

ACTIONS RELATING TO MATTER 6: HOUSING SUPPLY

Action 51: Queries on lead in times in the analysis undertaken by each Council

Chorley

The analysis of lead in times and build out rates set out in Table 3 of Examination document CLA03 (Response to Inspectors Initial Questions) has been updated to include a greater number of developments. It is based on 32 developments over an 11 year period (2014 to 2025). Applications that were determined via a planning appeal have been excluded from the analysis. Applications that had not commenced at 1st April 2025 were also excluded as it is not possible to obtain the total time to first completion for these sites.

For each development, the time to obtain consent was calculated. For applications that had an outline and reserved matters application, the time to obtain outline consent is the period from the date the application was validated to the date it was approved and the time to obtain detailed consent is the period from the date the outline application was approved to the date the detailed application was approved. The total planning approval period therefore covers the period from when the first outline planning application was validated to the time the last detailed planning application was approved, including the time between the approval of the outline planning application and validation of the detailed planning application.

For full planning applications, the time to obtain consent covers the period from the date the planning application was validated to the date it was approved.

The average times for obtaining planning permission were then calculated based on the findings for each of the 32 applications. This information is provided below.

Major developments: Outline and reserved matters

Site Size (dwellings)	Average time to obtain outline consent (years)	Average time to obtain detailed consent (years)	Total Planning Approval Period (years)	Average Planning to Delivery Period (years)	Total Time to First Completion	Average Annual Build Out Rate	Number of Applications Analysed
10-49	0.4	1.8	2.2	1.5	3.7	21	4
50-99	1.2	1.3	2.5	1.3	3.8	33	2
100-499	1.2	1.5	2.7	1.1	3.8	45	5

Major developments: Full

Site Size (dwellings)	Average Planning Approval Period (years)	Average Planning to Delivery Period (years)	Total Time to First Completion	Average Annual Build Out Rate	Number of Applications Analysed
10-49	0.6	1.3	1.9	16	14
50-99	1.5	1.5	3.0	32	5
100-499	1.9	1.3	3.2	37	2

Preston

The analysis of lead in times and build out rates set out in Table 3 of Examination document CLA03 (Response to Inspectors Initial Questions) is based on 50 developments over the last 3 year monitoring periods (2022/2023 - 2024/25). Applications that were determined via a planning appeal have been excluded from the analysis.

For each development, the time to obtain outline consent (where there was an outline application) and the time to obtain detailed consent was calculated. The time to obtain outline consent is the period from the date the application was submitted to the date it was approved. The time to obtain detailed consent is the period from the date the reserved matters application was submitted to the date the detailed application was approved. Where there was no outline application, it covers the period from the date the detailed planning application was submitted to the date it was approved.

The average times for obtaining outline and detailed planning permission were then calculated based on the findings for each of the 50 applications.

Following the Matter 6 hearing session, Preston City Council have looked again at the data provided and amended the information to be based on validation dates (not received dates of applications). The average time taken from approval of outline to validation of reserved matters (where appropriate) has also been calculated in the new figures below, with outline and reserved matters applications in a separate table to those with full applications:

Outline & reserved matters:

Site Size (dwellings)	Average time to obtain outline consent (years) (A)	Average time from Approval of Outline to validation of RM (years) (B)	Average time to obtain reserved matters consent (years) (C)	Average time from validation of Outline application to approval of reserved matters consent (A+B+C)	Average Planning to Delivery Period (years)	Total Time to First Completion	Average Annual Build Out Rate	No. of Applications Analysed
10-49	0.4	2	0.2	2.6	2.4	5	10	3
50-99	0.8	0.9	0.4	2.1	1.8	3.9	22	4
100+	1.3	1.7	0.5	3.5	1.6	5.1	43	15
1000+	1.1	5.5*	0.4	7*	2	9	39	1

* The 1000+ line of the table is based on the old Local Plan allocation at Cottam (MD1) which was a large Homes England site. The timings are difficult to calculate, given that the site had reserved matters built out on the original outline, and then a second outline permission was granted and other reserved matters approved and built out against the second outline.

Full permission:

Site Size (dwellings)	Average time to obtain full consent (years)	Average Planning to Delivery Period (years)	Total Time to First Completion	Average Annual Build Out Rate	No. of Applications Analysed
10-49	1	2	3	9	16
50-99	0.8	1.3	2.1	26	5
100+	0.7	1.9	2.6	54 [#]	6
1000+	n/a	n/a	n/a	n/a	0

This figure includes apartments schemes

South Ribble

South Ribble had undertaken broad analysis of lead-in times and build-out rates through their Housing Land Position Statement (HLPS) 2025 (MO05). Whilst the Inspectors had, through their Initial Questions, requested detailed analysis of lead-in times and build-out rates from Chorley and Preston (CLA03), this was not requested from South Ribble.

At the Matter 6 Hearing Session, following discussions, South Ribble confirmed they would return to their data to undertake further analysis, and provide information relating to sample periods and sizes, to improve the clarity and accuracy of the data. Initial analysis (MO05) had not looked at timings between the validation of a planning application and its determination because this data was not held within the housing monitoring database; the data has since been collected to support this additional analysis.

Analysis has examined:

- Time between validation and approval of an outline planning application
- Time between outline approval, and validation of reserved matters (noting that this timing is subject to developers, rather than the Council)
- Time between validation and approval of a reserved matters application
- Time between approval of reserved matters and delivery
- Time between validation of outline planning application and delivery
- Average build out rate

As per the methodology within the Lichfield's Start to Finish report, delivery is taken as the mid-year point in the year that completions for the site were first recorded.

Major Developments: Outline and Reserved Matters

The analysis looked at outline planning applications determined since 2014/15 to provide a ten-year sample. Analysis excluded applications determined via a planning appeal or by Lancashire County Council. It also excluded those applications where only part data was available (for example, where delivery has not commenced to obtain a full picture of 'start to finish'). The sample comprised 11 outline applications; 1 for 10-49 units and 10 for 100+ units.

	Application sample size	Years from Outline Validation to Approval	Years from Outline Approval to RM Validation	Years from RM Validation to Approval	Years from RM Approval to Delivery	Years from Outline Validation to Delivery*	Average build out rate per annum
Average	11	1.4	2.5	0.4	1.6	5.9	-
Median	11	1.3	2.3	0.3	1.2	5.9	-
Median Greenfield	5	1.2	1.0	0.3	1.1	3.7	-
Median Brownfield	6	1.8	2.3	0.4	1.7	6.1	-
Median (10-49 units)	1	Insufficient data sample					
Median (50-99 units)	0	No data					
Median (100+ units)	10	1.4	2.3	0.3	1.2	6.1	43

**Figures in table may not sum due to rounding*

Major Developments: Full

The analysis looked at full planning applications determined since 2018/19 to provide a sufficiently sized sample. Analysis excluded applications determined via a planning appeal, and those applications where only part data was available (for example, where delivery has not commenced to obtain a full picture of 'start to finish'). The sample comprised 14 full major approvals of various sizes.

	Application Sample Size	Years from Full Validation to Approval	Years from Full Approval to Delivery	Years from Full Validation to Delivery	Average Build Out Rate
Average	14	0.6	1.4	2.1	-
Median	14	0.6	1.2	1.6	-
Median GF	7	0.4	1.1	1.4	-
Median BF	7	0.7	1.9	2.4	-
Median (10-49 units)	7	0.5	1.2	1.9	14
Median (50-99 units)	5	0.6	1.2	1.4	27
Median (100+ units)	2	1.2	1.3	2.6	44

**Figures in table may not sum due to rounding*

The Council have used local data, alongside a comparison of Lichfield's analysis, to i) sense-check forecasts provided by developers, and ii) in the absence of developer information, to make their own delivery forecasts. In most cases, for major development sites, developers have

provided their own delivery information and forecasts which have then been sense-checked by the Council. In some of those cases, the Council may consider programming to be 'over-optimistic' and have used the local data and Lichfield's analysis to take a more cautious approach to the programming of planning applications and completions.

Whilst the detailed analysis extends some of the time frames (from that originally reported in HO05), they remain broadly in alignment with Lichfield's analysis, which has also been used as a reference point when the Council has been forecasting a 5-year supply.