

# Hearing Statement – Matter 6 (Housing Supply)

## Central Lancashire Local Plan Examination

On behalf of L&Q

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## Document Management

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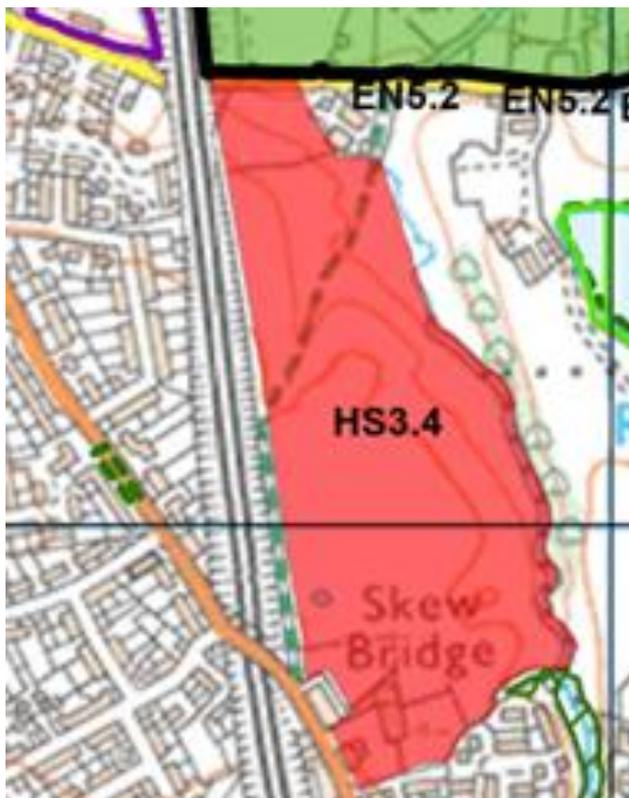
# Contents

1. Introduction.....	1
2. Question 6.....	3

# 1. Introduction

- 1.1. Pegasus Group has been instructed on behalf of their client, L&Q, to prepare Hearing Statements to the Central Lancashire Local Plan Examination (EiP) in support of their land interests in South Ribble. Namely, L&Q has a development option on the draft South of Factory Lane allocation (Reference: HS3.4). The site is currently allocated for development of circa 250 dwellings – which L&Q fully support.

**Figure 1: South of Factory Lane Allocation (HS3.4)**



- 1.2. L&Q are a profit-for-purpose housing association, with their north-west operation based in Trafford. Their mission is to make society fairer for everyone. Their vision is to that everyone deserves a quality home that provides them with the opportunity to live a better life. Their purpose is to provide homes and neighbourhoods everyone can be proud of.
- 1.3. L&Q provide a range of home types, including homes for shared ownership and open market sale. In the north-west they currently manage approximately 9,000 homes for social and affordable rent and put their customers at the heart of everything they do. That's why, as well as building and managing quality homes; L&Q look after the families that live in them and their community.
- 1.4. Given this experience as a housebuilder, L&Q are well placed to confirm that this site is suitable, viable and deliverable.



15. This Statement deals with Matter 5, which addresses the following issue:

**“Issue 6 – Does the Plan provide an appropriate supply of deliverable and developable sites to meet identified needs and align with national policy?”**

16. To confirm, L&Q only seek to make comments on the draft HS3.4 South of Factory Lane allocation. No comments are made in respect of other draft allocations, albeit we reserve the right to do so at a later date in respect of other allocations.

## 2. Question 6

**6.1 Are the assumptions that have been made to inform the trajectory justified in relation to the delivery of housing sites, in particular in relation to:**

**a) lead in times for grant of full permissions, outline and reserved matters and conditions discharge?**

**b) site opening up and preparation, and dwelling build out rates?**

- 2.1. The latest position of the Central Lancashire Authorities (CLA) and specifically South Ribble appears to be the Housing Land Supply Position Statement and update to Strategic Housing Land Availability Assessment Position at 1 April 2025 (MO05).
- 2.2. The lead in times are covered on page 24 of MO05, which is supported by L&Q. It is therefore an appropriate starting base for the overall trajectory.
- 2.3. Specifically in relation to the L&Q site in Penwortham (HS3.4), South Ribble have been in contact with L&Q with respect of the site. L&Q have confirmed that a pre-application enquiry has been undertaken with Officers, and a team has been assembled to take the site forwards for a planning application. This will be submitted shortly, likely before the end of the year.
- 2.4. Therefore, the trajectory for the Penwortham site in Appendix 1 of MO05 is reasonable and supported by L&Q.

**6.2 Is there a reasonable prospect that a total of 6,499 new dwellings will be provided by 31/03/41 on sites that had planning permission at 01/04/24?**

- 2.5. No comment

**6.3 Is there a reasonable prospect that the total of 13,440 new dwellings to be delivered through local plan allocations will be provided by 31/03/41?**

- 2.6. Based on the information provided by L&Q to South Ribble in terms of the progress of the site following the pre-application meeting and the assembling of the team to support the impending planning application, this component of the supply within Appendix 1 of MO05 is supported.

**6.4 Is there compelling evidence to justify a windfall allowance of 3,139 new dwellings over the plan period and to demonstrate that they will provide a reliable source of supply?**

- 2.7. No comment

**6.5 Has appropriate consideration been given to non-implementation lapse rates?**

- 2.8. No comment



**6.6 Overall, is there convincing evidence that:**

**a) Having regard to assumptions about commitments, allocations and windfalls the housing requirement across Central Lancashire between 2023 and 2041 is likely to be met?**

**A 5 year supply of deliverable housing land will exist on adoption?**

**The Plan provides specific, developable sites so that a supply of deliverable or developable housing land is likely to exist throughout the plan period?**

- 2.9. L&Q can confirm that the Penwortham site (Ref:MOO5) will make its contribution to the overall housing requirement for South Ribble, as set out in the submitted Plan.

Town & Country Planning Act 1990 (as amended)  
Planning and Compulsory Purchase Act 2004

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