



## Local plans: five year housing land supply (Chorley)

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).

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

#### Allocations with detailed planning permission

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land at Carrington Road, Adlington   |         |         |         |         |
| Local plan ref:           | HS2.4  |         |         |         |         |
| Total capacity:           | 24   |         |         |         |         |
| Plan period completions:  | 24   |         |         |         |         |
| Five year completions:    | 24   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 24   | 0       | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 8 dwellings under construction at 1 <sup>st</sup> April 2025. |         |         |         |         |
| Planning application ref: | 23/01121/REMAJ   |         |         |         |         |
| Date permission granted:  | 06/06/24   |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Charter Lane, Charnock Richard  |         |         |         |         |
| Local plan ref:           | HS2.8   |         |         |         |         |
| Total capacity:           | 76 (on the part of the site with planning permission)   |         |         |         |         |
| Plan period completions:  | 76 (32 dwellings completed 2024/25)   |         |         |         |         |
| Five year completions:    | 44  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 44  | 0       | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Part of the allocation has detailed planning permission for 76 dwellings. 32 of these dwellings had been completed at 1 <sup>st</sup> April 2025, with the remaining 44 dwellings under construction. The remainder of the allocation without planning permission is included in Section B. |         |         |         |         |
| Planning application ref: | 23/00583/FULMAJ   |         |         |         |         |
| Date permission granted:  | 08/12/23  |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land 120m South West of Lower Burgh Way, Chorley   |         |         |         |         |
| Local plan ref:           | HS2.14   |         |         |         |         |
| Total capacity:           | 201  |         |         |         |         |
| Plan period completions:  | 201 (11 dwellings completed 2024/25)   |         |         |         |         |
| Five year completions:    | 190  |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 40   | 40      | 40      | 40      | 30      |
| Comments:                 | Trajectory based on information from developer. Development has commenced. 11 of these dwellings had been completed at 1 <sup>st</sup> April 2025 and 9 were under construction. The developer has confirmed the above timescales for the remaining dwellings. |         |         |         |         |
| Planning application ref: | 16/00804/FULMAJ  |         |         |         |         |
| Date permission granted:  | 07/06/21   |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land to the East of Wigan Road, Clayton-le-Woods   |         |         |         |         |
| Local plan ref:           | HS2.16   |         |         |         |         |
| Total capacity:           | 332  |         |         |         |         |
| Plan period completions:  | 332  |         |         |         |         |
| Five year completions:    | 70   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0  | 35      | 35      | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Part of the allocation has detailed planning permission for 70 dwellings. Site works have commenced. The remaining allocation without detailed planning permission is not expected to come forward in the 5 year period. |         |         |         |         |
| Planning application ref: | 22/00576/FULMAJ  |         |         |         |         |
| Date permission granted:  | 26/02/25   |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land adjoining Cuerden Residential Park, Nell Lane, Clayton-le-Woods   |         |         |         |         |
| Local plan ref:           | HS2.17   |         |         |         |         |
| Total capacity:           | 115  |         |         |         |         |
| Plan period completions:  | 115  |         |         |         |         |
| Five year completions:    | 115  |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 30   | 30      | 30      | 25      | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 9 of these dwellings were under construction at 1 <sup>st</sup> April 2025. |         |         |         |         |
| Planning application ref: | 20/00377/FULMAJ  |         |         |         |         |
| Date permission granted:  | 25/11/21   |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | North of Hewlett Avenue, Coppull   |         |         |         |         |
| Local plan ref:           | HS2.18   |         |         |         |         |
| Total capacity:           | 67   |         |         |         |         |
| Plan period completions:  | 67 (6 dwellings completed 2024/25)   |         |         |         |         |
| Five year completions:    | 61   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 31   | 30      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 6 of these dwellings had been completed at 1 <sup>st</sup> April 2025 and 12 were under construction. |         |         |         |         |
| Planning application ref: | 21/01076/FULMAJ  |         |         |         |         |
| Date permission granted:  | 17/06/24   |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land adjacent to Blainscough Hall, Blainscough Lane, Coppull   |         |         |         |         |
| Local plan ref:           | HS2.20   |         |         |         |         |
| Total capacity:           | 118  |         |         |         |         |
| Plan period completions:  | 118 (7 dwellings completed 2024/25)  |         |         |         |         |
| Five year completions:    | 111  |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 35   | 35      | 35      | 6       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 7 of these dwellings had been completed at 1 <sup>st</sup> April 2025 and 32 were under construction. |         |         |         |         |
| Planning application ref: | 23/00780/REMMAJ  |         |         |         |         |
| Date permission granted:  | 09/02/24   |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Land at Tincklers Lane, Eccleston   |         |         |         |         |
| Local plan ref:           | HS2.24  |         |         |         |         |
| Total capacity:           | 66  |         |         |         |         |
| Plan period completions:  | 66 (8 dwellings completed 2024/25)  |         |         |         |         |
| Five year completions:    | 58  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 30  | 28      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 8 of these dwellings had been completed at 1 <sup>st</sup> April 2025 and 2 were under construction. |         |         |         |         |
| Planning application ref: | 22/00748/REMMAJ   |         |         |         |         |
| Date permission granted:  | 16/06/23  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Land off Gorse Lane, Mawdesley  |         |         |         |         |
| Local plan ref:           | HS2.27  |         |         |         |         |
| Total capacity:           | 55  |         |         |         |         |
| Plan period completions:  | 55  |         |         |         |         |
| Five year completions:    | 55  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 13      | 38      | 4       | 0       |
| Comments:                 | Trajectory based on information from developer. Development not yet commenced. The developer has provided the above timescales. |         |         |         |         |
| Planning application ref: | 22/00941/FULMAJ   |         |         |         |         |
| Date permission granted:  | 13/08/24  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Land at Millbrook Close, Wheelton   |         |         |         |         |
| Local plan ref:           | HS2.32  |         |         |         |         |
| Total capacity:           | 7 (allocated for 9 dwellings but reduced to 7 to reflect the planning permission)   |         |         |         |         |
| Plan period completions:  | 7   |         |         |         |         |
| Five year completions:    | 7   |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 0       | 7       | 0       | 0       |
| Comments:                 | Trajectory based on information from agent. Development not yet commenced. The agent advised the dwellings are likely to be completed 2026/27 but 2027/28 is considered more realistic. |         |         |         |         |
| Planning application ref: | 24/00247/FUL  |         |         |         |         |
| Date permission granted:  | 07/08/25  |         |         |         |         |

### **Large windfall sites (10+ dwellings) with detailed planning permission**

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Southern Commercial Quarter Central Core, Buckshaw Village  |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 1799.06   |         |         |         |         |
| Total capacity:           | 31 (on parcel not yet built)  |         |         |         |         |
| Plan period completions:  | 31  |         |         |         |         |
| Five year completions:    | 31  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 0       | 31      | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. This is the remaining parcel of a site allocated for housing in the adopted Chorley Local Plan (HS1.22). The whole allocation has planning permission for 83 dwellings in total, with 31 dwellings on this parcel. 52 dwellings were completed on the remainder of the site prior to the start of the plan period. Development on this parcel not yet commenced. A revised planning application was submitted in August 2025. Development is expected to be completed in 2027/28 following discharge of any conditions. |         |         |         |         |
| Planning application ref: | 08/01100/REMAJ  |         |         |         |         |
| Date permission granted:  | 15/01/09  |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Parcel C1 And C2, Central Avenue, Buckshaw Village   |         |         |         |         |
| Local plan ref:           | N/A  |         |         |         |         |
| Site ref:                 | 3730   |         |         |         |         |
| Total capacity:           | 77   |         |         |         |         |
| Plan period completions:  | 77 (45 dwellings completed in 2024/25)   |         |         |         |         |
| Five year completions:    | 32   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 32   | 0       | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 45 dwellings completed 2024/25, with the remaining 32 dwellings under construction at 1 <sup>st</sup> April 2025. |         |         |         |         |
| Planning application ref: | 20/01141/FULMAJ  |         |         |         |         |
| Date permission granted:  | 15/06/23   |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | 5-9 Queens Road, Chorley  |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3348  |         |         |         |         |
| Total capacity:           | 18  |         |         |         |         |
| Plan period completions:  | 18  |         |         |         |         |
| Five year completions:    | 18  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 18  | 0       | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced and is expected to be completed in 2025/26. |         |         |         |         |
| Planning application ref: | 17/00490/FULMAJ   |         |         |         |         |
| Date permission granted:  | 28/11/17  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Alfreds Court, Market Street  |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3475  |         |         |         |         |
| 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       | 25      | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development not yet commenced, but work has been ongoing to discharge associated conditions. Buildings on the site have been cleared therefore the permission remains extant. |         |         |         |         |
| Planning application ref: | 19/00145/FULMAJ   |         |         |         |         |
| Date permission granted:  | 14/08/19  |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Haslem Printers Ltd, Standish Street   |         |         |         |         |
| Local plan ref:           | N/A  |         |         |         |         |
| Site ref:                 | 3485   |         |         |         |         |
| Total capacity:           | 30   |         |         |         |         |
| Plan period completions:  | 30   |         |         |         |         |
| Five year completions:    | 30   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 30   | 0       | 0       | 0       | 0       |
| Comments:                 | Trajectory based on information from agent. Development has commenced and the agent has advised that the development will be completed in 2025/26. |         |         |         |         |
| Planning application ref: | 20/01134/FULMAJ  |         |         |         |         |
| Date permission granted:  | 05/02/21   |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | Land to the east of Sumner House, Dole Lane  |         |         |         |         |
| Local plan ref:           | N/A  |         |         |         |         |
| Site ref:                 | 3572   |         |         |         |         |
| Total capacity:           | 24   |         |         |         |         |
| Plan period completions:  | 24   |         |         |         |         |
| Five year completions:    | 24   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0  | 0       | 24      | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development not yet commenced. It is estimated that the site will be completed in 2027/28 following the discharge of any conditions. |         |         |         |         |
| Planning application ref: | 23/00402/FULMAJ  |         |         |         |         |
| Date permission granted:  | 17/11/23   |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | 2 Oak Drive, Chorley  |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3583  |         |         |         |         |
| 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      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced, completion is expected in 2026/27. |         |         |         |         |
| Planning application ref: | 19/00339/FULMAJ   |         |         |         |         |
| Date permission granted:  | 11/11/21  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Brookes Arms, Eaves Lane, Chorley   |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3656  |         |         |         |         |
| Total capacity:           | 12  |         |         |         |         |
| Plan period completions:  | 12  |         |         |         |         |
| Five year completions:    | 12  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 12      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced, completion is expected in 2026/27. |         |         |         |         |
| Planning application ref: | 20/01211/FULMAJ   |         |         |         |         |
| Date permission granted:  | 13/04/22  |         |         |         |         |

|                           |  |         |         |         |         |
|---------------------------|--|---------|---------|---------|---------|
| Site name:                | The Swan with Two Necks, 1 - 3 Hollinshead Street  |         |         |         |         |
| Local plan ref:           | N/A  |         |         |         |         |
| Site ref:                 | 3692   |         |         |         |         |
| Total capacity:           | 18   |         |         |         |         |
| Plan period completions:  | 18   |         |         |         |         |
| Five year completions:    | 18   |         |         |         |         |
|                           | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0  | 18      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on information from agent. Development not yet commenced, however the agent has advised the development will be completed in 2026/27. |         |         |         |         |
| Planning application ref: | 21/01349/FULMAJ  |         |         |         |         |
| Date permission granted:  | 13/10/22   |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Land between Pear Tree Lane and School Lane   |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3541  |         |         |         |         |
| Total capacity:           | 149   |         |         |         |         |
| Plan period completions:  | 149 (56 dwellings completed 2023/24 - 2024/25)  |         |         |         |         |
| Five year completions:    | 93  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 57  | 36      | 0       | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced, 56 dwellings completed between 2023 and 2025, and 57 dwellings under construction at 1 <sup>st</sup> April 2025. |         |         |         |         |
| Planning application ref: | 21/00635/REMMAJ, 22/00792/REMMAJ  |         |         |         |         |
| Date permission granted:  | 17/06/22, 13/10/22  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | DXC Technology, Euxton Lane   |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 3772  |         |         |         |         |
| Total capacity:           | 108   |         |         |         |         |
| Plan period completions:  | 108 (26 dwellings completed 2024/25)  |         |         |         |         |
| Five year completions:    | 82  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 30  | 30      | 22      | 0       | 0       |
| Comments:                 | Trajectory based on Council assumption. Development has commenced. 26 dwellings completed 2024/25 and 9 dwellings under construction at 1 <sup>st</sup> April 2025. |         |         |         |         |
| Planning application ref: | 21/01475/FULMAJ   |         |         |         |         |
| Date permission granted:  | 31/03/23  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | Chimney and Building, Withnell Fold Mill, Withnell Fold   |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 2955  |         |         |         |         |
| Total capacity:           | 37  |         |         |         |         |
| Plan period completions:  | 37  |         |         |         |         |
| Five year completions:    | 37  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 0       | 0       | 0       | 37      |
| Comments:                 | Trajectory based on Council assumption. Development not yet commenced. A s73 application is currently under consideration, with commencement expected to follow determination of this application and any relevant discharge of condition applications. |         |         |         |         |
| Planning application ref: | 20/00032/FULMAJ   |         |         |         |         |
| Date permission granted:  | 21/04/23  |         |         |         |         |

|                           |   |         |         |         |         |
|---------------------------|---|---------|---------|---------|---------|
| Site name:                | JF Electrical, Little Quarry, Hill Top Lane   |         |         |         |         |
| Local plan ref:           | N/A   |         |         |         |         |
| Site ref:                 | 2952  |         |         |         |         |
| Total capacity:           | 85  |         |         |         |         |
| Plan period completions:  | 85  |         |         |         |         |
| Five year completions:    | 85  |         |         |         |         |
|                           | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:       | 0   | 25      | 30      | 30      | 0       |
| Comments:                 | Trajectory based on Council assumption. Development not yet commenced. The site is allocated for housing in the adopted Chorley Local Plan (HS1.53). Applications are under consideration to discharge conditions therefore development is expected to commence in 2026/27. |         |         |         |         |
| Planning application ref: | 16/00808/REMMAJ   |         |         |         |         |
| Date permission granted:  | 14/11/24  |         |         |         |         |

**Small windfall sites (less than 10 dwellings) with detailed and outline planning permission**

|                          |  |         |         |         |         |
|--------------------------|--|---------|---------|---------|---------|
| Site name:               | All small windfall sites with planning permission  |         |         |         |         |
| Local plan ref:          | N/A  |         |         |         |         |
| Total capacity:          | 395  |         |         |         |         |
| Plan period completions: | 304 (after 23% discount applied)   |         |         |         |         |
| Five year completions:   | 237  |         |         |         |         |
|                          | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:      | 47   | 47      | 47      | 47      | 49      |
| Comments:                | <p>The Council do not provide a trajectory for all small windfall sites in the five year supply due to the large number of these permissions. Instead assumptions are applied regarding the number of dwellings that will come forward on these sites based on past trends.</p> <p>Each year within the five year supply report, a detailed analysis has been undertaken of when the dwellings permitted on small windfall sites were completed over the five year period from being permitted. All types of permission are included i.e. full, outline, PIP, prior approval. The analysis covers the period 2010 to 2025. It records how many of these dwellings were completed in the 5 year period from being approved, how many expired in the five year period and how many were not completed in the five year period but the permission was still extant.</p> <p>The latest analysis shows that on average 60% of dwellings permitted on small windfall sites are completed within 5 years. At 1<sup>st</sup> April 2025, 395 dwellings on small windfall sites had planning permission. It is therefore assumed that 60% of these (237 dwellings) will be completed in the five year period 2025/26 to 2029/30.</p> <p>On average, 17% of the dwellings permitted on small windfall sites remain extant after the 5 year period. An additional 67 dwellings are therefore included in the trajectory beyond the five year period.</p> <p>On average 23% of dwellings permitted on small windfall sites expire, therefore 91 dwellings that currently have planning permission on these sites have been discounted and not included in the Local Plan supply.</p> |         |         |         |         |

These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within five years<sup>1</sup>.

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<sup>1</sup> 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)**

**Allocations without detailed planning permission**

|                          |  |         |         |         |         |
|--------------------------|--|---------|---------|---------|---------|
| Site name:               | Land at Bagganley Lane, Chorley  |         |         |         |         |
| Local plan ref:          | EC5.3  |         |         |         |         |
| Total capacity:          | 175 (allocated for 200 but reduced to 175 to reflect current planning application)   |         |         |         |         |
| Plan period completions: | 175  |         |         |         |         |
| Five year completions:   | 147  |         |         |         |         |
|                          | 2025/26  | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:      | 0  | 0       | 49      | 49      | 49      |
| Comments:                | Trajectory based on information from developer's agent who advised, subject to being granted planning permission in 2025, the development will commence in 2026 and take 4 years. Completions are projected to commence in 2027/28 following the discharge of any conditions and any site works. |         |         |         |         |

**Evidence**

Current planning status, including progress towards approval of reserved matters

The site does not have planning permission and a planning application has not yet been submitted but it is expected to be submitted imminently.

Progress towards the submission of an application

A public consultation recently took place closing on 18<sup>th</sup> July 2025. It was undertaken by Lichfields on behalf of the developer Rowland Homes. A leaflet was distributed to local residents setting out details of the proposed development and inviting their comments. The leaflet states that the developer intends to submit a full planning application for 175 dwellings in summer 2025. This has also been confirmed to the Council by the agent. The agent previously indicated that the site would be developed for 200 dwellings. The trajectory has been updated to reflect the decrease in the proposed number of dwellings.

Progress with site assessment work

The developer has undertaken detailed technical assessments and background evidence that will be submitted with the planning application.

Site viability

No known viability issues.

Availability, including ownership

Rowland Homes do not own the site but have confirmed that it is available.

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

The site will be accessed from Heapey Road. Other infrastructure requirements will be addressed through the planning application process.

|   |   |         |         |         |         |
|---|---|---------|---------|---------|---------|
| Site name:  | Land South East Belmont Road/Abbey Grove, Adlington   |         |         |         |         |
| Local plan ref:   | HS2.2   |         |         |         |         |
| Total capacity:   | 137   |         |         |         |         |
| Plan period completions:  | 137   |         |         |         |         |
| Five year completions:  | 98  |         |         |         |         |
|   | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:   | 0   | 14      | 28      | 28      | 28      |
| Comments:   | Trajectory based on information from developer. The s106 is expected to be finalised in the coming weeks. The developer has advised that they expect the first homes to be completed on the site in October 2026 with delivery of 25-30 dwellings per year. |         |         |         |         |
| <b>Evidence</b>   |   |         |         |         |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |   |         |         |         |         |
| <p>The site was granted full planning permission for 137 dwellings on 19<sup>th</sup> December 2023 (22/00631/FULMAJ), but the decision notice was never issued as the applicant Stewart Milne went into administration. Lovell agreed a deal with the administrators for Stewart Milne to take over the planning application at the end of 2024, and a new s106 agreement is currently being drawn up.</p> |   |         |         |         |         |
| <u>Progress towards the submission of an application</u>  |   |         |         |         |         |
| N/A   |   |         |         |         |         |
| <u>Progress with site assessment work</u>   |   |         |         |         |         |
| <p>The applicant prepared a number of assessments that were submitted with the planning application.</p>  |   |         |         |         |         |
| <u>Site viability</u>   |   |         |         |         |         |
| No known viability issues.  |   |         |         |         |         |
| <u>Availability, including ownership</u>  |   |         |         |         |         |
| Lovell advise they expect to complete acquisition of the land in October 2025.  |   |         |         |         |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |   |         |         |         |         |
| <p>The site will be accessed from the adjacent housing development on Bolton Road. Other infrastructure requirements have been addressed through the planning application process.</p>  |   |         |         |         |         |

|   |   |         |         |         |         |
|---|---|---------|---------|---------|---------|
| Site name:  | Charter Lane, Charnock Richard  |         |         |         |         |
| Local plan ref:   | HS2.8   |         |         |         |         |
| Total capacity:   | 57 (41 dwellings remaining on the part of the site without planning permission. This has been increased to 57 to reflect the current planning application)  |         |         |         |         |
| Plan period completions:  | 57 (on the part of the site that does not have detailed planning permission)  |         |         |         |         |
| Five year completions:  | 57  |         |         |         |         |
|   | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:   | 0   | 0       | 30      | 27      | 0       |
| Comments:   | Trajectory based on Council assumption. It is estimated that development could commence in 2026 following the granting of planning permission, the discharge of any conditions, and completion of the adjacent development through which the site will be accessed. Completions are expected to commence in 2027/28 following site works. |         |         |         |         |
| <b>Evidence</b>   |   |         |         |         |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |   |         |         |         |         |
| <p>This table relates to the remainder of the allocation that does not have planning permission. The site is allocated for 117 dwellings in total and as 76 dwellings have detailed planning permission this leaves 41 dwellings on the remainder of the allocation. A full planning application for 57 affordable dwellings is currently under consideration on this part of the site (25/00457/FULMAJ). This would increase the number of dwellings on the allocation to 133 dwellings. The trajectory has been updated to reflect this increase.</p> |   |         |         |         |         |
| <u>Progress towards the submission of an application</u>  |   |         |         |         |         |
| N/A   |   |         |         |         |         |
| <u>Progress with site assessment work</u>   |   |         |         |         |         |
| The applicant has prepared a number of assessments that have been submitted with the planning application.  |   |         |         |         |         |
| <u>Site viability</u>   |   |         |         |         |         |
| No known viability issues.  |   |         |         |         |         |
| <u>Availability, including ownership</u>  |   |         |         |         |         |
| The site is owned by Your Housing who are the applicant for the current planning application. They also own the adjacent land within the wider allocation that is under construction.   |   |         |         |         |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |   |         |         |         |         |
| The site will be accessed through the adjacent new housing development that is currently under construction. Other infrastructure requirements will be addressed through the planning application process.  |   |         |         |         |         |

|   |   |         |         |         |         |
|---|---|---------|---------|---------|---------|
| Site name:  | Little Knowley Farm, Chorley  |         |         |         |         |
| Local plan ref:   | HS2.10  |         |         |         |         |
| Total capacity:   | 146 (allocated for 150 dwellings but reduced to 146 to reflect the current planning application)  |         |         |         |         |
| Plan period completions:  | 146   |         |         |         |         |
| Five year completions:  | 110   |         |         |         |         |
|   | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:   | 0   | 0       | 30      | 40      | 40      |
| Comments:   | Trajectory based on information from the agent. They advised that development is planned to commence in late 2026/27 and will take 3 and a half years to complete. Completions are projected to commence in summer 2027 following site works. |         |         |         |         |
| <b>Evidence</b>   |   |         |         |         |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |   |         |         |         |         |
| The site does not have planning permission, but a full planning application is currently under consideration for 146 dwellings (25/00634/FULMAJ). This is 4 dwellings less than the site is allocated for. The trajectory has been updated to reflect this slight decrease. |   |         |         |         |         |
| <u>Progress towards the submission of an application</u>  |   |         |         |         |         |
| N/A   |   |         |         |         |         |
| <u>Progress with site assessment work</u>   |   |         |         |         |         |
| The applicant has prepared a number of assessments that have been submitted with the planning application.  |   |         |         |         |         |
| <u>Site viability</u>   |   |         |         |         |         |
| No known viability issues.  |   |         |         |         |         |
| <u>Availability, including ownership</u>  |   |         |         |         |         |
| Castle Green Homes are the applicant for the current planning application. They do not own the land but have confirmed that the site is available.  |   |         |         |         |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |   |         |         |         |         |
| The site will be accessed from Blackburn Road. Other infrastructure requirements will be addressed through the planning application process.  |   |         |         |         |         |

|   |   |         |         |         |         |
|---|---|---------|---------|---------|---------|
| Site name:  | Bengal Street Depot, Chorley  |         |         |         |         |
| Local plan ref:   | HS2.12  |         |         |         |         |
| Total capacity:   | 62  |         |         |         |         |
| Plan period completions:  | 62  |         |         |         |         |
| Five year completions:  | 62  |         |         |         |         |
|   | 2025/26   | 2026/27 | 2027/28 | 2028/29 | 2029/30 |
| Annual completions:   | 0   | 0       | 0       | 62      | 0       |
| Comments:   | Trajectory based on Council timescales. Chorley Council own the site. It is estimated that the development will be completed in 2028/29 following the finalisation of the s106 agreement, relocation of the depot and demolition of the existing buildings. |         |         |         |         |
| <b>Evidence</b>   |   |         |         |         |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |   |         |         |         |         |
| The site was granted full planning permission for 62 dwellings subject to a s106 agreement (25/00330/CB3MAJ) on 5 <sup>th</sup> August 2025.  |   |         |         |         |         |
| <u>Progress towards the submission of an application</u>  |   |         |         |         |         |
| N/A   |   |         |         |         |         |
| <u>Progress with site assessment work</u>   |   |         |         |         |         |
| The Council has prepared a number of assessments that have been submitted with the planning application.  |   |         |         |         |         |
| <u>Site viability</u>   |   |         |         |         |         |
| No known viability issues.  |   |         |         |         |         |
| <u>Availability, including ownership</u>  |   |         |         |         |         |
| The site is owned by Chorley Council and is currently used as a depot. An alternative depot has been secured, and the site will be available for development once the depot has been relocated. |   |         |         |         |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |   |         |         |         |         |
| The site will be accessed from Bengal Street using the existing access. Other infrastructure requirements will be addressed through the planning application process.                           |   |         |         |         |         |

|   |  |        |        |        |         |
|---|--|--------|--------|--------|---------|
| Site name:  | Eaves Green, off Lower Burgh Way, Chorley                            |        |        |        |         |
| Local plan ref:   | HS2.13   |        |        |        |         |
| Total capacity:   | 29   |        |        |        |         |
| Plan period completions:  | 29   |        |        |        |         |
| Five year completions:  | 29   |        |        |        |         |
|   | 2025/26  | 2026/7 | 2027/8 | 2028/9 | 2029/30 |
| Annual completions:   | 0  | 0      | 6      | 20     | 3       |
| Comments:   | Trajectory based on information from Homes England who own the land. |        |        |        |         |
| <b>Evidence</b>   |  |        |        |        |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |  |        |        |        |         |
| The site does not have planning permission and a planning application has not yet been submitted but is expected to be submitted imminently.  |  |        |        |        |         |
| <u>Progress towards the submission of an application</u>  |  |        |        |        |         |
| Homes England entered into a conditional contract with Highall Developments in March 2025, and they have confirmed that they intend to submit a full planning application imminently. All dwellings will be affordable. |  |        |        |        |         |
| <u>Progress with site assessment work</u>   |  |        |        |        |         |
| Detailed site assessments have been undertaken and technical information will be provided with the planning application.  |  |        |        |        |         |
| <u>Site viability</u>   |  |        |        |        |         |
| No viability issues.  |  |        |        |        |         |
| <u>Availability, including ownership</u>  |  |        |        |        |         |
| The site is owned by Homes England who have confirmed the site is available for development.  |  |        |        |        |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |  |        |        |        |         |
| The site will be accessed through the adjacent new housing development that is currently under construction. Other infrastructure requirements will be addressed through the planning application process.              |  |        |        |        |         |

|   |  |        |        |        |         |
|---|--|--------|--------|--------|---------|
| Site name:  | West of M61, Town Lane, Whittle-le-Woods   |        |        |        |         |
| Local plan ref:   | HS2.35   |        |        |        |         |
| Total capacity:   | 289  |        |        |        |         |
| Plan period completions:  | 289  |        |        |        |         |
| Five year completions:  | 147  |        |        |        |         |
|   | 2025/26  | 2026/7 | 2027/8 | 2028/9 | 2029/30 |
| Annual completions:   | 0  | 0      | 49     | 49     | 49      |
| Comments:   | Trajectory based on information provided by the developer. The developer previously indicated that the development would commence in 2025 and take 6 years. The timescales have been pushed back given planning permission has not yet been granted. |        |        |        |         |
| <b>Evidence</b>   |  |        |        |        |         |
| <u>Current planning status, including progress towards approval of reserved matters</u>   |  |        |        |        |         |
| <p>The majority of the allocation has outline planning permission for 250 dwellings (22/01142/OUTMAJ). A reserved matters planning application for 280 dwellings is currently under consideration (23/00981/FULMAJ). The remainder of the site has permission in principle for 9 dwellings, completions on this part of the site are not included in the 5 year period.</p> |  |        |        |        |         |
| <u>Progress towards the submission of an application</u>  |  |        |        |        |         |
| N/A   |  |        |        |        |         |
| <u>Progress with site assessment work</u>   |  |        |        |        |         |
| <p>The applicant has prepared a number of assessments that have been submitted with the planning application.</p>   |  |        |        |        |         |
| <u>Site viability</u>   |  |        |        |        |         |
| No known viability issues.  |  |        |        |        |         |
| <u>Availability, including ownership</u>  |  |        |        |        |         |
| <p>Redrow Homes are the applicant for the planning application. They do not own the land but have confirmed that it is available.</p>   |  |        |        |        |         |
| <u>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects</u>  |  |        |        |        |         |
| <p>The site will be accessed from Town Lane. Other infrastructure requirements will be addressed through the planning application process.</p>  |  |        |        |        |         |