

Local plans: five year housing land supply

The following information should be provided for every site that the Council assumes is available now, in a suitable location for development now, and is achievable with a reasonable prospect that housing will be delivered within five years (from 1 April 2025).

Council Notes:

The Council's [Housing Land Position Statement \(2025\)](#) (Section 7.3) explains how the Council has collected information on, and determined deliverability for all the sites within the 5Y HLS. This has included contacting landowners / developers of major development sites and all 'Category B' sites with a request to complete a delivery survey (spring 2025). In addition, the Council have also used historic housing delivery evidence to analyse lead-in times and delivery rates for major and minor sites; this data has been compared to Lichfields 'Start to Finish' analysis and shows similar trends.

Where programming refers to 'Council forecasts', this has been informed by available site information and analysis of lead-in times and delivery rates. The Housing Land Position Statement 2025 contains further details in respect of those assumptions. In some cases, the Council will revise the forecasts provided by developers to take a more cautious approach and align forecasts more closely with these expected lead-in times and delivery rates.

For the larger sites listed, 'END' signifies the end of the site's build-out. Otherwise, they are forecast to continue into the 6Y+ as shown in the accompanying Housing Trajectory table.

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Major sites (10+ units) with detailed (full / reserved matters) planning permission

Site name:	Brindle Road, Bamber Bridge (Phase 1) Persimmon – Brindle Park				
Local plan ref:	S (part) (Local Plan (2015))				
Total capacity:	261				
Plan period completions:	214 (Including 106 Completions 2023-25. 47 units have also been completed in the pre-plan period)				
Five year completions:	108				
	2025/26	2026/27	2027/28	28/29	29/30
Annual completions:	45	45	18	END	-
Planning approvals:	2017/2325/FUL granted 16/11/2017				
Comments:	Full permission. Under construction.				

Programming:	Programming based on previous delivery on the site.
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Site name:	59 Stanifield Lane, Farington (The Rose of Farington)				
Local plan ref:	Windfall				
Total capacity:	10				
Plan period completions:	10				
Five year completions:	10				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	10	END	-	-
Planning approvals:	07/2021/01122/FUL granted 14/1/2022				
Comments:	Full permission. Under construction but work has been delayed as development has been subject to enforcement action. Now, there is a new developer and work is due to recommence subject to new approval. 07/2025/00159/FUL (retrospective for 10 units) pending decision August 2025.				
Programming:	Programming based on Council forecasts using site-based intelligence.				

Site name:	Land between Heatherleigh & Moss Lane (Phase 1) Keepmoat				
Local plan ref:	W (part) (Local Plan (2015))				
Total capacity:	520				
Plan period completions:	428 (Including 151 Completions 2023-25. 92 units have also been completed in the pre-plan period.)				
Five year completions:	277				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	70	70	70	67	END
Planning approvals	07/2014/0184/ORM granted 11/03/2016 & 07/2020/00544/REM granted 18/12/2020 for 399 dwellings 07/2020/00552/FUL granted 18/12/2020 for 121 dwellings (Collectively total 520 dwellings)				
Comments	Full permission. Under construction.				
Programming:	Programming based on previous delivery on site.				

Site name:	Land between Heatherleigh & Moss Lane (The Pastures) Tilia Homes				
Local plan ref:	W (part) (Local Plan (2015))				
Total capacity:	174				
Plan period completions:	80 (Including 35 Completions 2023-25. 94 units have also been completed in the pre-plan period.)				
Five year completions:	45				

	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	28	17	END	-	-
Planning approvals:	07/2013/0627/ORM granted 30/08/2013 & 07/2019/2313/REM granted 27/6/2019				
Comments:	Reserved Matters approval. Under construction.				
Programming:	Programming based on previous delivery on site.				

Site name:	Leyland Town Deal (Land off Ecroyd St)				
Local plan ref:	Windfall				
Total capacity:	13				
Plan period completions:	13				
Five year completions:	13				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	13	END	-	-
Planning approvals:	07/2022/00745/FUL granted 4/6/2023				
Comments:	Full permission. Council owned site. Expected to commence 2025; conditions being discharged.				
Programming:	Programming based on developer information. The Council have then pushed back the developer forecasts by 1 year to take a more cautious approach.				

Site name:	Leyland Town Deal (Quin St)				
Local plan ref:	Windfall				
Total capacity:	22				
Plan period completions:	22				
Five year completions:	22				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	22	END	-	-	-
Planning approvals:	07/2022/00748/FUL granted 20/09/2023				
Comments:	Full permission. Under construction. Expected to be complete in 2025				
Programming:	Programming based on developer information. The Council have then pushed back the developer forecasts by 1 year to take a more cautious approach.				

Site name:	Leyland Town Deal (Balfour Court)				
Local plan ref:	Windfall				
Total capacity:	14				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2022/00857/FUL granted 29/03/2023				

Comments	Full permission.
Programming:	Extant permission but developer has confirmed it is not expected to progress.

Site name:	Vernon Carus Site / Penwortham Mills (Phase 1b) Persimmon				
Local plan ref:	H (Local Plan (2015))				
Total capacity:	120				
Plan period completions:	120				
Five year completions:	120				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	35	35	35	15
Planning approvals:	07/2020/1034/ORM granted 15/11/2023 (this is a hybrid planning permission, which granted full permission to Phase 1b)				
Comments	Full permission. Site sold to Persimmon in spring 2025 and (Phase 1b) expected to commence in 2025/26.				
Programming:	Council forecasts based on known site information, and analysis of delivery rates / lead in times.				

Site name:	Sumpter Horse (linked to Vernon Carus Site) Trafford Housing Trust				
Local plan ref:	S1 (part) & B1 (Local Plan (2015))				
Total capacity:	25				
Plan period completions:	25				
Five year completions:	25				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	5	15	5
Planning approvals:	07/2020/01035/FUL granted 15/11/2023				
Comments	Full permission. Not commenced. Sumpter Horse public house has been demolished. Delivery is linked to the Vernon Carus development and the HS3.4 allocation.				
Programming:	Council forecasts based on known site information, and analysis of delivery rates / lead in times.				

Site name:	Moss Side Test Tack, Aston Way (Phase 3) Barratt				
Local plan ref:	FF (Local Plan (2015))				
Total capacity:	333				

Plan period completions:	333 (Including 93 Completions 2023-25)				
Five year completions:	240				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	60	60	60	60	END
Planning approvals:	07/2017/3361/ORM granted 7/11/2019 & 07/2022/00106/REM granted 8/7/2022				
Comments	Reserved Matters approval. Under construction.				
Programming:	Programming based on previous delivery on site.				

Site name:	Moss Side Test Tack, Aston Way (Phase 4) Barratt				
Local plan ref:	FF (Local Plan (2015))				
Total capacity:	123				
Plan period completions:	123 (Including 38 Completions 2023-25)				
Five year completions:	85				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	30	30	25	END	-
Planning approvals:	07/2017/3361/ORM granted 7/11/2019 & 07/2022/00106/REM granted 8/7/2022				
Comments	Reserved Matters approval. Under construction.				
Programming:	Programming based on previous delivery on site.				

Site name:	Moss Side Test Tack, Aston Way (Phase 5) Barratt				
Local plan ref:	FF (Local Plan (2015))				
Total capacity:	113				
Plan period completions:	113				
Five year completions:	113				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	36	36	36	5	END
Planning approvals:	07/2017/3361/ORM granted 7/11/2019 & 07/2022/00106/REM granted 8/7/2022				
Comments	Reserved Matters approval.				
Programming:	This phase has not yet commenced but is expected to follow the build out of prior phases (3 & 4, which are both underway). Programming based on previous delivery on wider site.				

Site name:	Land between Altcar Lane and Shaw Brook Road				
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	Phase 1-3, Worden Garden Redrow				
Local plan ref:	P (Local Plan (2015))				
Total capacity:	236				
Plan period completions:	97 (Including 59 Completions 2023-25. 139 units have also been completed in the pre-plan period.)				
Five year completions:	38				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	19	19	END	-	-
Planning approvals:	07/2016/0591/OUT granted 21/9/2017 & 07/2018/1674/REM granted 20/07/2018 (232 dwellings) & 07/2023/00493/REM granted 4/01/2024 (4 dwellings).				
Comments	Reserved Matters approval. Under construction.				
Programming:	Programming based on previous delivery on site and information provided by developer through developer surveys (spring 2025).				

Site name:	Land between Altcar Lane and Shaw Brook Road Phase 4-5, Worden Garden Redrow				
Local plan ref:	P (Local Plan (2015))				
Total capacity:	164				
Plan period completions:	164 (Forecasts extend 6Y+ plan period)				
Five year completions:	102				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	30	36	36
Planning approvals:	07/2016/0591/OUT granted 21/9/2017 & 07/2023/00718/REM granted 14/11/2023 & 07/2021/01247/REM granted 4/3/2022				
Comments	Reserved Matters approval. Not commenced				
Programming:	Programming based on developer forecasts and information provided by developer. Figures consistent with prior delivery on wider site.				

Site name:	Lostock Hall Gas Works Morris Homes				
Local plan ref:	K (Local Plan (2015))				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	12				

	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	12	END	-	-	-
Planning approvals:	07/2020/00365/FUL granted 31/3/2021				
Comments	Full permission. Under construction.				
Programming:	Programming based on previous delivery on wider site.				

Site name:	Land off Carrwood Road, Lostock Hall Lancet Homes (The Copse)				
Local plan ref:	Windfall				
Total capacity:	61				
Plan period completions:	51 (Includes 48 Completions 2023-25. 10 units have also been completed in the pre-plan period.)				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	3	END	-	-	-
Planning approvals:	07/2020/0440/FUL granted 12/02/2021				
Comments	Full permission. Under construction.				
Programming:	Programming based on previous delivery on site.				

Site name:	Lostock Hall Gas Works Morris Homes				
Local plan ref:	K (Local Plan (2015))				
Total capacity:	280				
Plan period completions:	127 (Includes 77 Completions 2023-25. 153 units have also been completed in the pre-plan period.)				
Five year completions:	50				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	38	12	END	-	-
Planning approvals:	07/2013/0008/ORM granted 1/4/2014 & 07/2015/0315/REM granted 13/8/2015				
Comments	Reserved Matters permission. Under construction.				
Programming:	Programming based on previous delivery on site.				

Non-major sites (<10 units) with detailed planning permission (Full / Reserved Matters, Technical Detail Consent)

Medium sites (5-9 dwellings)

Site name:	Occleshaw House, 2 Worden Lane				
Local plan ref:	Windfall				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	8				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	8	END	0	0
Planning approvals:	07/2022/00932/FUL granted 27/1/2023				
Comments:	Full permission; not yet commenced.				
Programming:	Programming based on Council site knowledge.				

Site name:	4-6 Slater Lane, Leyland				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	5	END	-	-	-
Planning approvals:	07/2019/3693/FUL granted 5/7/2019				
Comments:	Full permission; under construction				
Programming:	Based on Council forecasts.				

Site name:	Yew Tree Farm, Fowler Lane				
Local plan ref:	Windfall				
Total capacity:	9				
Plan period completions:	9				
Five year completions:	9				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	3	3	3	END	-
Planning approvals:	07/2022/01013/FUL granted 9/3/2023				
Comments:	Full permission: site was for sale in 2024/25				
Programming:	Based on Council forecasts.				

Site name:	338 Croston Road, Farington Moss				
Local plan ref:	W (part) (Local Plan (2015))				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	2	3	END	-	-

Planning approvals:	07/2021/01023/OUT granted 19/1/2022 & 07/2023/00370/REM granted 7/9/2023
Comments:	Full permission
Programming:	Based on Council forecasts.

Site name:	149 Liverpool Road				
Local plan ref:	Windfall				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	8				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	3	3	2	END	-
Planning approvals:	07/2023/00549/FUL granted 15/8/2023 (8 apartments)				
Comments:	Full permission; under construction				
Programming:	Based on Council forecasts.				

Site name:	Moorthorpe, Drumacre Lane East, Longton				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	2	3	END	-	-
Planning approvals:	07/2022/00059/OUT granted 22/3/2022 & 07/2023/00408/REM granted 11/7/2023				
Comments:	Reserved Matters permission; under construction				
Programming:	Based on Council forecasts.				

Site name:	Winston, Drumacre Lane East, Longton				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	4 (Includes 3 completions 2023-25)				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	1	END	-	-	-
Planning approvals:	07/2022/00795/FUL granted 2/11/2022				
Comments:	Full permission; under construction – remaining unit				

Programming:	Based on Council forecasts.
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Site name:	56A Marsh Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	5 (Includes 2 Completions 2023-25)				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	2	1	END	-	-
Planning approvals:	07/2021/01156/APD granted 12/12/2021				
Comments:	Prior approval (Class Q); under construction				
Programming:	Based on Council forecasts.				

Site name:	Bartle Hall Nurseries, Liverpool Road				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	3	2	END	-
Planning approvals:	07/2022/00710/FUL granted 11/11/2022				
Comments:	Full permission				
Programming:	Based on Council forecasts.				

Site name:	Lindle Business Park				
Local plan ref:	Windfall				
Total capacity:	9				
Plan period completions:	9				
Five year completions:	9				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	9	END	-	-
Planning approvals:	07/2023/00855/FUL granted 29/1/2024 (07/2024/00837/OUT granted 11/6/2025)				
Comments:	<p>Full permission granted for 9 residential buildings in January 2024 and expires January 2027. Forecasts based on full approval extant at 1/4/2025.</p> <p>Since 1/4/25, a new outline permission granted in June 2025 for 9 <u>self-build</u> dwellings and expires June 2028. Whilst latest approval is an outline, infers there is still an</p>				

	<i>intent to deliver site. Number of units on site unchanged. Expected to start in 2025/26.</i>
Programming:	Based on Council forecasts.

Small sites (1-4 dwellings)

The Inspectors have agreed that individual non-major / small sites with detailed planning permission do not need to be detailed through these proformas and instead can be listed through the overall supply.

Small sites with outline permission are detailed below.

Small sites with permission in principle (PIP) are detailed under Part B) of this return.

Non-major sites (<10 dwellings) with outline planning permission

Medium sites (5-9 dwellings)

Site name:	Stoney Lane House, Stoney Lane, Lostock Hall				
Local plan ref:	Windfall				
Total capacity:	9				
Plan period completions:	9				
Five year completions:	9				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	3	3	3	END
Planning approvals:	07/2022/00886/OUT granted 8/2/2023				
Programming:	Based on Council forecasts				

Site name:	Edges Farm Stables, 119 Chapel Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	5				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	2	3	END	-
Planning approvals:	07/2022/00624/OUT granted 21/10/2022				
Programming:	Based on Council forecasts				

Small sites (1-4 dwellings) with outline permission

On review, the Council acknowledge that some of the outline forecasts below may not wholly align with the analysis of delivery lead-in times. However, they have not been amended here on the basis that the Council still expect the units to be delivered within the 5Y period and so they should not affect 5Y HLS.

Site name:	Land adjacent Langdale, Flag Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	1	-	-	-	-
Planning approvals:	07/2022/00870/OUT granted 7/2/2023				

Site name:	Land south of 16 Kingshaven Drive				
Local plan ref:	Windfall				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	1	3	-	-	-
Planning approvals:	07/2021/00882/OUT granted 17/11/2022				
Comments	Land for sale with outline permission				

Site name:	Pickering Cottage, Old School Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	1	-	-		
Planning approvals:	07/2023/00636/OUT granted 12/9/2023				

Site name:	Land at Lodge Lane				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	2	-	-	-
Planning approvals:	07/2024/00053/OUT granted 6/3/2024				

Site name:	Old School House, Old School Lane				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	3	-	-	-	-
Planning approvals:	07/2023/00640/OUT granted 26/10/2023 (07/2025/00055/FUL granted 23/5/2025)				
Comments	Full approval 07/2025/00055/FUL for 1 Self-build unit approved May 2025 - post finalisation of 1 April 5YHL position. Relates to plot 3 of 07/2023/00640/OUT and so no change to overall number on the site.				

Site name:	Land to the rear of Chez Soi, Smithy Lane				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	3	-	-	-
Planning approvals:	07/2023/00383/OUT granted 27/7/2023				

Site name:	Land fronting Stanley Grove (adj 96)				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	3	-	-	-
Planning approvals:	07/2022/00544/OUT granted 3/8/2022				
Comments	Resubmission of scheme submitted under 07/2025/00536/OUT (pending determination August 2025). Implies intent to deliver.				

Site name:	Morningside Cottage, Drumacre Lane East				
Local plan ref:	Windfall				
Total capacity:	4				
Plan period completions:	4				
Five year completions:	4				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	3	1	-	-
Planning approvals:	07/2023/00807/OUT granted 12/12/2023				

Site name:	Chapel House Farm, Gill Lane				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	3	-	-	-
Planning approvals:	07/2023/00392/OUT granted 4/8/2023 (07/2025/00096/REM granted 2/4/2025)				
Comments	Reserved Matters for Plot 1 granted under 07/2025/00096/REM & conditions being discharged.				

Site name:	Whitegate Farm Nurseries Car Park, Gill Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	1	-	-	-
Planning approvals:	07/2021/00949/OUT granted 12/8/2022				
Comments	Reserved Matters application 07/2025/00077/REM pending consideration at August 2025.				

Site name:	Oakdene, Hugh Lane, Leyland				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	1	-	-	-
Planning approvals:	07/2022/00476/OUT granted 8/11/2022				
Comments	Reserved Matters under 07/2023/01028/REM refused. Alternative scheme under 07/2025/00059/PIP refused. Remains clear intention to develop site.				

Site name:	172A Longmeanygate, Midge Hall				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	2	-	-	-
Planning approvals:	07/2022/00443/OUT granted 30/09/2022				

Site name:	148 Higher Walton Road				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	3	-	-	-	-
Planning approvals:	07/2023/00634/OUT granted 27/09/2023				

Site name:	Charlton Beeches, 210A Higher Walton Road				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	2	-	-	-	-
Planning approvals:	07/2022/00353/OUT granted 8/6/2023				
Comments	In 2025, there have been further discussions with LPA for residential use of site.				

Site name:	13 Long Meadow, Mellor Brook				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	1	-	-	-	-
Planning approvals:	07/2023/00823/OUT granted 5/12/2023				

Site name:	Church House Farm, Potters Lane, Samlesbury				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	1	-	-	-
Planning approvals:	07/2022/00947/OUT granted 27/03/2023				

Site name:	Land between 18-20 Claytongate Drive				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				

	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	1	-	-	-
Planning approvals:	07/2023/00506/OUT granted 11/08/2023				
Comments	<i>Reserved Matters under 07/2025/00336/REM approved July 2025 and conditions being discharged.</i>				

Site name:	Taylor House, Carr Lane, Much Hoole				
Local plan ref:	Windfall				
Total capacity:	4				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	-	-	-	-
Planning approvals:	07/2023/00709/OUT granted 10/4/2024				

Site name:	359 Brindle Road, Bamber Bridge				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	-	2	-	-
Planning approvals:	07/2023/00098/OUT granted 8/4/2023 (07/2025/00104/REM granted 8/5/2025)				
Comments	<i>Forecasts based on 07/2024/00098/OUT. Since 1 April 2025, reserved matters 07/2025/00104/REM approved May 2025.</i>				

These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within five years¹.

¹ NPPF Annex 2 Glossary

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Major sites (>10 dwellings) with Outline planning permission

Site name:	Cuerden (with planning permission)				
Local plan ref:	Site J (Local Plan (2015)); EC6.1 (Emerging CLLP)				
Total capacity:	116				
Plan period completions:	74				
Five year completions:	74				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	16	29	29

Current planning status, including progress towards approval of reserved matters.

Strategic employment site under current Local Plan (2015) (Site J); proposed strategic mixed-use allocation (EC6.1) under CLLP.

The site is on land which Lancashire County Council (LCC) predominantly owns, and LCC act as the planning authority under Regulation 3 and 4 of the TCP General Regulations 1992.

In December 2023, LCC granted outline consent under LCC/2022/0044 for a mixed-use development, including residential use (C3) (with all matters reserved, save for access and strategic infrastructure and landscaping). LCC have partnered with Maple Grove to deliver the non-residential elements.

The outline granted consent for 'up to 116 homes'.

In February 2025, Rowland Homes submitted reserved matters to LCC for 74 dwellings (under LCC/2025/0007). This remains pending determination at August 2025. Subject to an approval by LCC, it is expected the units will then come forward.

Progress towards the submission of an application.

EC6.1 proposes the allocation of c.220 dwellings.
LCC/07/2022/0044 consents up to 116 dwellings under outline.
LCC/2025/00007 seeks permission for 74 dwellings under reserved matters (currently pending decision at August 2025).

Remainder of the allocation is non-permissioned and is provided later through Part B)

Progress with site assessment work.

Submitted / to be submitted as part of planning applications.

Reserved Matters application LCC/2025/0007 provides details of BNG and ecology studies and preliminary drainage studies. The application is being assessed by LCC.

Site viability.

Reserved Matters application LCC/2025/0007 contains a Viability Study (pursuant to Condition 7 of the Outline permission), concluding that the scheme is viable without affordable housing. This is consequently proposed by the applicant.

Development of the site for mixed-uses, including housing, is intended to support the viability and deliverability of the wider site.

Availability, including ownership.

The site is available. Lancashire County Council & Rowland Homes collectively own most of the site.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

Adopted Local Plan Policy C4 – Cuerden Strategic Site sets that planning permission for the site is subject to an agreed masterplan, and phasing and infrastructure delivery strategy. The Masterplan was adopted 2015 and sets out this provision includes strategic access infrastructure (roads and services) to unlock parcel development. Policy C4 confirms alternative uses (including residential) may be appropriate to fund essential infrastructure.

This residential parcel is brought forward to support development of the wider site, however, there are no known infrastructure requirements specific to this development.

Programming is based on i) information obtained from landowners through delivery surveys (Spring 2025) and ii) Council forecasts. The Council have made minor adjustments to some of the developer forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	Pickerings Farm				
Local plan ref:	EE (Local Plan (2015)); SS6A (Emerging CLLP)				
Total capacity:	1100				
Plan period completions:	1100				
Five year completions:	144				
Annual completions:	2025/26	2026/27	2027/28	2028/29	2029/30
07/2021/00886/ORM		-	-	40	80
07/2021/00887/ORM	-	-	-	8	16
Current planning status, including progress towards approval of reserved matters.					

Allocated in current plan; proposed allocation in CLLP

Outline planning permissions were granted by the Secretary of State:

- 07/2021/00886/ORM - Outline permission for 920 units
- 07/2021/00887/ORM - Outline permission for 180 units
- Combined Total 1100 units

Remainder of the allocation is non-permissioned (c.250 units) and is provided later through Part B)

Progress towards the submission of an application.

Outline planning permission was granted for 1,100 homes on 2 January 2024.

The site is owned by Homes England (HE) with Taylor Wimpey (TW).

HE confirms that preparation is ongoing for discharge of condition applications and first phase reserved matters application submissions. Detailed housing layouts are being prepared by TW for review in preparation of an RM application and further associated design work is expected.

It is expected that an RM application will be submitted early 2026, with construction to commence in late 2027. This factors in around 1x year of infrastructure delivery.

Completion rates are based on similar HE/TW sites.

Progress with site assessment work.

Significant site assessment work was completed as part of the outline planning permission.

Site viability.

The site was assessed within the CLLP Viability Report (IT05 – see para 7.34), which concluded that based on the evidence the consultants had access to, the site was unviable. Both HE and TW however explain within their joint Reg 19 representation (B50) that they were unable to fully engage with the council's consultants due to contractual requirements and commercial sensitivity. Their representation confirms that they do not expect any viability issues.

HE/TW confirm that they expect that any viability issues arising could be addressed.

Availability, including ownership.

Site is available. Homes England has a freehold ownership of 17.04 ha of land and Taylor Wimpey control a further 35.19ha of land under two option agreements.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

Key infrastructure has been secured through the completed S106 Agreement and Unilateral Undertaking for the current permissions, including the safeguarding of land for a Primary School, the delivery of a spine road and an interim and permanent Village Centre.

The S106 Agreement includes indicative infrastructure phasing plans which can be provided to the Inspectors upon request.

The submission of a detailed Phasing Plan is a pre-reserved matters condition. HE/TW confirm they expect this will be submitted for consideration by the Council in early 2026.

Programming is based on information received from Homes England through delivery surveys (Spring 2025).

Site name:	Vernon Carus site / Penwortham Mills, Factory Lane (Phases 2 & 3) - excluding Sumpter Horse site				
Local plan ref:	H & KK (Local Plan (2015))				
Total capacity:	181				
Plan period completions:	181				
Five year completions:	13				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	-	-	-	13

Current planning status, including progress towards approval of reserved matters.

Allocated within current Local Plan (2015); proposed allocation under CLLP

Hybrid planning permission has been granted for the site under:

- 07/2020/01034/ORM - Full planning permission for a phased development comprising the erection of a retail store...(Phase 1a), the erection of 120 dwellings... (phase 1b) and outline permission for a phased development of up to 181 dwellings (phases 2 & 3).

The developer completed a delivery survey in March 2025, to confirm they expect to submit a Reserved Matters application for phase 2/3 towards the end of 2025.

Progress towards the submission of an application.

The scheme has outline consent for 181 dwellings (phase 2/3) and a reserved matters application for phase 2/3 would be expected to follow as phase 1 build-out progresses (see Part A) response).

The site was originally owned by Trafford Housing Trust (THT) but they have been unable to bring forward phase 1(b) or 2/3 due to viability relating to affordable housing. THT were pursuing the disposal of the site to a housebuilder, who would deliver the site as 30% affordable housing as per the S106.

In May 2025, a [Place NW article](#) confirmed that Persimmon have acquired the site and the scheme, now branded as Mill Green Gardens, is expected to start on site in 2025 (phase 1b). A Reserved Matters application for phase 2/3 is expected towards the end of 2025.

Progress with site assessment work.

As above. Progress to RM application is expected as the earlier phases are built out, and so programming of completions has been placed from Y5 onwards.

Site viability.

No known issues following sale to housebuilder. The S106 agreed as part of permission 07/2020/01034/ORM includes a viability clause regarding affordable housing provision for Phases 2/3.

Availability, including ownership.

Available. Now owned by Persimmon.

There are 3 committed or proposed residential sites located adjacent to each other: Vernon Carus (split into phase 1b (full) and phase 2/3 (outline)), the Sumpter Horse (full) and emerging allocation HS3.4. The Sumpter Horse site provides the affordable housing requirement for the Vernon Carus site. Persimmon own the Vernon Carus site.

As of August 2025, there are current negotiations over the landownership for the Sumpter Horse site because this land provides the access route to allocation HS3.4.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No known issues regarding Infrastructure provision.

Programming is based on Council forecasts, using known site information (including response to delivery surveys (Spring 2025)) and local analysis of delivery rates and lead-in times.

CLLP Allocations

Site name:	Cuerden (without planning permission)				
Local plan ref:	EC6.1				
Total capacity:	104				
Plan period completions:	75				
Five year completions:	75				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	-	-	22	53	-
<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Strategic employment site under Local Plan (2015); strategic mixed-use allocation under CLLP. LCC have partnered with Maple Grove to deliver the non-residential elements.</p> <p>EC6.1 proposes the allocation of c.220 dwellings. Outline planning permission LCC/07/2022/0044 has been granted for up to 116 dwellings, and the part of the site benefitting from the outline permission is detailed above under Part B) of this response (major sites with outline permission).</p> <p>The remaining 'allowance' of the allocation is 104 units (220 units -116 with outline = 104). This may be delivered on any part of the allocation during the plan period, subject to the necessary planning approvals.</p>					
<p>Progress towards the submission of an application.</p> <p>The council and LCC Highways have engaged in initial discussions with a housebuilder relating to land in the north of the Cuerden allocation (in the area not contained by the LCC outline permission) for c.75 affordable homes. A planning application (07/2025/00654/FUL) for 76 dwellings has been received in September 2025. This land is not contained within the LCC outline red-boundary line and therefore is not being double counted.</p>					
<p>Progress with site assessment work.</p> <p>The housebuilder has advised that an initial suite of surveys was completed. Some are being updated before their application is submitted.</p>					
<p>Site viability.</p> <p>No known issues.</p> <p>We understand the housebuilder has confirmed receipt of Homes England Grant funding.</p> <p>Development of the site for mixed-uses, including housing, is intended to support the viability and deliverability of the site.</p>					
<p>Availability, including ownership.</p>					

A purchase agreement has been agreed with the landowner (LCC).

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No known issues.

Programming based on site intelligence (including responses to delivery surveys (Spring 2025)) and Council forecasts (based on data of lead-in times and delivery rates). Note that 70 dwellings have been added to the 'Developable' period of this forecast, representing the capacity of the residual area of land covered by the outline planning permission, without reserved matters.

Site name:	Pickerings Farm (without planning permission)				
Local plan ref:	EE (Local Plan (2015)); SS6A (Emerging CLLP)				
Total capacity:	250 (Allocated area without planning permission)				
Plan period completions:	250				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0

Current planning status, including progress towards approval of reserved matters.

Current allocation under Local Plan (2015); allocation under the CLLP.

The whole allocation is for 1350 homes, but 1150 homes have been granted through outline planning permissions (detailed above in Part B)). Therefore, a c.250 unit capacity remains on the allocation without planning permission.

There is no clear evidence that this site is deliverable within the five-year period.

Progress towards the submission of an application.

None.

Progress with site assessment work.

None.

Site viability.

No known issues.

Availability, including ownership.

Homes England / Taylor Wimpey confirm that whilst the Outline permission for the wider site has been designed to connect to this residual area, it currently lies outside their control and is owned by individuals.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

None.

Programming based on information received from Homes England through delivery surveys (Spring 2025).

Site name:	Pickerings Farm				
Local plan ref:	S2 (Local Plan (2015)); SS6B (Emerging CLLP)				
Total capacity:	545				
Plan period completions:	545				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0

Current planning status, including progress towards approval of reserved matters.

Safeguarded under Local Plan (2015); Emerging allocation within CLLP.

Homes England (HE) confirm that an outline application will be submitted by December 2028 for the parcels they control.

Consequently, it is not expected that the delivery will occur within five years. Delivery in the 6-10 year ('Developable') period is however likely.

Progress towards the submission of an application.

High level discussions have taken place between HE, LCC Highways and utility providers. A Development Statement has been prepared which reflects the design principles proposed for the site. See Reg 19 response D4.

Progress with site assessment work.

HE confirms the following assessments have been completed:

- High level Technical Due Diligence covering utilities, access, ground conditions, drainage, ecology, heritage, air quality and noise.
- A preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) baseline assessment.

Site viability.

The Development Statement, which was submitted as part of the representation made by Homes England (D4) to the Regulation 19 consultation confirms there are no significant technical or legal issues affecting the Site's delivery.

HE's leadership provides confidence that any viability issues arising could be addressed. Their promotion and disposal of similar residential sites generally attracted strong market interest and multiple, compliant bids from developers. HE sites are usually sold to developers with a proven track record.

Availability, including ownership.

HE own around half of the site at 10.6ha of the total 21.7ha allocation, as detailed in the representation made by Homes England (D4) to the Regulation 19 consultation.

The residual land is owned by private individuals.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No information available.

Programming based on information received from Homes England through delivery surveys (Spring 2025).

Site name:	Emnie Lane, Leyland				
Local plan ref:	S5 (Local Plan (2015)); HS3.1 (Emerging CLLP)				
Total capacity:	500				
Plan period completions:	500				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0

Current planning status, including progress towards approval of reserved matters.

Safeguarded under Local Plan (2015); Emerging allocation within CLLP.

Development is being led by Homes England (HE). It is not expected that the delivery will occur within five years. The 6-10 year ('Developable') period is likely, however.

Progress towards the submission of an application.

HE confirm they are in the process of procuring a multi-disciplinary consultant team to prepare an outline planning application for the site.

As detailed in the representation made by HE (D4) to the Regulation 19 consultation; HE expect that an outline planning application will be submitted by December 2026, with work to commence on site in May 2030 and first completions from November 2031.

HE confirm they continue to have ongoing meaningful engagement with United Utilities, which began in 2018, relating to the design approach, offsets and access to the adjacent Wastewater Treatment Works (WWTW) alongside agreeing a

common data set to allow them to undertake further Odour Assessment (as noted in UU's representation (D15) to the Regulation 19 consultation).

Progress with site assessment work.

HE confirm the following work has been completed to date:

- High Level Technical Due Diligence covering utilities, access, ground conditions, drainage, ecology, heritage, air quality and noise.
- A preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) baseline assessment.
- Extensive engagement with United Utilities on access arrangements and odour / noise assumptions.
- High level odour work, which resulted in an agreed stand-off distance with United Utilities, which was then reflected in the Development Statement and capacity.

HE confirm they intend to progress transport scoping discussions with Lancashire County Council (LCC) later in 2025 to allow the Transport Assessment to be progressed.

The Wintering Bird Surveys have been procured to start in Autumn 2025, whilst all other survey requirements will be delivered by the multi-disciplinary consultancy once they are procured.

Site viability.

The Development Statement, which was submitted as part of the representation made by Homes England to the Regulation 18 consultation shows no significant technical or legal issues affecting the site's delivery.

Homes England's leadership provides confidence that any viability issues arising could be addressed. Their promotion and disposal of similar residential sites generally attracted strong market interest and multiple, compliant bids from developers. HE sites are usually sold to developers with a proven track record.

Availability, including ownership.

Site is available and owned exclusively by Homes England.

Note that Homes England's land ownership extends beyond the proposed allocation boundary to the north and northwest, with defensible boundaries on all sides.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No information available.

Programming based on information received from Homes England through delivery surveys (Spring 2025).

Site name:	Apsley House, Farington				
Local plan ref:	S3 (Local Plan (2015)); HS3.2 (Emerging CLLP)				
Total capacity:	435				
Plan period completions:	435				
Five year completions:	72				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	8	32	32
Current planning status, including progress towards approval of reserved matters.					
Safeguarded under (Local Plan (2015)); Emerging allocation within CLLP.					
The allocation is comprised of three ownerships: Homes England (HE), G & W Love and Northern Trust Group (NT). A plan of the ownerships is included in the joint representation made by the owners (A28). All landowners are working collaboratively to achieve holistic deliverability, with each landowner able to bring their site's forward independently to accelerate housing delivery.					
Progress towards the submission of an application.					
High level discussions with highways authority and utility companies have been undertaken to identify key constraints to delivery and have raised no objections.					
As detailed in the representation made by Homes England (D4) to the Regulation 19 consultation; they confirm an outline planning application will be submitted by December 2026 for Homes England's land ownership. HE are also in the process of procuring a multi-disciplinary consultant team to prepare the outline planning application for their ownership.					
NT and G & W Love are expecting to deliver at their sites earlier (likely G & W Love first), with completions forecast within the first five years. Continued delivery in the 6-10-year ('Developable') period is expected.					
A Development Statement has been prepared and was submitted to the Regulation 19 consultation (D4), demonstrating how the site would be delivered comprehensively.					
A previous outline planning application (07/2020/00505/OUT), for land in Graham Loves' ownership, for up to 100 dwellings was refused on the grounds it was contrary to existing Local Plan (2015) policy (safeguarded land). Studies were provided through the planning application.					
Progress with site assessment work.					
Homes England, G & W Love and NT have commissioned initial technical work to understand constraints and opportunities. This has been set out in a joint letter that was submitted to the Regulation 19 consultation (A28).					
All three landowners are working closely to consider the cumulative impact of the development parcels. This has included working with United Utilities on a drainage					

strategy and exploring options to improve the accessibility of the allocation by sustainable transport modes.

HE confirm the following work has taken place for their parcel:

- High Level Technical Due Diligence covering utilities, access, ground conditions, drainage, ecology, heritage, air quality and noise.
- A preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) baseline assessment.
- A drainage assessment to understand approach to surface water across the site.

HE will progress transport scoping discussions with Lancashire County Council (LCC) on this site later in 2025 to allow the Transport Assessment to be progressed.

HE confirm that Wintering Bird Surveys have also been procured to start in Autumn 2025 on their land, whilst all other survey requirements will be delivered by the multi-disciplinary consultancy once they are procured.

G&W Love and NT are also progressing site assessment work for each of their sites.

Site viability.

The Development Statement, which was submitted as part of the representation made by Homes England (D4) to the Regulation 19 consultation shows no significant technical or legal issues affecting the Site's delivery.

Homes England's leadership provides confidence that any viability issues arising on their land could be addressed. Their promotion and disposal of similar residential sites generally attracted strong market interest and multiple, compliant bids from developers. HE sites are usually sold to developers with a proven track record.

G&W Love and NT do not advise of any viability issues.

Availability, including ownership.

Site in multiple ownerships: HE, GL and Northern Trust Group (NT). A Plan of ownerships is provided through R19 representation 'A28'.

The Representation includes a Letter of Understanding and Concept Framework showing the landowners are working together. GL has confirmed there is considerable market interest from housebuilders with view to submit applications in the short-term.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No known issues.

Programming based on information received from Homes England, Graham Love and Northern Trust Group through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the developer forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

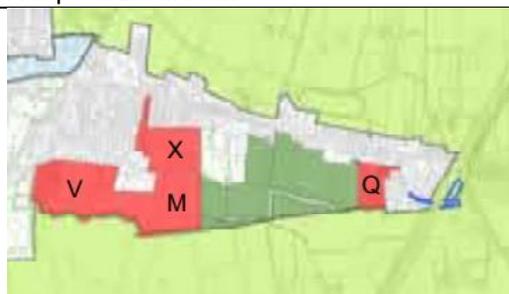
Site name:	Chapel Lane, Longton				
Local plan ref:	V, M, X Local Plan (2015); HS3.3 (Emerging CLLP)				
Total capacity:	270				
Plan period completions:	285				
Five year completions:	143				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	22	40	81
Comprised of:					
Land off School Lane (AKA Kitty's Farm) (V) (east)	0	0	0	0	15
Land south /rear of Longton Hall (M)	0	0	0	0	10
Land adjoining Longton Hall Farm (X)	0	0	0	0	16
Eastern parcel of Chapel Lane (HS3.3)	0	0	22	40	40

Current planning status, including progress towards approval of reserved matters.

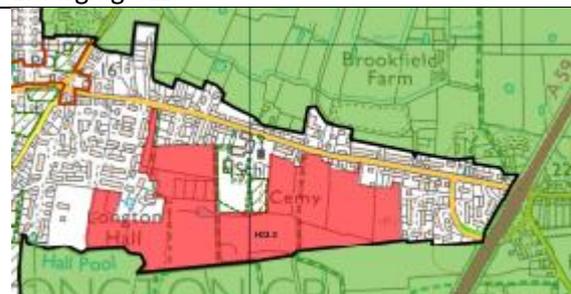
Existing allocation and protected open land under Local Plan (2015); proposed allocation under CLLP.

The site is in multiple ownership, and the current adopted plan allocates a series of parcels which carry forward into the HS3.3 allocation, with the additional inclusion of Protected Open Land (POL) (Local Plan (2015), Policy G4). This area of POL was allocated in a previous Local Plan (2000). Parcel Q allocated in Local Plan (2015) has already been built out.

Adopted Local Plan

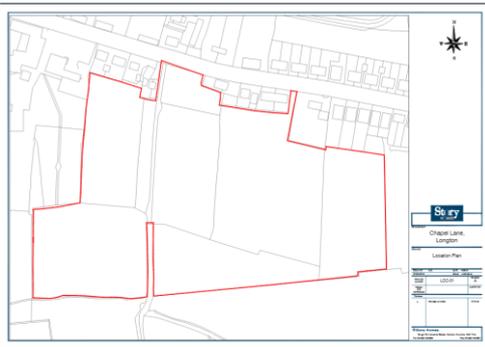


Emerging CLLP



Due to the land ownerships, it is likely that the site will be brought forward through separate planning applications and so forecasts are split by parcels, whilst relating to the overall capacity of the HS3.3. allocation.

A full planning application 07/2025/00498/FUL has been received for 140 dwellings, pending determination at August 2025. This covers the eastern part of the HS3.3 allocation:



Progress towards the submission of an application.

A full planning application 07/2025/00498/FUL has been submitted for the eastern part of the site by Story Homes (pending determination at August 2025).

Owners of the residual western parcels (V, X, + M) have confirmed that they are discussing the sale of their sites with housebuilders.

Progress with site assessment work.

Studies submitted as part of 07/2025/00498/FUL for the eastern parcel. This includes archaeology & heritage assessment, arboricultural impact assessment, flood risk assessment, drainage management strategy, energy report, open space assessment, noise and air quality studies, ecology / BNG reports, site investigations, utilities statement and a transport assessment.

Landowners/agents have confirmed some surveys have taken part on western parcels and no indications of any issues.

Site viability.

No known issues.

Availability, including ownership.

Story Homes have an exclusive option on the land subject application 07/2025/00498/FUL.

At the Western parcels, work is ongoing to resolve legal issues between parties with view to bring sites to market and select developer before end of 2025.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

United Utilities have confirmed they are undertaking a strategic drainage study for Longton & surrounding areas to inform investment requirements.

Programming based on information received from landowners through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	South of Factory Lane, Penwortham				
Local plan ref:	S1 (north) Local Plan (2015); HS3.4 (Emerging CLLP)				
Total capacity:	250				
Plan period completions:	250				
Five year completions:	45				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	15	30

Current planning status, including progress towards approval of reserved matters.

Safeguarded under Local Plan (2015); emerging allocation under CLLP.

Progress towards the submission of an application.

Initial discussions have been undertaken in relation to a proposed development of c.224 residential dwellings. An application is expected in the future.

Access to the site is achievable from the south, via the Sumpter Horse site (currently with planning permission for residential units). As of August 2025, negotiations are ongoing with regard ownership of the Sumpter Horse site and its implications for the HS3.4 site and Vernon Carus site.

Progress with site assessment work.

Some surveys have been undertaken to inform discussions. Pre-application meetings taken place with SRBC and Lancashire County Council Highways. Some additional surveys remain outstanding. Agent expects outline planning application to be submitted in autumn 2025. There are expressions of interest without any formal marketing.

Site viability.

No known issues.

Availability, including ownership.

Site is available. Current owners are developers L&Q. Agent confirms there is interest from housebuilders.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements.

Programming based on information received from the site developer through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the developer forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	Church Lane, Farington				
Local plan ref:	S4 Local Plan (2015); HS3.5 (Emerging CLLP)				
Total capacity:	200				
Plan period completions:	200				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0

Current planning status, including progress towards approval of reserved matters.

Safeguarded under Local Plan (2015); Emerging allocation within CLLP.

Development is being led by Homes England (HE). It is not expected that the delivery will occur within five years. The 6-10 year ('Developable') period is likely, however.

Progress towards the submission of an application.

HE are in the process of procuring a multi-disciplinary consultant team to prepare an outline planning application.

A Development Statement has been prepared and was submitted to the Regulation 19 consultation (D4) illustrating how the site could be brought forward.

High level discussions with the highways authority and utility companies have been undertaken to identify key constraints to delivery. HE anticipate that an outline planning application could be submitted for the site in December 2026, with 1.5 years for application process, and work to commence June 2028.

Progress with site assessment work.

HE confirm the following work has been completed:

- High Level Technical Due Diligence covering utilities, access, ground conditions, drainage, ecology, heritage, air quality and noise.
- A preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) baseline assessment.

- A drainage assessment to understand approach to surface water across the site
- Noise and Air Quality assessments regarding the adjacent Whitfire Timber Yard.

HE is working with the Whitfire Timber Yard (adjacent the site) to understand their operations and how their impacts can be mitigated through design.

HE will also progress transport scoping discussions with Lancashire County Council (LCC) in late 2025 to allow the Transport Assessment to be progressed.

Wintering Bird Surveys which have been procured to start in Autumn 2025, whilst all other survey requirements will be delivered by the multi-disciplinary consultancy once they are procured.

Homes England have commissioned some initial technical work pursuant to preparing a Concept Framework.

Site viability.

The Development Statement, which was submitted as part of the representation made by Homes England (D4) to the Regulation 19 consultation shows no significant technical or legal issues affecting the Site's delivery.

Homes England's leadership provides confidence that any viability issues arising could be addressed. Their promotion and disposal of similar residential sites generally attracted strong market interest and multiple, compliant bids from developers. HE sites are usually sold to developers with a proven track record.

Availability, including ownership.

Available. The site is owned exclusively by HE.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No information available.

Programming based on information received from Homes England through delivery surveys (Spring 2025).

Site name:	Liverpool Road, Hutton				
Local plan ref:	HS3.6 (Emerging CLLP)				
Total capacity:	120				
Plan period completions:	120				
Five year completions:	50				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	20	30

Current planning status, including progress towards approval of reserved matters.

Protected Open Land (POL) (Local Plan (2015), Policy G4; Emerging allocation under CLLP

Progress towards the submission of an application.

At the time of preparing the forecasts from 1 April 2025, the land was due to be put up for sale / tender. Site has since been purchased by McDermott Homes. Initial enquiries with the LPA have taken place and McDermott Homes intend to submit a planning application for 152 dwellings. This is higher than the allocation figure that capped the original forecast.

Progress with site assessment work.

McDermott Homes advise that a Habitat survey and preliminary ecological appraisal have been undertaken, along with topographical surveys. They expect community consultation to commence in August 2025. Multi-utility assessment applied for, and liaison with United Utilities regards drainage strategy has commenced. Outstanding work includes Transport Assessment and tree survey, Flood Risk Assessment and intrusive site investigations. Intend to submit planning application from Autumn 2025 with work to commence from July 2026.

Site viability.

No known issues.

Availability, including ownership.

Available. Site sold exclusively to McDermott Homes in 2025 who are pursuing a planning application.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements.

Programming based on Council forecasts which were informed by information received from the existing landowner through delivery surveys (Spring 2025). This took a cautious approach on the basis that the land was still to be sold and relevant permissions secured. Since then McDermott Homes have indicated that they expect completions from 26/27 – which is sooner than originally forecast – but forecasts have not been revised in light of the updated information (received July 2025).

Site name:	Branch Road, Mellor Brook
Local plan ref:	B2 Village Development (Local Plan (2015)); HS3.7 (Emerging CLLP)
Total capacity:	120
Plan period completions:	120

Five year completions:	100				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	10	30	30	30
Current planning status, including progress towards approval of reserved matters. B2 Village Development site under Local Plan (2015); Emerging allocation under CLLP					
Progress towards the submission of an application. Full planning application has been submitted under 07/2025/00406/FUL for 121 dwellings, pending determination at August 2025. If approved, the Council expect conditions to be discharged from Spring 2026.					
Progress with site assessment work. Full planning application submitted. Numerous studies are contained within application including BNG & ecology assessment, transport assessment and travel plan.					
Site viability. No known issues.					
Availability, including ownership. Available. Site owned exclusively by Blackburn with Darwen Borough Council and to be developed by Prospect Homes, subject to planning consent.					
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects. No significant requirements. Expected to be addressed through planning application process.					
Programming based on information received from the landowner (BwD) through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.					

Site name:	Daub Hall Lane, Coupe Green				
Local plan ref:	HS3.8 (Emerging CLLP)				
Total capacity:	80				
Plan period completions:	80				
Five year completions:	70				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	10	30	30
Current planning status, including progress towards approval of reserved matters.					

Protected Open Land (POL) (Local Plan (2015)); Emerging allocation under CLLP

Progress towards the submission of an application.

An application submitted previously (07/2018/6745/FUL) was refused as contrary to Local Plan (2015) policy (i.e. G4: Protected Open Land). Agent has confirmed a new scheme will be discussed with the council shortly, anticipating a planning application submission in 2025/2026 with work commencing in 2027 or later.

Progress with site assessment work.

Information collected during previous planning application including ground conditions and constraints etc to be updated as part of new planning application.

Site viability.

No known issues

Availability, including ownership.

Available. Single ownership. Agent confirms housebuilders are interested.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	South of Liverpool Old Road, Much Hoole				
Local plan ref:	HS3.9 (Emerging CLLP)				
Total capacity:	60				
Plan period completions:	60				
Five year completions:	20				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	20
Current planning status, including progress towards approval of reserved matters.					
B2 Village Development (Local Plan (2015)); Emerging allocation under CLLP					
Progress towards the submission of an application.					

The owner of the eastern parcel hopes to complete sale of land to developer within 6 months of site allocation being formalised; and then 12 months for application to be submitted with commencement shortly after any approval.

Progress with site assessment work.

Confirmed no access issues, and no restrictions to prevent development from proceeding. Site assessment work to be progressed through planning application(s).

Site viability.

No known issues

Availability, including ownership.

The site is in multiple ownership. An SME developer has an option covering the southwest parcel. The residual land is controlled by private individuals.

The owner of the eastern parcel (with direct access to the highway) has confirmed their parcel is available and are in contact with several developers with regard sale / purchase of land. Expected to be sold following (and subject to) adoption of the CLLP.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from landowners confirming the site is available for development (delivery surveys (Spring 2025)). The Council have made forecasts based on local data of lead-in times and delivery rates.

Site name:	Kellet Lane, Bamber Bridge				
Local plan ref:	HS3.10 (Emerging CLLP)				
Total capacity:	60				
Plan period completions:	60				
Five year completions:	60				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	12	36	12
Current planning status, including progress towards approval of reserved matters.					
Currently urban land & greenfield; Emerging allocation under CLLP					
Progress towards the submission of an application.					

Site owned by South Ribble Borough Council. Surveys were instructed in Spring 2025; and discussions ongoing with highways and utilities. Land will be marketed during 2025.

Progress with site assessment work.

As above. Developer expected to progress planning application / site assessments.

Site viability.

No known issues

Availability, including ownership.

Available. Owned exclusively by South Ribble Borough Council.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	South of Factory Lane / Land off the Cawsey, Penwortham				
Local plan ref:	S1 (South) Local Plan (2015); HS3.11 (Emerging CLLP)				
Total capacity:	60				
Plan period completions:	60				
Five year completions:	60				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	25	30

Current planning status, including progress towards approval of reserved matters.

Safeguarded under Local Plan (2015); Emerging allocation under CLLP

Progress towards the submission of an application.

Story Homes own the site and have confirmed they plan to deliver 55 homes with a planning application expected to be submitted in 2025.

Progress with site assessment work.

Story have undertaken detailed surveys. No known barriers to development. Indicative site layouts have been drafted.

<p>Site viability.</p> <p>No known issues</p>
<p>Availability, including ownership.</p> <p>Available. Story Homes exclusively own the site.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>
<p>Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made forecasts based on local data of lead-in times and delivery rates.</p>

Site name:	Browndedge Road, Bamber Bridge				
Local plan ref:	Site T (Local Plan (2015)); HS3.12 (Emerging CLLP)				
Total capacity:	60				
Plan period completions:	60				
Five year completions:	40				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	20	20

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Allocated under Local Plan (2015); Emerging allocation under CLLP.</p>
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<p>Progress towards the submission of an application.</p> <p>Network Rail advise that they expect the land to be sold during 2025 and have been in discussions with statutory consultees during summer 2025. Chosen developer to bring forward a planning application – anticipated to be within 9-24 months of sale of land.</p>

<p>Progress with site assessment work.</p> <p>Network Rail have instructed some studies, including Preliminary Ecological Appraisals and BNG assessments of the site, and ground investigation survey. Developer expected to undertake further studies as required.</p>

<p>Site viability.</p> <p>No known issues. The extent of land contamination is currently being explored.</p>
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<p>Availability, including ownership.</p>

Network Rail have issued a notice of consultation on land disposal of the site (May 2025) indicating a commitment to release the land for development.

The site is in single ownership. To enhance the development potential, Network Rail advise they are also exploring purchasing small parcels of adjacent land.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made forecasts based on local data of lead-in times and delivery rates.

Site name:	South of Bannister Lane, Farington Moss				
Local plan ref:	Site W (Local Plan (2015)); HS3.13 (Emerging CLLP)				
Total capacity:	40				
Plan period completions:	45				
Five year completions:	45				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	15	30	END	-
Current planning status, including progress towards approval of reserved matters.					
Full planning consent granted (29 April 2025) under 07/2024/00637/FUL for 45 affordable dwellings. This is higher than the CLLP allocation of c.40 units.					
Progress towards the submission of an application.					
Full planning application 07/2024/00637/FUL was undetermined at point of calculating 5YHLS (from 1 April 2025) but consent since granted 29 April 2025. As of August 2025, developer discharging conditions, with view to commence soon.					
Progress with site assessment work.					
Submitted through planning application, and includes flood risk assessment, BNG, ecology and species studies, site investigations, transport statement and travel plan.					
Site viability.					
No known issues. Homes England are subsidising the 100% affordable units.					
Availability, including ownership.					
The site is in single ownership. Keepmoat / Homes England anticipate works commencing in 2025. Developer (Keepmoat) has already developed adjacent Farington Mews and build out rates are achievable.					

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	Gas Holders Site, Lostock Hall				
Local plan ref:	Site DD (Local Plan (2015)); HS3.14 (Emerging CLLP)				
Total capacity:	25				
Plan period completions:	22				
Five year completions:	22				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	22	END	-

Current planning status, including progress towards approval of reserved matters.

Allocation under Local Plan (2015); emerging allocation under CLLP.

Full planning application 07/2018/9534/FUL received for 22 dwellings. The approval has been delayed owing to negotiations on the S106, relating to land ownerships. These matters have now been resolved and permission was granted 23 May 2025.

Progress towards the submission of an application.

Planning application pending finalisation of the S106.

Progress with site assessment work.

Provided through the planning application.

Site viability.

No known issues.

Availability, including ownership.

The site is in single ownership. To be developed by Morris Homes, who are building out the adjacent sites (GG + K Local Plan (2015) allocations).

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Addressed through planning application process.

Programming based on site knowledge (Development Management colleagues responsible for the planning application). The Council have made forecasts based on local data of lead-in times and delivery rates and knowledge of previous delivery on the site.

Site name:	Golden Hill School, Leyland				
Local plan ref:	HS3.15 (Emerging CLLP)				
Total capacity:	20				
Plan period completions:	20				
Five year completions:	20				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	20	END

Current planning status, including progress towards approval of reserved matters.

Urban land under current plan; Emerging allocation under CLLP

Progress towards the submission of an application.

Site is owned by LCC and confirmed for disposal. An application has been submitted, for disposal, to the Department of Education (September 2025). An application will be prepared by a developer.

Progress with site assessment work.

Informal discussions taken place with LCC Highways.

Site viability.

No known issues.

Availability, including ownership.

The site is in single ownership. Marketing to begin Autumn 2025. Sale expected late 2025 / Early 2026.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made forecasts based on local data of lead-in times and delivery rates.

Site name:	Windmill Hotel Site, Preston New Road, Mellor Brook				
Local plan ref:	HS3.16 (Emerging CLLP)				

Total capacity:	10				
Plan period completions:	10				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Urban land (brownfield) under current plan; Emerging allocation under CLLP.</p> <p>Previous planning applications for the site to demolish the public house and erect a convenience store and petrol filling station (07/2017/3283/FUL refused; 07/2020/00768/FUL) have been refused, and the site has been identified as suitable for housing. A planning application for the demolition of the vacant public house (07/2024/0074/FUL) was granted October 2024.</p> <p>Whilst the site is suitable, available and achievable, there is not clear evidence that the site will deliver within the initial 5-year period.</p>					
<p>Progress towards the submission of an application.</p> <p>Site forms part of housing supply, but it is not expected that the site will deliver units in the first five years.</p>					
<p>Progress with site assessment work.</p> <p>To be progressed by applicant/developer.</p>					
<p>Site viability.</p> <p>No known issues.</p>					
<p>Availability, including ownership.</p> <p>The land is owned exclusively by developers Issa Brothers.</p>					
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>					
<p>Programming: Site submitted through the SHELAA, and planning applications show intention for delivery of the site. Limited information to support delivery in 5Y period.</p>					

Site name:	Brambles Rest Home, New Longton
Local plan ref:	HS3.17 (Emerging CLLP)
Total capacity:	10
Plan period completions:	10

Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Current planning status, including progress towards approval of reserved matters. Urban land (brownfield) under current plan; emerging allocation under CLLP. The site is currently occupied by an independent, family run care home. Whilst the site is suitable, available and achievable, there is not clear evidence that the site will deliver within the initial 5-year period.					
Progress towards the submission of an application. To be progressed by applicant/developer.					
Progress with site assessment work. Expectation that a developer would progress site assessment work.					
Site viability. No known issues.					
Availability, including ownership. The site is in single ownership. Owner has indicated intent to redevelop for residential use.					
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects. No significant requirements. Expected to be addressed through planning application process.					
Programming: Site submitted through the SHELAA, and planning applications show intention for delivery of the site. Limited information to support delivery in 5Y period.					

Site name:	Land adjacent The Fields, New Longton				
Local plan ref:	HS3.18				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Current planning status, including progress towards approval of reserved matters. Protected Open Land under Local Plan (2015); Emerging allocation under CLLP.					

Planning applications previously submitted for residential development on the site (07/2012/0348/OUT for 27 dwellings; 07/2022/00182/OUT for 10 retirement bungalows) but both refused as contrary to policy at that time (particularly G4: Protected Open Land). Allocation of the site would anticipate a planning application, but this has not yet been prepared.

Whilst the landowner advises an application is likely to be submitted in 2026, this is optimistic, considering they also confirm no studies have been prepared. Consequently, although the site is suitable, available and achievable, there is not clear evidence that the site will deliver within the initial 5-year period. The 6-10 year ('Developable') period is likely however.

Progress towards the submission of an application.

The landowner anticipates a planning application in 2026.

Progress with site assessment work.

The landowner has confirmed that no studies have been completed yet.

Site viability.

No known issues.

Availability, including ownership.

The site is in single ownership.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through the SHELAA. The Council have made adjustments to the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Site name:	Rear of 96-100 Marsh Lane				
Local plan ref:	HS3.19				
Total capacity:	5				
Plan period completions:	10				
Five year completions:	10				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	10	0	0	0
Current planning status, including progress towards approval of reserved matters.					

Urban land under current plan; emerging allocation within CLLP.

Previous planning application 07/2010/0402/FUL for 6 dwellings refused on grounds it was contrary to policy at that time.

An application for outline permission 07/2025/00570/OUT was received in August 2025 – seeking demolition of 96 Marsh Lane and erection of up to 9 dwellings (access only). Pending determination at August 2025.

Progress towards the submission of an application.

Planning application submitted August 2025, includes flood risk assessment and drainage strategy, ecology report, BNG, tree impact report. Details to be provided through reserved matters.

Progress with site assessment work.

As above.

Site viability.

No known issues

Availability, including ownership.

The site is in single ownership.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Programming based on information received from the landowner through delivery surveys (Spring 2025). The Council have made minor adjustments to some of the forecasts to take a more cautious approach, based on local data of lead-in times and delivery rates.

Permission in Principle

The [Housing Land Position Statement \(2025\)](#) confirms that in Spring 2025, the Council contacted the agents / applicants for all sites with 'Permission in Principle', with a request to complete a delivery survey. However, relatively few responses were returned, most likely due to the nature of the permission (often a tool to support the sale of land). Therefore, for PIPs, the Council also used additional intelligence, including searches of real estate websites to identify PIP sites which are marked for sale and/or have been recently sold (since the PIP was obtained) – this provides some degree of evidence of intent to deliver the housing units. Where no evidence has been obtained, the PIP does not form part of the 5Y HLS.

Medium Sites

Site name:	Winstanley House Farm, Higher Walton Road				
Local plan ref:	Windfall				
Total capacity:	9				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2023/00802/PIP granted 6/02/2024				
Comments:	There is no clear evidence that the site will deliver within the initial 5-year period.				

Small sites

Site name:	Land to the west of 359 Brindle Road				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	2	0	0
Planning approvals:	07/2022/00345/PIP granted 9/6/2022				
Comments:	<p>07/2022/00345/PIP. Land for sale. Agent confirmed that a detailed scheme for 2 dwellings has been drawn up but not yet submitted at time of contact.</p> <p>Considered sufficient evidence to show intent to deliver the site, but number of units reduced to reflect detailed designs.</p>				

Site name:	11 Oak Avenue, Penwortham				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2023/00227/PIP granted 4/5/2023				

Comments	There is no clear evidence that the site will deliver within the initial 5-year period.
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Site name:	14 Town Lane, Much Hoole				
Local plan ref:	Windfall				
Total capacity:	3				
Plan period completions:	3				
Five year completions:	3				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	3	0	0	0
Planning approvals:	07/2023/00285/PIP granted 20/1/2023				
Comments	Landowner advised their intent to prepare a planning application through delivery surveys (Spring 2025) and has received interest from developers.				

Site name:	Corner plot, Liverpool Road / Hall Carr Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2022/00024/PIP granted 22/2/2022				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	Valdene, Skip Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	1	0	0	0
Planning approvals:	07/2023/00524/PIP granted 28/7/2023				
Comments	Site listed for sale with PIP and sold (April 2025).				

	Planning application for technical details (07/2025/00548/TDC) was submitted in August 2025 and currently pending decision.
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Site name:	Land adjacent Mayfield, 24 Hall Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2022/00942/PIP granted 6/1/2023				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	Land adjoining and east of 329 Dunkirk Lane				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2023/01023/PIP granted 9/1/2024				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	Land west Southernwood, 99 Chain House Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2022/00464/PIP granted 23/8/2022				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	Land rear of 310 Chapel Lane				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	1	0	0	0
Planning approvals:	07/2023/00966/PIP granted 11/1/2024				
Comments	Site listed for sale with PIP (April 2025). Infers intent to deliver site.				

Site name:	Malasia, Park Avenue, Longton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	1	0	0	0
Planning approvals:	07/2023/00724/PIP granted 19/10/2023				
Comments	Site listed for sale with PIP and sold (April 2025). Infer intent to deliver site.				

Site name:	Land at Royalty Ave (Plot 1)				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	1	0	0	0
Planning approvals:	07/2022/00462/PIP granted 6/7/2023				
Comments	Site listed for sale with PIP and sold (April 2025). Infer intent to deliver site.				

Site name:	Field to the east of Marsh Farm, Back Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				

Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2024/00304/PIP granted 30/5/2024				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	6 Parklands Avenue, Penwortham				
Local plan ref:	Windfall				
Total capacity:	2				
Plan period completions:	2				
Five year completions:	2				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	2	0
Planning approvals:	07/2024/00355/PIP granted 24/6/2024				
Comments	Site listed for sale with PIP and sold (April 2025). Infer intent to deliver site.				

Site name:	Meadowside, 163 Ratten Lane, Hutton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2024/00557/PIP granted 10/9/2024				
Comments	There is no clear evidence that the site will deliver within the initial 5-year period.				

Site name:	Pear Tree Farm, 247 Chapel Lane, New Longton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	0				
Five year completions:	0				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	0	0
Planning approvals:	07/2024/00882/PIP granted 9/1/2025				

Comments	There is no clear evidence that the site will deliver within the initial 5-year period.
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Site name:	Back Lane, Longton				
Local plan ref:	Windfall				
Total capacity:	1				
Plan period completions:	1				
Five year completions:	1				
	2025/26	2026/27	2027/28	2028/29	2029/30
Annual completions:	0	0	0	1	0
Planning approvals	07/2024/00664/PIP granted 4/10/2024				
Comments	Site listed for sale with PIP and sold (April 2025). Infer intent to deliver site.				

Brownfield Register

Nil contribution to supply