over 7 years.</p> <p>Conclusion: Retain</p>
HS4.3	Land at Eastway	Preston Rural East	56	Not permissioned	N/A	N/A	<p>This Site is said to come forward in the long term from 2035 and beyond.</p> <p>There is some surface water flooding across the Site.</p> <p>A new substation and sewerage might be required depending on the capacity of surrounding schemes. There is also a pressurised water main within the boundary. These infrastructure queries will need to be resolved through any forthcoming planning application.</p> <p>There is no known developer interest in the Site.</p> <p>Conclusion: Retain 56 Units.</p>
HS4.4	Cardwell Farm, Garstang Road, Preston, PR3 5DR	Preston Rural North	151	Planning permission secured	06/2022/0644	Hybrid (47 in full and 104 in outline)	<p>Under construction.</p> <p>Conclusion: Retain</p>
HS4.5	Land off Ribbleton Hall Drive	Ribbleton	97	Not permissioned	N/A	N/A	<p>This Site comprises two development parcels and is said to come forward in the long term from 2036 and beyond.</p> <p>There is some surface water flooding across the Site. The wider network suffers from congestion, with limited public transport options.</p>

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							<p>There is no known developer interest in the Site.</p> <p>Conclusion: Retain</p>
HS4.6	Horricks Mill, Queen	City Centre	380	Planning permission secured	06/2023/0818	Outline	<p>Outline permission for 380 units, including building heights of up to 10 storeys. No evidence Reserved Matters is being prepared or delivery commentary from developer. Significant development is envisaged in this part of the City Centre with no evidence the market can accommodate the numbers proposed.</p> <p>Outcome: Remove from housing supply</p>
HS4.7	The Larches, Larches Lane	Lea and Larches	15	Planning under consideration	06/2024/0750	Full	<p>The Site is said to come forward from 2031.</p> <p>A planning application for 19 dwellings has been submitted and is currently under consideration.</p> <p>Surface water and access constraints are said to be dealt with through planning application.</p> <p>The land comprises undeveloped greenfield land with some mature TPO'd trees, so the ecology baseline for BNG purposes will be high.</p> <p>Conclusion: Retain</p>
HS4.8	115 Church Street	City Centre	57	Not permissioned	N/A	N/A	<p>The Site is said to come forward from 2031. Is currently in use as a temporary car park.</p> <p>Surface water flood risk to the north of the Site and around the access road.</p> <p>Adjacent to a Grade II building. High levels of surface water flood risk to the north of the Site and around the access road.</p> <p>The Site may be of archaeological interest and so a desk-based assessment into this will need to accompany any forthcoming planning application.</p> <p>Part of wider regeneration area to the east of Preston City Centre. No evidence the market can accommodate high density development is this location.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							Conclusion: Remove from housing supply
HS4.9	37 -41 Church Street	City Centre	29				<p>The Site is said to come forward from 2031. Is currently in use as a temporary car park.</p> <p>An existing building is in situ at the Site. Not clear whether in use. No planning permission. No evidence to suggest the market accommodate the scale of high-density development envisaged at this part of Preston.</p> <p>Conclusion: Remove from housing supply</p>
HS4.10	Moor Park Depot, Moor Park Avenue	Deepdale	17	Planning application submitted.	06/2024/0889	Full	<p>The Site is said to be deliverable from 2031. Promoted by McCarthy Stone. Planning application for 51 retirement units pending consideration.</p> <p>The parcel is bound by mature trees on all sides.</p> <p>St Thomas Road is the only road adjacent to the Site, and it is narrow and subject to on-street parking. Access has been considered by the Highways Authority and is said to be possible but would need to be considered in detail.</p> <p>Adjacent to the Moor Park Conservation Area and the Moor Park Grade II listed Registered Park and Garden.</p> <p>The Site may be of archaeological interest and so a desk-based assessment into this will need to accompany any forthcoming planning application.</p> <p>Conclusion: Retain 17 units</p>
HS4.11	Former Tulketh High School, Tag Lane	Cadley	30	Not permissioned	N/A	N/A	<p>The Site is said to be deliverable in 10+ years, 2035 and beyond. There is no known developer interest.</p> <p>Part of the Site has an existing allocation for 30 units under HS1.11.</p> <p>There are some small areas of surface water flood risk, and the eastern edge of the Site is within Flood Zones 2 and 3.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>Lancashire County Council has plans for the redevelopment of the Former Tulketh High School for a new secondary school. The school is said to accommodate rising pupil numbers as a result of significant housing growth in the area. The deadline for this decision is said to be the end of March 2025, and so the future of this Site is not yet confirmed.</p> <p>Conclusion: Remove from housing supply</p>
HS4.12	Land at Cottam Hall	Ingol and Cottam	211	Planning permitted	06/2021/1022	Full	<p>This Site is said to come forward between 2025-2030. Planning permission has been obtained, and development has already commenced on Site.</p> <p>Conclusion: Retain</p>
HS4.13	Heather Moor, Cumeragh Lane	Preston Rural East	41	Not permitted	N/A	N/A	<p>The Site is said to be deliverable from 2031. There is no known developer interest.</p> <p>This Site is within an Area of Separation under the current 2012-2026 Preston Local Plan.</p> <p>The Highways Authority have stated that development here would require a staggered junction near Half Penny Lane which may result in safety concerns that would need to be overcome. Congestion at known strategic pinch points may also be contributed to through development here.</p> <p>With no evidence that the highways and flood risk issues can be overcome, and with no known developer interest, we consider this Site to be undeliverable.</p> <p>Conclusion: Discount 41 units</p>
HS4.14	Gorlands, Whittingham Road	Preston Rural East	32	Not permitted	N/A	N/A	<p>The Site is said to be deliverable from 2031. There is no known developer interest. This Site sits adjacent to HS4.13.</p> <p>This Site is within an Area of Separation under the current 2012-2026 Preston Local Plan.</p> <p>The Highways Authority have stated that there is no visibility to the east of the Site into Whittingham Lane, and that there is a possible ransom issue. Congestion at known strategic pinch points may also be contributed to through development here.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>With no evidence that the highways and flood risk issues can be overcome, and with no known developer interest, we consider this Site to be undeliverable.</p> <p>Conclusion: Discount 32 units</p>
HS4.15	Lancashire Fire and Rescue HQ, Garstang Road	Greyfriars	40	No permission	N/a	N/a	<p>Anticipated to come forward towards the end of the plan period (10+ years). Brownfield site with existing fire and rescue operation evident. Legacy allocation (HS1.1). No developer interest and no planning application submitted.</p> <p>Conclusions: Remove from housing supply</p>
HS4.16	Brethens Meeting Room, Egerton Road	Ashton	12	No permission	N/a	N/a	<p>Anticipated to come forward towards the end of the plan period (10+ years). Brownfield site with existing building at centre of site. Legacy allocation (HS1.12). No developer interest and no planning application submitted. No evidence that 12 dwellings can be accommodated at the site (with offset distances and BNG etc.).</p> <p>Conclusions: Remove from housing supply</p>
HS4.17	Land North of Tom Benson Way, PR2 3GA	Ingol and Cottam	35	Planning approved	06/2020/0652	Full planning	<p>Community Gateway Association have provided a projected completions trajectory for the site. At May 2023 they expected the site to be complete by the end of April 2025, however no start on site as of April 2024, so the Council has been cautious and pushed back a year.</p> <p>Legacy allocation HS1.13.</p> <p>Outcome: Retain</p>
HS4.18	Former St Joseph's Orphanage, Theatre Street, PR1 8BS	City Centre	67	Planning approved	06/2019/0952	Full Planning	<p>Technical start has been made on site; however, development has stalled. No evidence to suggest there is an appetite from the developer to complete scheme, or whether the market can accommodate development in this part of Preston viably.</p> <p>Outcome: Remove from housing supply</p>
HS4.19	Avenham Street Car Park	City Centre	294	Planning approved	06/2019/0856	Full Planning	<p>Planning permission secured for 294 units over 16 storeys; however, development has stalled. No evidence to suggest a start has been</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>made on site and thus permission may have expired. Council now envisage development in 10+ years. Legacy allocation under SP4.2.</p> <p>No evidence to suggest there is an appetite from the developer to complete scheme, or whether the market can accommodate development in this part of Preston viably considering the scale of development envisaged in east Preston (especially one of this density / scale at 16 storeys).</p> <p>Conclusion: Remove from housing supply</p>
HS4.20	Grimshaw Street/Queen Street, PR1 3DB	City Centre	146	Planning approved	06/2022/1084	Outline planning	<p>Outline permission for 489 units, including building heights of up to 16 storeys, approved in June 2024.</p> <p>No evidence Reserved Matters is being prepared or delivery commentary from developer. Significant development is envisaged in this part of the City Centre with no evidence the market can accommodate the numbers proposed.</p> <p>The Council envisaged development coming forward in 10+ years which suggests they have no confidence the outline permission will be progressed.</p> <p>Outcome: Remove from housing supply</p>
HS4.21	Former Byron Hotel, Grimshaw Street	City Centre	28	Planning approved	06/2018/1276	Full	<p>Planning permission granted in 2019 for 28 apartments. Technical start made by development has not come forward. Anticipated to come forward after 10+ years.</p> <p>No evidence to suggest development will come forward or that the market can absorb an apartment scheme in this location.</p> <p>Outcome: Remove from housing supply</p>
HS4.22	Mount Street/ Garden Street	City Centre	47	Planning approved	06/2019/0499	Full planning	<p>The Site is said to be deliverable from 2031. It is known to be promoted by Northern Estates Limited, and has permission for 47no apartments, but this is said to have stalled. No evidence to suggest development is being progressed.</p> <p>The Site is within a Conservation Area and comprises a Grade II listed building.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>Demolition works commenced in 2020 but the building site has not progressed in recent years. Following three arson attacks, the building has been left unsafe and demolition works are to begin again. This is expected in March/April 2025.</p> <p>Conclusion: Remove from housing supply</p>
HS4.23	Former Perrys Car Showroom, 63-83 Blackpool Road	St Matthews	55	Planning application disposed.	06/2021/0116	Full planning	<p>Site is said to be deliverable from 2031.</p> <p>A full planning application was submitted in 2021 for the development of 39 dwellings and 16 maisonettes (55 units in total). The last email correspondence received from the application was in May 2023. Given the significant amount of time without contact, the Council made the decision to dispose of the application in March 2025.</p> <p>The draft allocation is situated on a Landfill Site, and is said to have risk of contamination.</p> <p>Surface water flood risk within the centre of the site.</p> <p>In the absence of developer interest, and with the above constraints and planning history in mind, the Site is not considered deliverable.</p> <p>Conclusion: Remove from housing supply</p>
HS4.24	The Sumners, 195 Watling Street Road, Preston, PR2 8AB	Garrison / Deepdale	77	Planning permission secured	06/2023/0531	Reserved Matters	<p>Reserved Matters application 06/2023/0531 relates solely to landscaping. Thus, even though the permission is implemented, there is some uncertain whether the development will come forward. There is no reference to a developer on the RM application form.</p> <p>Conclusions: Retain but remove from five year housing land supply.</p>
HS4.25	25&27 Whittingham Lane and land to the rear of 25-31 Whittingham Lane Broughton	Preston Rural East	8	Not permissioned	N/A	N/A	<p>The Site is said to be deliverable from 2031. There is no known developer interest.</p> <p>The Site is covered by mature tree cover and is adjacent to a band of TPO'd trees. Priority deciduous woodland is also present on site.</p> <p>Allocation requires the demolition of two dwellings to afford vehicular access into the Site.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>In the absence of any evidence to suggest how 8 dwellings could feasibly be achieved on the Site in line with the constraints listed above, we consider the site to be undeliverable.</p> <p>Conclusion: Discount 8 units</p>
HS4.26	Former Gasworks, Ribbleton Lane	St Matthews	59	Not permitted	N/A	N/A	<p>The Site is said to be deliverable in the long term (10+ years) from 2035.</p> <p>The Site was historically occupied by gasholders, but these were removed in 2018/19. The land is still said to be at risk of contamination due to this industrial use.</p> <p>The Site is surrounded on three sides by other employment and industrial uses.</p> <p>There is a small pocket of woodland within the north of the Site.</p> <p>In the absence of developer interest or any evidence to suggest how this constrained site can positively come forward, this site is not considered deliverable.</p> <p>Conclusion: Discount 59 units</p>
HS4.27	50 Lancaster Road	City Centre	5	Not permitted	N/A	N/A	<p>The Site is said to be deliverable from 2031 (6+ years).</p> <p>This Site is expected to come forward for apartment use / conversion of the existing building.</p> <p>The parcel is within the Market Place Conservation Area and the building is Listed. The Site is said to be suitable for housing or a mixed-use site with housing, office or retail.</p> <p>The Site is subject to surface water flood risk to the west.</p> <p>Conclusion: Remove from housing supply</p>
HS4.28	10-12 Lancaster Road	City Centre	5	Not permitted	N/A	N/A	<p>The Site is said to be deliverable from 2035 (10+ years).</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>This Site is expected to come forward for apartment use / conversion of the existing building.</p> <p>The parcel is within the Market Place Conservation Area and the building is Listed. The Site is said to be suitable for housing or a mixed-use site with housing, office or retail.</p> <p>The Site is subject to surface water flood risk to the west.</p> <p>Conclusion: Remove from housing supply</p>
HS4.29	Corner of Manchester Road & Church Street	City Centre	167	Pending planning application on part of the Site.	06/2023/1316		<p>The Site is said to be deliverable from 2031 (6+ years).</p> <p>A planning application is currently under consideration for 280 units. The application site includes the eastern half of the Site along with the land to the north. However, no documents have been uploaded since March 2024 which suggests the application has stalled.</p> <p>This site has large gravity sewers that pass through the Site.</p> <p>There are two Grade II listed buildings on the Site, and a Grade II listed church adjacent.</p> <p>There are high levels of surface water flood risk across the entire site. (84% has 1 in 1000 year flood risk).</p> <p>No evidence to suggest a scheme at the site is viable or deliverable.</p> <p>In the absence of developer interest, it is not clear how the remainder of the Site (western parcel) will come forward alongside the eastern parcel that is currently subject to a planning application.</p> <p>Conclusion: Remove from housing supply</p>
HS4.30	Tulketh Crescent, Preston, PR2 2RJ	Ashton	24	Permission secured	06/2023/0191	Full	<p>Full permission granted in September 2023. Historic allocation HS1.23.</p> <p>Conclusion: Retain</p>
SS3	Land at Bartle, Preston		2,767	Yes	Various	Various	<p>Strategic Site SS3 is in multiple ownerships and being delivered by a variety of parties. The SHELAA states that 2,370 units are anticipated to be delivered within years 6-10, and 397 in 10+years. It</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>is not clear what deliver rates are based on and whether the market can take this scale of development.</p> <p>Outcome: Retain</p>
SS4	Fulwood Barracks	Garrison	330	Not permitted	N/A	N/A	<p>The Site is said to be deliverable from 2031 (6+ years).</p> <p>Promoted by Ministry of Defence. The Site is still operational but is to be decommissioned by MoD (expected within 5 years).</p> <p>There are 16 listed buildings within the Site, and it is located within the Fulwood Conservation Area.</p> <p>The northeastern part of the Site is covered by a landfill consultation zone. Risk of contamination.</p> <p>There are various constraints highlighted by United Utilities including: Onsite modelled sewer flood risk and record of sewer flooding in the vicinity of the site. Pressurized water main, wastewater network structures, pressurised sewer, gravity sewer, easement, UU right of way and UU property within boundary.</p> <p>The Site may be of archaeological interest and so a desk-based assessment into this will need to accompany any forthcoming planning application.</p> <p>Given that the MoD Site is only expected to be decommissioned within the next five years, it is not reasonable to expect any residential development to come forward in six years. Especially given the various constraints listed above and the demolition work that is required.</p> <p>Conclusion: Retain 300 units but push back delivery timeframe.</p>
SS5	Preston West	Lea and Cottam	1850	Partly permitted, subject to S106	06/2022/1011	Full planning	<p>450 units earmarked to come forward within the plan period (Phase A north of the Railway), and 1,400 to come forward 15+ years (Phase B south of Railway).</p> <p>Hybrid application for 161 units in Full and 120 in Outline pending determination (06/2022/1011).</p> <p>The Site is said to be deliverable from 2030 to 2040 (5 to 15+ years).</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>Site in multiple ownerships. Railway Line runs through the site. Pylons and overhead wires down western edge of site. Small strip of biological heritage site follows the canal through the site.</p> <p>Various listed buildings, water courses, highways improvement requirements etc. across the proposed allocation area.</p> <p>Full planning application for 161 dwellings (northern parcel) and outline planning application for 120 dwellings (southern parcel) relating to a smaller parcel of the Site. Application approved but subject to legal agreement.</p> <p>Conclusion: Retain</p>
HS4.30	Tulketh Community School		30				<p>This is a 1.31ha site that could deliver approximately 30 units as part of a lower density residential development. The site is previously developed and currently occupied by school buildings which became vacant following the merger of the school with Fulwood High School and Arts College.</p> <p>Conclusion: Retain</p>
HS1.15	Former Whittingham Hospital remainder of the site		477				<p>Homes England have provided an update as at May 2024. The site is still subject to Reserved Matters approval, so the Council has taken a more conservative approach and pushed back expected completions into 6years + timeframe</p> <p>Legacy allocation site HS1.15. Homes England have provided an update as of May 2024. The site is still subject to Reserved Matters approval (02/01/2025), so the Council has taken a more conservative approach and pushed back expected completions into 6years + timeframe. Conditions are being discharged.</p> <p>Conclusion: Retain</p>
HS4.6	Land off Riversway & west of Dodney		280	Yes	06/2018/0885 & 06/2022/1777	Outline and Reserved Matters	<p>The 15.43ha site is located between the A583 Riversway to the south and the Preston Guild Wheel long distance footpath/cycleway and Savick Brook to the north, at the western edge of the built-up area of Preston.</p> <p>The site benefits from outline permission for 280 dwellings which was approved in August 201 and subsequent reserved matters. As such, it is reasonable to conclude that the site could be deliverable. Accordingly, 280 units are retained from the Council's claimed supply.</p> <p>Conclusion: Retain.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
Existing Commitments							
n/a	Keyfold farm 430 Garstan road	Broughton	89	Yes	06/2019/0040	Outline and Reserved Matters	<p>The site benefits from a reserved matters application (covering appearance, landscaping, layout, and scale) pursuant to outline application 06/2017/0097, which was approved in October 2019 for the development of 129 dwellings.</p> <p>According to the Housing Land Position Statement (April 2024), construction on the site had commenced at the beginning of the monitoring period. Wainhomes has provided a planned development timetable (May 2024), which outlines an anticipated completion date in Winter 2029.</p> <p>Conclusion: Retain</p>
HS4.4	Cardwells Farm Garstang Road Preston	Preston Rural North	151	Yes	06/2018/0238 06/2022/0644	Hybrid	<p>The site is allocated as 'Existing Residential Site' and 'Open Countryside' land according to Preston's interactive policy map (2022).</p> <p>Outline planning permission ref. 06/2018/0238 was granted in 2018 was the erection of 55no. dwellings (resubmission of 06/2016/1207). A reserved matters was approved in July 2021. From google maps it does not appear that development commenced on site and 3 years has passed since this was approved.</p> <p>The site also benefits from a hybrid planning application for full planning application for the erection of 47no. dwellings with associated works (on site 2.11ha) 2) and outline planning application for 104no. dwellings and a community building with associated works (on site 9.33ha) (access applied for only and all other matters reserved for subsequent) was approved August 2023. No reserved matters application has been submitted for the outline element of the permission at the time of writing.</p>
HS4.24	The Sumners, 195 Watling Street Road		77	Yes	06/2019/1340 & 06/2023/0531	Outline and Reserved Matters	<p>Outline planning application for 1no. four storey building comprising a community centre, two flexible units within Classes A1, A2, A3 and D1, and 24no. apartments; and 1no. four to five storey building comprising 53no. apartments; with parking and access from Sir Tom Finney Way and Watling Street Road (access, appearance, scale and layout applied for) was approved in November 2019. Reserved Matters application was approved in May 2023.</p> <p>The Council has contacted PWA for input on proposed start date and build out rates; however, a response has not yet been received. The Council has assumed all units can be built out within the 5 years period.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
SS3	Land at Bartle, Preston		1100	Yes	06/2020/0888	Hybrid	<p>The site is approximately 46-hectares in area and comprises primarily of agricultural land. The site is located in Flood Zone 1 and therefore is at low risk of fluvial flooding. The site does however experience surface water flood sporadically.</p> <p>Hybrid Planning Application was approved in August 2020 which seeks the following:</p> <ol style="list-style-type: none"> 1. Full planning permission for new roundabout junction on Preston Western Relief Road with two spur road accesses off roundabout (east and west stubs), related highway infrastructure, associated works and landscaping; and 2. Outline planning permission for residential development up to 1,100 dwellings (Option 1) or reduced residential (approximately by up to 5%) plus primary level school and small scale local facilities (Option 2), access and circulation roads, cycle routes, pedestrian routes, public open space, green space, tree planting, landscaping, necessary infrastructure and associated works.
n/a	Ingol Golf And Squash Club Tanterton Hall Road, Preston, PR2 7BY		146	Yes	06/2017/0757 06/2022/0779	Outline and Reserved Matters	<p>The Site is located on the northern fringe of the Preston conurbation approximately 3.5km from the centre of Preston and currently comprises the Ingol Village Golf Course, including the Club House (the only building onsite).</p> <p>Hybrid planning application for the redevelopment of land associated with Ingol Village Golf Course, Preston; full application for areas of public open space; outline application for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (access applied for) was approved in May 2018.</p> <p>Reserved matters application (namely appearance, landscaping, layout and scale) pursuant to outline permission 06/2017/0757 for 155no. dwellings was approved in July 2022.</p> <p>According to the Councils latest housing monitoring report, the site is under construction. The Council contacted Rowland Homes for input into build out rates, however at time of writing a response has not been received.</p> <p>Conclusion: Retain but construction earmarked for 2026</p>
n/a	77 Tithebarn Street, Preston PR1 1DJ		124		06/2022/0310	Outline	<p>Outline application seeking approval for access and scale for erection of a 11-storey mixed use building comprising of up to 124no. apartments (Use Class C3) and ground floor leisure/retail space (Use Class E/F1/F2) with associated landscaping and parking, following demolition of the existing building (all other matters reserved). Outline expires 21/09/2026. No evidence Reserve Matters is being prepared.</p> <p>Outline permission for 11 storey mixed use development. Expires 21/09/2026. No evidence Reserve Matters is being prepared.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							Conclusion: Remove from housing supply

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Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
Projected Completions on Allocation Sites							
HS3.8 SHELAA: 19S019	Land at Daub Hall Lane	Coupe Green and Gregson Lane	80	Not permissioned. Planning refused previously.	07/2018/6475/FUL	Full	<p>The Site is said to be deliverable between 2027 and 2031.</p> <p>A planning application for 75 dwellings was refused in 2019. The officer's report concluded that the scheme would have led to the unacceptable urbanisation of the area – detrimental to the character, appearance and openness of the Protected Open Land, which the application Site sat within.</p> <p>No planning permission in place or evidence of developer on board.</p> <p>Conclusion: Retain but remove from 5 year housing supply.</p>
LHS3.18 SHELAA: 19S021	Land adjacent to the Fields, Long Moss Lane	New Longton and Hutton East	8	Not permissioned. Two historic refusals.	07/2012/0348/OUT 07/2022/00182/OUT	Outline	<p>Site anticipated to come forward 2026/2027.</p> <p>A planning application for 27 dwellings was refused in 2021 due to the development's impact on the Green Belt. An appeal was lodged and dismissed.</p> <p>A subsequent planning application for 10 retirement bungalows was again dismissed at appeal in 2024 due to the impact on the Protected Open Land. It was considered inappropriate development within this area.</p> <p>Conclusion: Retain but remove from 5 year housing supply.</p>
HS3.9: SHELAA: 19S039	South of Liverpool Old Road, Much Hoole	Hoole	60				<p>Site anticipated to be deliverable between 2027 and 2031.</p> <p>Highways constraints relating to congestion on Liverpool Road, narrow carriageway and narrow footpath. There is evidence of sewer flooding in the vicinity of the Site. There is also gravity sewer within the boundary. Surface water flood risk within the site, and it is adjacent to an ordinary watercourse or pond.</p> <p>Without evidence of developer interest or any active planning permission or application, the delivery timescale should be pushed back beyond 2031.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							Retain 20 units but push back delivery timescales.
EC6.1 SHELAA: 19S052	Cuerden Strategic Site	Farington East	220		07/2017/0211/ORM		<p>Site anticipated to be deliverable between 2027 and 2032.</p> <p>Historic allocation (EP1.2/HS1.1). Large part of the Site benefits from a 2017 implemented hybrid planning permission for a variety of uses including 116 units. The 116 units are earmarked to come forward as part of a high density scheme up to 13.7m high.</p> <p>There have been two flood reports on Site, and the flood risk comments on the SHELAA recommends that Site is withdrawn for these reasons.</p> <p>There is a Grade II listed building within the Site. This site has long been allocated with evidently minimal market interest. The employment element of the Hybrid allocation impacts upon how much residential use can be achieved at the site. There is no evidence that high density residential units are attractive in this location.</p> <p>Conclusion: Retain</p>
HS3.2 SHELAA: 19S064	Aspley House, Farington	Farington West	435	Not permissioned. Appeal dismissed.	07/2018/9316/OUT APP/F2360/W/19/3234070	Outline.	<p>Site said to be deliverable between 2029-2038. No detailed planning permission in place.</p> <p>The Site has historically been safeguarded for development but is now proposed for release for housing. A Wainhomes planning application was refused in 2019 for the construction of 100 dwellings on part of this Site. This was dismissed at appeal in 2021. The Site was allocated as Safeguarded Land at the time, and there was no substantive reason for this land to be released. It was also said to compromise the future development of the wider area of land within which the appeal site was located.</p> <p>There is surface water flood risk in the centre of the Site. There is a pressurised water main within the boundary. Sites with a gravity sewer within the boundary.</p> <p>The Site is located south of the Pickerham's Farm strategic site allocation. Some uncertain on delivery rates and what the market can accommodate.</p> <p>Conclusion: Retain but remove from housing land supply</p>
HS3.3 SHELAA: 19S110	Chapel Lane, Longton	Longton & Hutton West	270	Partly permissioned.	Western parcel benefits from planning permission: 07/2022/00928/FUL	Full	<p>Site anticipated to be deliverable between 2028 and 2034.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>Only small parcel at west of the draft allocation benefits from planning permission.</p> <p>There is tree coverable within the centre of the Site, some of which are TPO'd.</p> <p>The land is at risk of sewer and surface water flooding, which UU says needs to be carefully considered through any forthcoming design. There is an associated culvert affecting part of the Site too.</p> <p>Point of access would require some works, and it is not clear whether the Site red line extends to Chapel Lane.</p> <p>Conclusion: Retain but only include 34 units with 5 year housing supply.</p>
SS6 B SHELAA: 19S158/159/160/167 (all to be merged into one site)	Southern area of the major development site at Pickering's Farm	Farington West	545	Not permitted	N/A	N/A	<p>Site anticipated to come forward between 2030/31-2040/41.</p> <p>There are various constraints across the site including surface water flood risk, a Public Right of Way, and TPO'd trees around the north of the Site. The Site is also adjacent to a railway line, which bounds to the east. A setback will be required which will reduce the developable area.</p> <p>The southern extent of the Site is occupied by various dwellings and industrial / farming businesses and buildings.</p> <p>Large areas of the site controlled by Homes and Communities Agency.</p> <p>Conclusion: Retain</p>
HS3.4 SHELAA: 19S162	South of Factory Lane and east of the West Coast Main Line, PR1 9TE	Middleforth and Charnock	250	Part permitted	07/2020/01035/FUL secured in November 2023.	FUL	<p>Site said to be deliverable between 2025 and 2031. The Site is partly within Flood Zone 2 and 3.</p> <p>Permission was obtained in 2023 for the construction of 25 x affordable dwellings. Conditions discharged.</p> <p>There is no evidence of developer interest in the remaining parcel.</p> <p>Conclusion: Retain 250 but only include 25 units in 5 year housing supply.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
SS6 A SHELAA: 19S163	Pickeringham's Farm, Pentwortham, PR1 9TQ	Charnock and Farington West	1,350	Outline permission obtained.	Appeal ref. APP/F2360/W/22/3295498 APP/F2360/W/22/3295502 Planning ref. 07/2021/00886/ORM, 07/2021/00887/ORM	Outline	<p>Despite the site having an existing allocation and planning permission, the Site is anticipated to come forward between 2029 and 2038.</p> <p>The Site holds two outline planning permissions, both of which were originally refused but later allowed at appeal in February 2024. These are for the development of up to 920 dwellings and another for up to 180 dwellings. The applicant was Taylor Wimpey and Homes England.</p> <p>The proposed allocation extends across a larger area than what is covered by these outline permissions. There is no evidence of any additional planning applications on the remainder of the proposed allocation site.</p> <p>There are large areas of TPO'd trees throughout the Site which would require mitigation. There are multiple PROWs which run throughout the site.</p> <p>For this allocation to come forward within the anticipated timescales, 150 units would need to be delivered per year. We understand that 48 dwellings are set to come forward in 2028/29, with 96 units per year thereafter.</p> <p>Conclusion: Retain but remove 150 dwellings from the plan period.</p>
HS3.10 SHELAA: 19S191	Kellet Lane	Bamber Bridge East	60	Not permissioned	N/A	N/A	<p>Site set to come forward 2027 and 2030. There are highways constraints, including poor footways and wider connectivity issues.</p> <p>The Site is within Flood Zone 3b, and so the strategic recommendation was to withdraw this proposed allocation.</p> <p>TPO'd trees site to the southwest of the Site.</p> <p>No planning in place or evidence of developer interest. 60 dwellings is too dense for the site once highways and ecological constraints are factored in. Owned by South Ribble council.</p> <p>Conclusion: Retain but reduce unit numbers to 30 and remove from 5-year housing land supply.</p>
HS3.11 SHELAA: 19S215	South of Factory Lane and east of the West Coast Main Line, PR1 9TE		60	No existing planning permission	N/A	N/A	<p>The Site set to come forward 2027-2032</p> <p>There is a collection of mature trees to the south of the Site, many of which are TPO'd. There is also risk of surface water flooding here.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>The Site looks to be a logical infill Site for housing. In the absence of any planning application, the delivery timescales should be pushed back.</p> <p>Considerable environmental constraints means that achieving 60 units on site would be challenging.</p> <p>Conclusion: Retain 30 dwellings and push back delivery timescales beyond 2031.</p>
HS3.7 HS3.7 SHELAA: 19S232	Land at Branch Road, Mellor Brook	Samplesbury and Walton	120	Screening Opinion obtained.	07/2024/00665/SCE	Full	<p>The Site said to be deliverable between 2027-2031 It was concluded within the scoping opinion the Site would not be subject to an EIA. A planning application has not yet been submitted for this area.</p> <p>There are TPO'd trees in the middle of the site and along the southern border. Some sewer and surface water flood risk.</p> <p>Prospect Homes are progressing the Site.</p> <p>Retain 120 but push back delivery timescales.</p>
HS3.5 SHELAA: 19S249	Land off Church Lane, Farrington	Farrington West	200	Not permissioned.	N/A	N/A	<p>The Site is anticipated to be delivered between 2027 and 2032.</p> <p>There is evidence of surface water flood risk on the Site, and ponds and ordinary watercourses within the boundary.</p> <p>The highways authority commented that access may be difficult given the visibility splays around the trees, existing footway width and land boundary.</p> <p>With no evidence of an active planning application or developer interest in the Site, this Site should be discounted within the 5-year period.</p> <p>Conclusion: Retain 200 units, push back delivery timescale to 2031.</p>
HS3.1 SHELAA: 19S250	Land off Emnie Lane, Leyland	Seven Stars	500	No existing planning permission	N/A	N/A	<p>Site said to be deliverable between 2029 and 2040. The Site is currently allocated as Safeguarded Land. It is located within close proximity to Flood Zone 2 within 50m of Site and Flood Zone 3 within 100m.</p> <p>It is within close proximity to wastewater treatment works which could impact the development prospects (as per SHELAA summary).</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>There are two Grade II listed buildings to the immediate east of the Site.</p> <p>There is no evidence of active planning application.</p> <p>Conclusion: Retain 500 dwellings but remove from 5 year housing supply.</p>
HS3.16 SHELAA: 19S263	Windmill Hotel site, Preston New Road, Mellor Brook	Samlesbury and Walton	10	Not permitted	Appeal APP/F2360/W/22/3306243 dismissed in Feb 2023 07/2024/00074/FUL for the demolition of the vacant public house approved in October 2024		<p>Anticipated delivery 2027-28. No planning permission in place. Demolition of public house implies the site is actively being looked at.</p> <p>Outcome: Retain but remove from 5 year housing supply</p>
HS3.6 SHELAA: 19S331x	Land at Liverpool Road	Hutton	120	Not permitted	N/A	N/A	<p>The Site is anticipated to be delivered 2028-2031 Some surface water flood risk evident.</p> <p>No evident developer interest. Site owned by Lancashire County Council.</p> <p>Conclusion: Retain but remove from 5 year housing supply</p>
HS3.19 SHELAA: 19S334x	Land to the rear of 96-100 Marsh Lane	Longton	5	Not permitted	N/A	N/A	<p>The Site is anticipated to come forward in 2026/27. No evidence of planning application being prepared. This should be discounted off the target.</p> <p>At 108 Marsh Lane, full planning permission was secured in April 2015 for the erection of 3 dwellings as back-land development in a similar fashion as what is envisaged at 96-100 Marsh Lane. This suggests this style of development works in this location and has been accepted by the Council.</p> <p>Conclusion: Retain but remove from 5 year housing land supply</p>
HS3.17 SHELAA: 19S355a	The Brambles Rest Home, Park Avenue	New Longton	10	Not permitted	N/A	N/A	<p>Site anticipated to come forward between 2027/28. The Site is currently in an alternative use as an active care home facility.</p> <p>Access would be via a private shared drive, turning head within would be required.</p> <p>Planning permission for 7 flats was refused in 2018 for a number of reasons relating to inappropriate development in the Green Belt.</p> <p>The Site is also within the Consultation Distance of a major hazard pipeline. An assessment during the determination process indicated that there were sufficient</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							<p>reasons on safety grounds, for advising against the granting of planning permission in this case. Record of sewer flooding within the vicinity.</p> <p>The red line boundary for the Site in the SHELAA is tightly drawn around the care home facility. This may be an error for it is unclear how 10 dwellings could be accommodated on the SHELAA site. Would require the demolition of the care home and the relocation of elderly residents.</p> <p>Conclusion: Discount 10 units.</p>
HS3.13 SHELAA: 19S366	Land south of Bannister Lane, Farington Moss, Leyland, Leyland, PR26 6RU	Farrington West	40	Pending planning application	07/2024/00637/FUL	Full	<p>Site set to come forward between 2027-2029. Existing allocation 'w'.</p> <p>Pending planning application comprising 45 affordable dwellings is currently under consideration.</p> <p>Conclusion: Retain 40 units and add 5, but push to back end of 5 year housing supply period.</p>
HS3.15 SHELAA: 19S367	Land adjacent to the Golden School, Leyland Lane, Leyland, PR25 1QS	Earnshaw Bridge	20	Not permissioned	N/A	N/A	<p>Site anticipated to come forward 2027-2029.</p> <p>Site borders a school to the south; the site is not part of the school grounds and comprises concrete former playing pitches and cleared brownfield land.</p> <p>Records of sewer flooding in the vicinity, and some risk of surface water flood risk.</p> <p>There is no evidence of developer interest or forthcoming planning application.</p> <p>Conclusion: Retain 20 units but remove from five-year supply.</p>
HS3.12 SHELAA: SRBC005	Land off Brownedge Road/Railway Sidings	Bamber Bridge East	60	Not permissioned	N/A	N/A	<p>The Site is said to be deliverable between 2027-2029. Existing allocation 'T' - the site has long been allocated which suggests there is no market interest in this site. With the BNG regime now in place, this site is even less attractive.</p> <p>The Site currently consists of dense mature tree coverage. Constraints relating to biodiversity net gain and ecology.</p> <p>There is a railway line running directly to the south of the Site.</p> <p>In the absence of any developer interest or evidence to suggest otherwise, the development constraints here deem the site undeliverable.</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
							Conclusion: Discount 60 units
HS3.14 SHELAA: SRBC010	Gas Holders Site (Morris Homes) (aka Land off Wateringpool Lane)	Walton-le-Dale West	25	Planning obtained subject to S106	07/2018/9534/FUL	Full	<p>Site set to come forward 2027-2029.</p> <p>A planning application for 22 dwellings was submitted in 2018. The last update on the application was in 2021. Given the significant lapse in time, this application is not considered active.</p> <p>As a legacy allocation 'DD', the site has been allocated for development for a long time without interest. This suggests it is not attractive to the market. However, the wider area is not characterised by residential use and therefore it is envisioned that this brownfield site should come forward at some point. However, there may be ground contamination issues.</p> <p>With no active planning application or developer interest, the site should be discounted from the 5-year timescale.</p> <p>Conclusion: Retain 25 but remove from 5-year delivery timeframe.</p>
Project completions on non-allocated existing commitments at 1st of April 2024 (over 50 units)							
07/2023/00430/FUL	Land adj to Civic Centre, West Paddock (Jubilee Gardens)	Broadfield	75		07/2023/00430/FUL		<p>Adopted allocation 'e'. Full permission secured for 75 apartments.</p> <p>Conclusion: Retain</p>
Northern Section) (Homes England/Keepmoat Homes - Farington Mews) - note, two permissions treated as one for monitoring purposes due to approved phase boundaries (Phase 1) And Land between Heatherleigh and Moss Ln, aka Croston Rd/Sth of Bannister Ln, aka Croston Rd Sth, aka Rear of 2 Leyland Ln - 420 Croston Rd north of Heatherleigh - North of Sthern Section (The Pastures - Tilia Homes - formerly Kier Homes)		Farington West	384	Permission and under construction	07/2020/00552/FUL (for 121 dwellings) determined in Dec 2020. And 07/2020/00544/REM (for 399 dwellings) determined in Dec 2020. And 07/2019/2313/REM (174 units) determined in June 2019	Full	<p>Adopted allocation 'w' for 600 units. 136 units completed to date, with 384 remaining.</p> <p>07/2020/00552/FUL implemented and partly constructed. Phase 2 which is yet to come forward is for 194 units (dwg no. 03 Rev P).</p> <p>Outcome: Retain</p>

Site Reference	Site Address	Ward	No. of Units	Planning Status	Planning Application Reference	Planning Permission Type	Stantec Assessment and Commentary
	Vernon Carus Site/Penwortham Mills, Factory Ln excl Sumpster Horse Site (Phase 1b) / (Phases 2&3)	Middleforth/Walton-le-Dale West	301		07/2020/01034/ORM (120 full / 181 outline) / 07/2024/00296/VAR / 07/2024/00368/VAR		Conditions are being discharged in relation to Lidl element of the permission, though no start has been made on site. There Council state 144 units will be delivered by 2029 with 157 thereafter. No evidence that residential element is set to come forward. Outcome: Retain
07/2022/00106/REM	Moss Side Test Track, Leyland	Leyland	950	Site is permissioned and is under construction	07/2017/3361/ORM 07/2022/00106/REM	Outline Reserved Matters	The Site is said to be deliverable from 2024 and 2031. Outline permission was obtained in 2019 for the development of between 653 and 753 units. A reserved matters application then approved in 2022 for the construction of 743 dwellings Development has commenced on Site. Conclusion: Retain
07/2018/1674/REM 07/2023/00493/REM / 07/2023/00718/REM 07/2021/01247/REM	Land between Altcar Lane and Show Brook Road		234		07/2018/1674/REM 07/2023/00493/REM / 07/2023/00718/REM 07/2021/01247/REM		Conditions are being discharged in relation to Lidl element of the permission, though no start has been made on site. There Council state 144 units will be delivered by 2029 with 157 thereafter. No evidence that residential element is set to come forward. Conclusions: Retain
07/2015/0315/REM	Lostock Hall Gas Works, Leyland Road		76		07/2015/0315/REM		Adopted allocation 'K'. Construction underway. Outcome: Retain