



**HOUSING LAND
POSITION**
incorporating
update to
**STRATEGIC HOUSING LAND
AVAILABILITY ASSESSMENT**

At 31 March 2018

Contents

1.	Introduction	4
1.1	Purpose of this Report	4
1.2	Strategic Housing Land Availability Assessment (SHLAA)	4
1.3	Assessment of Housing Land Position	5
2.	Summary	5
2.1	Completions	5
2.2	Brownfield Sites	5
2.3	Affordable Homes	5
2.4	New Permissions	5
3.	Planning Policy	6
3.1	National Planning Policy Framework	6
3.2	Central Lancashire Core Strategy	6
4.	Methodology	7
5.	Completions	7
5.1	Annual Completions	7
5.2	Annual Completions by Locality	9
5.3	Completions of Dwellings by Density (%)	10
5.4	Completions by Land Type (greenfield or brownfield/previously developed land)	10
5.5	Annual Affordable Housing Completions	11
6.	Demolitions	12
7.	Permissions	12
7.1	New Permissions	12
7.2	Density of New Permissions 2017/18	13
7.3	Brownfield Permissions	15
7.4	Extant Permissions	15
8.	Housing Land Allocations	15
9.	Housing Market	15
10.	The Future	16
10.1	Strategic Requirement and Five Year Supply at 31 March 2018	16
10.2	Developable Supply	18
10.3	Housing Trajectory at 31 March 2018	19
11.	Conclusion	20

Appendix 1 – Extant Planning Permissions	21
Appendix 2 – Summary of Dwellings Expected to Come Forward by Year ..	27
Appendix 3 – Sites Allocated for Residential or Mixed Use Schemes in Policy D1 of the Adopted Local Plan	28
Appendix 4 – Schedule of Suitable Sites Identified as part of the SHLAA at 31 March 2018	30
Appendix 5 – Location of SHLAA Sites	40
Glossary.....	41

Table 1 - New Dwelling Completions.....	8
Table 2 - Annual Completions by Locality	9
Table 3 - Completions by Density (%)	10
Table 4 - Completions by Land Type.....	11
Table 5 - Affordable Housing Completions by Location	12
Table 9 - Developable Housing Land Supply	18

Chart 1 - Total New Permissions	13
Chart 2 - Permissions by Density	14
Chart 3 - House Prices/Sales	16
Chart 4 - Housing Trajectory to 31 March 2026	19

1. Introduction

1.1 Purpose of this Report

This report combines the annual updates to both the Strategic Housing Land Availability Assessment and the Housing Land Position Statement.

1.2 Strategic Housing Land Availability Assessment (SHLAA)

A SHLAA is a key part of a local planning authority's evidence base on housing delivery. It aims to identify deliverable sites (1 to 5 years) and developable sites with potential for housing after the five year period. The assessment helps the planning authority (South Ribble Borough Council) prepare the planning documents which are part of the process of delivering sufficient land to provide the housing needed by local communities.

The purpose of a strategic land availability assessment is to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed. It focuses on the identification of individual sites with potential for housing which is founded upon partnership working with key stakeholders such as housebuilders, social landlords, local property agents, local communities and other agencies. The SHLAA is an ongoing process, involving regular monitoring and updating.

In accordance with the NPPF, sites which have not been specifically identified as available in the Local Plan process are referred to as windfall sites. They normally comprise previously-developed sites that have unexpectedly become available.

Some land designations, such as green belt or other policy considerations will mean that there are strong planning reasons to seek to avoid or minimise the release of greenfield sites for housing.

In accordance with the NPPF, local planning authorities should have a clear understanding of housing needs in their area and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

This document includes the seventh partial review and update of the Strategic Housing Land Availability Assessment (SHLAA) first published in 2010. This partial review incorporates an update to the sites contained within the five year deliverable supply 2018/19 to 2022/23 and also identifies the developable supply to the end of the adopted Local Plan period (31/3/26). It also takes account of sites submitted during the monitoring year for SHLAA consideration from landowners, agents and/or developers.

The suitable, deliverable and developable sites that have been identified in the SHLAA (see [Appendix 4](#)) are derived from a number of sources and are based on previous work done by the council. It is important to note that certain assumptions have been made within the assessment based on general guidance from the Ministry of Housing, Communities and Local Government (MHCLG) and on experienced officers' judgements. The SHLAA should be treated as a living document and the information will be liable to change over short periods of time as circumstances change on sites.

Planning applications for residential development are assessed on their individual planning merits in accordance with national and local policy, and other material planning considerations.

Information that is contained within this SHLAA may act as an indication of opportunities or constraints on a site, but applicants must undertake their own detailed research to determine the full potential for residential development opportunities on sites within the SHLAA or those that have not been identified.

1.3 Assessment of Housing Land Position

This document also sets out the housing land supply in South Ribble. All sites with planning permission have been visited, and forecasting has been reviewed and updated where applicable. Developers of large sites are also consulted to clarify their expectations of their own sites.

This annual report examines three key areas:

- Housing completions in South Ribble in relation to the strategic requirement
- Future supply of housing from outstanding permissions and allocations
- Monitoring the impact of planning policies on density, brownfield sites and affordable housing.

2. Summary

This document provides a snapshot picture of both the committed and potential housing supply in South Ribble at 31 March 2018.

2.1 Completions

Housing delivery in South Ribble for 2017/18 resulted in 318 completions, a 68% increase compared with the previous year. This is the result of a complex combination of factors which are discussed in Section [5.1](#).

2.2 Brownfield Sites

In 2016, South Ribble Borough Council was one of 73 councils in England to pilot a new brownfield register. This provides house builders with up-to-date and publicly available information on all brownfield sites available for housing locally. The register, which is updated annually, is available on the council's website. Brownfield sites accounted for 64% of completions between April 2017 and March 2018, compared with 56% in 2016/17. It is hoped that our pro-active approach to brownfield sites with the introduction of the Brownfield Register will continue to improve delivery on these sites in future years.

2.3 Affordable Homes

A total of 40 affordable homes were completed during 2017/18 and outstanding planning permissions include 18 sites which will contribute to the provision of affordable dwellings, either by providing them on site or by making a financial contribution towards off-site provision (please see section [5.5](#)).

2.4 New Permissions

During 2017/18 a total of 62 planning permissions have been granted relating to residential dwellings on

61 sites (one site has been granted two permissions during the year, only one of which will be implemented). These permissions give approval for 1,030 dwellings (excluding the duplication). Together with unexpired permissions from previous years, this results in a total remaining capacity of 3,195¹ permissions for dwellings at 31 March 2018. This figure takes account of dwellings already built on developments which are under construction.

3. Planning Policy

3.1 National Planning Policy Framework

Paragraph 47 of the [National Planning Policy Framework](#) states:

“To boost significantly the supply of housing, local planning authorities should:

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”

However, it should be noted that, in March 2018, the MHCLG started a [consultation](#) on revisions to the NPPF. The draft text for consultation includes the following:

“74. Strategic plans should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement, or against their local housing need where the strategic plan is more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant² under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”

3.2 Central Lancashire Core Strategy

Policy 4 (Housing Delivery) of the adopted [Central Lancashire Core Strategy](#) sets a minimum requirement of 417 new dwellings per annum in South Ribble. It also requires that any under-provision since 2003 (the

¹ Total large and small sites with permission

² From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

base date of the now revoked North West Regional Spatial Strategy) be made up over the Local Plan period (2010 – 2026).

4. Methodology

The information in the following pages takes account of:

- national planning policy
- the Central Lancashire Core Strategy
- the South Ribble Local Plan
- the assumptions detailed in Section 6 of the 2010 SHLAA, ie in relation to density ranges and net developable areas of sites, remain unchanged unless more reliable and accurate information is available through planning applications or planning permissions for example;
- developers' views – these have been obtained through email surveys early in 2018.³

The SHLAA continues to be updated to take account of new information from planning permissions, implementation of development on sites, and the study of new sites. The SHLAA does not make binding judgements on whether sites should be allocated for housing or whether planning permission is likely to be granted.

The initial source of data for housing permissions granted by the council is the weekly planning lists (available through the [council's website](#)). From these lists, details of all planning permissions for residential units are extracted and recorded on the council's housing land monitoring database and the progress of each permission is tracked.

5. Completions

5.1 Annual Completions

Completions are monitored by an annual survey of sites. As agreed by all districts in Lancashire in 1993, a dwelling is counted as complete when the "roof is on" and the "windows are in".

The rate of completions in the borough has increased by 68% since 2016/17. Factors which have contributed to this include:

- More certainty following the government's review of CIL as it is now apparent it will continue in its current form.
- Several City Deal sites are coming forward as highway infrastructure is put into place resulting in less highway objections.
- There has been a renewed thrust from Central Government to increase housebuilding.
- Median full-time gross weekly earnings increased by 2% in the North West (Source: [Annual Survey of Hours and Earnings \(ASHE\) - Office for National Statistics](#))

³ Some of the figures submitted by developers have been reduced for the purpose of the projections used in this document where officers have felt they are overly ambitious.

In the 15 years since 2003, completion rates in the borough have been as follows.

Table 1 - New Dwelling Completions

	New Dwellings (completed to roof and window stage)	Under/Over Delivery	Cumulative Under/Over Delivery	Windfalls Included in total completions
Apr '03 – Mar '04	538	121	121	263
Apr '04 – Mar '05	657	240	361	239
Apr '05 – Mar '06	520	103	464	96
Apr '06 – Mar '07	284	-133	331	134
Apr '07 – Mar '08	320	-97	234	205
Apr '08 – Mar '09	312	-105	129	152
Apr '09 – Mar '10	171	-246	-117	44
Apr '10 – Mar '11	221	-196	-313	104
Apr '11 – Mar '12	170	-247	-560	103
Apr '12 – Mar '13	168	-249	-809	72
Apr '13 – Mar '14	346	-71	-880	188
Apr '14 – Mar '15	486	69	-811	288
Apr '15 – Mar '16	371	-46	-857	146
Apr '16 – Mar '17	189	-228	-1085	99
Apr '17 – Mar '18	318	-99	-1184	120
Total	5071	-1184	-1184	2133
Mean Average over 15 years	338	-79		150

Source: Housing Land Database

The figures above include windfall sites which made up 38% of the total completions. The Local Plan, which now allocates some of these sites, had not been adopted when these sites started and, as a result, some large sites are recorded as windfalls, for example the former Roadferry site (29 completions in 2017/18).

The monitored figures for South Ribble exclude some dwellings which do not require planning permission because their creation is subject to permitted development⁴. However, the Council Tax Register showed an increase of only 239 dwellings, 79 less than the monitored permissions. During 2016/17 the increase in dwellings on the Council Tax Register was 48 more than the monitored permissions. Differences between these figures can occur for a number of reasons, including:

- Permitted development, including caravans used as temporary accommodation
- Unreported demolitions
- Dwellings in relation to monitored planning permissions are counted as complete when the property is considered waterproof (ie roof and windows completed) whereas Council Tax registrations take place at a later stage, possibly in a different financial year.

⁴ For example, conversion of space over a shop, or over a ground floor office, into a maximum of two flats.

5.2 Annual Completions by Locality

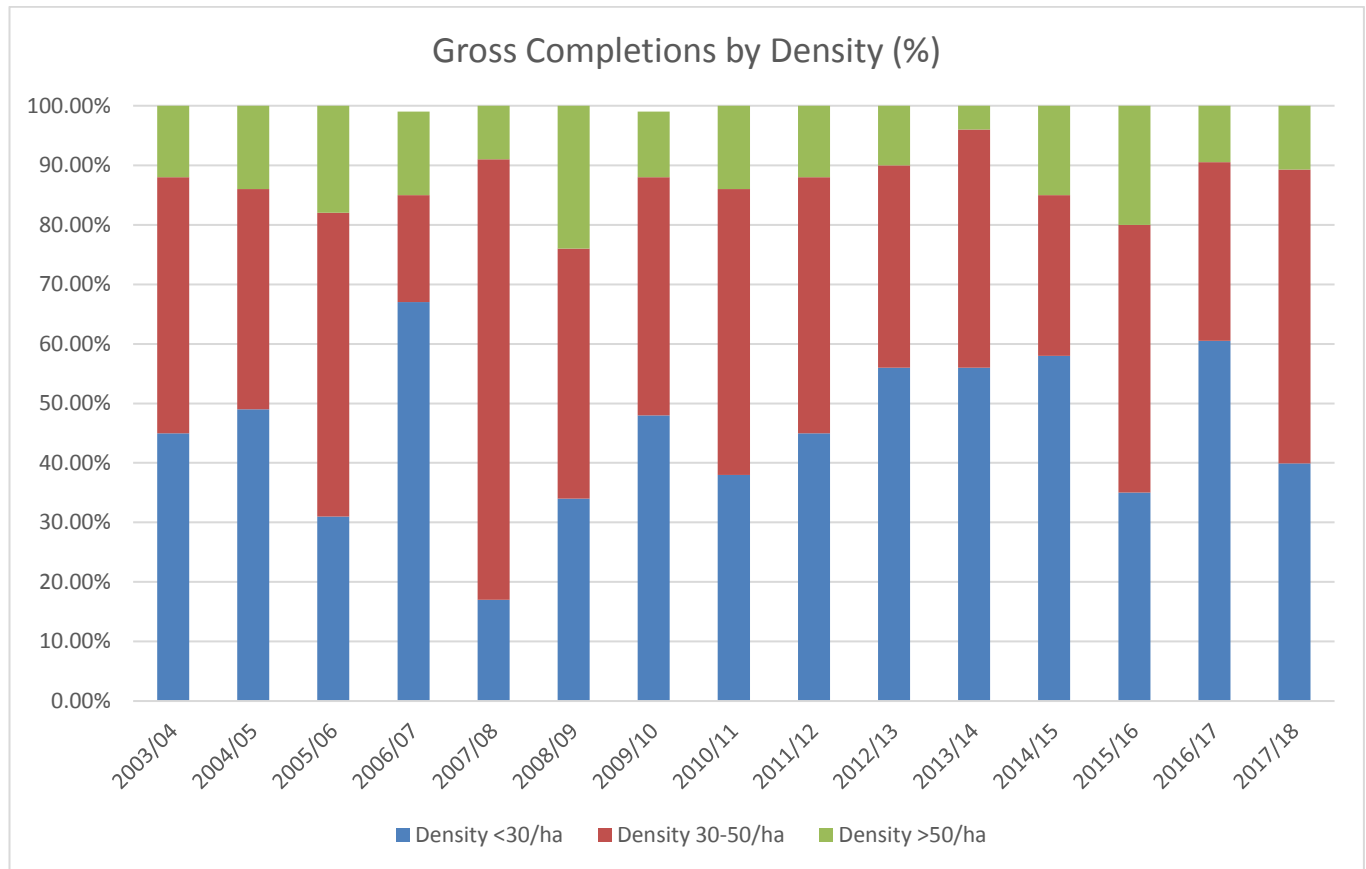
Table 2 - Annual Completions by Locality

Locality	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Bamber Bridge	41	99	207	40	43	40	2	8	2	14	57	103	128	30	31	845
Buckshaw Village	112	180	152	85	82	110	112	56	38	65	131	90	8	0	0	1221
Higher Walton/Coupe Green/Gregson Lane/ Hoghton	30	7	5	5	5	6	6	20	3	2	3	13	3	2	0	110
Hutton	33	1	1	16	2	2	1	0	8	0	0	2	0	1	24	91
Leyland & Farington	88	149	65	90	144	75	32	86	56	35	61	165	148	77	174	1445
Little Hoole	2	1	0	0	3	1	0	0	0	1	1	0	4	1	0	14
Longton	20	7	4	4	9	11	0	10	10	13	15	27	11	8	3	152
Lostock Hall	39	88	39	3	11	13	0	6	1	0	2	0	11	46	22	281
Much Hoole	6	8	13	12	4	14	1	1	1	1	8	0	0	0	7	76
New Longton	11	0	9	0	5	2	2	17	1	1	24	21	1	5	1	100
Penwortham	36	24	15	19	4	18	7	8	30	28	2	19	55	15	26	306
Samlesbury & Mellor	6	0	6	2	3	3	4	4	1	4	0	1	1	3	5	43
Walmer Bridge	58	21	2	6	2	0	0	1	16	3	40	36	0	0	1	186
Walton le Dale	56	72	2	2	3	17	4	4	3	1	2	9	1	1	13	190
Whitestake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11
TOTALS	538	657	520	284	320	312	171	221	170	168	346	486	371	189	318	5071

Source: Housing Land Database

5.3 Completions of Dwellings by Density (%)

Table 3 - Completions by Density (%)



Source: Housing Land Database

As shown in the graph above, a slightly larger proportion of dwellings were delivered with a density above 30 dwellings per hectare than in 2016/17.

5.4 Completions by Land Type (greenfield or brownfield/previously developed land)

Policy 4 of the [Central Lancashire Core Strategy](#) has a target of 70% of new houses to be built on brownfield land.

64% of completions between 1 April 2017 and 31 March 2018 were on previously developed land, compared to 56% in the previous year.

The previously developed land figure for 2018/19 is calculated as follows:

Previously developed = 193 from previously developed land sites + 5 conversions (excl barn conversions) + 6 change of use = 204

Proportion of development on previously developed land = 204/318 = 64%

Table 4 - Completions by Land Type

Land Type	2008/09		2009/10		2010/11		2011/12		2012/13		2013/14		2014/15		2015/16		2016/17		2017/18	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Greenfield	19	6	2	1	42	19	28	17	46	27	116	33	156	32	105	28	83	44	113	36
Barn Conversions (regarded as g'field)	7	2	4	2	3	1	4	2	6	4	1	0	2	0	1	0	1	1	1	0
Mixed (g'field & PDL)	63	20	10	6	23	10	24	14	7	4	0	0	0	0	0	0	0	0	0	0
Previously Developed (PDL)	206	66	138	81	136	62	103	61	100	60	225	65	312	64	242	65	92	49	193	61
Other Conversions (regarded as PDL) and Change of Use	17	5	17	10	17	8	11	7	9	5	5	1	16	3	23	6	13	7	11	3
TOTALS	312		171		221		170		168		347		486		371		189		318	

5.5 Annual Affordable Housing Completions

The National Planning Policy Framework ([NPPF](#)) defines affordable housing as social rented, affordable rented and intermediate housing. It is provided to meet the needs of people who cannot afford housing through the open market. Social rents are determined nationally, affordable rents are 80% of the market rent in that area. Intermediate housing includes affordable home ownership products such as shared ownership, shared equity and discounted open market value products. Homes that do not meet this definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes; nor housing that has been bought through a Help to Buy product.

For the purpose of this report only, the completions total takes account of new additions to the overall housing stock and does not include additions created through the transfer of housing stock. Therefore, the figures recorded in this report may differ from the council’s Housing Flows Reconciliation return (required by the Ministry of Housing, Communities and Local Government) and completion rates produced by the Strategic Housing Team, which also take into account changes in tenure of existing housing stock, ie the acquisition of market housing to create additional affordable housing stock.

Table 5 - Affordable Housing Completions by Location

Location	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Affordable dwellings compared to all completions	11%	19%	7%	6%	24%	14%	17%	40%	13%	13%
Bamber Bridge	11	0	0	0	0	13	7	60	0	0
Buckshaw	8	7	0	0	15	25	0	0	0	0
Farington	0	0	0	0	0	0	16	0	15	7
Hutton	8	0	0	0	0	0	0	0	0	0
Leyland	0	23	15	11	18	0	24	68	0	18
Lostock Hall	0	0	0	0	0	0	0	0	10	0
Longton, New Longton, Walmer Bridge, Much Hoole	8	2	0	0	4	10	15	0	0	0
Penwortham	0	0	0	0	3	0	22	22	0	6
Walton-le-Dale	0	0	0	0	0	0	0	0	0	9
TOTAL	35	32	15	11	40	48	84	150	25	40

Sources: Housing Land Database (figures relating to 2008/09 – 2014/15 were taken from Strategic Housing Team records)

A total of 40 affordable homes have been completed during 2017/18. In addition, outstanding planning permissions include:

- providing affordable dwellings on site (11 sites) totalling 487 dwellings;
- providing affordable dwellings on site and also making a financial contribution for off-site provision (four sites);
- making a financial contribution for off-site affordable housing (three sites).

6. Demolitions

The council issued eight Demolition Notices under Section 80(2) of the Building Act 1984 in respect of dwellings between 1/4/17 and 31/3/18. These Notices grant consent to demolish but do not necessarily mean the demolition takes place. District Valuation Office Council Tax records show one dwelling removed from the Council Tax register during this period due to demolition.

7. Permissions

7.1 New Permissions

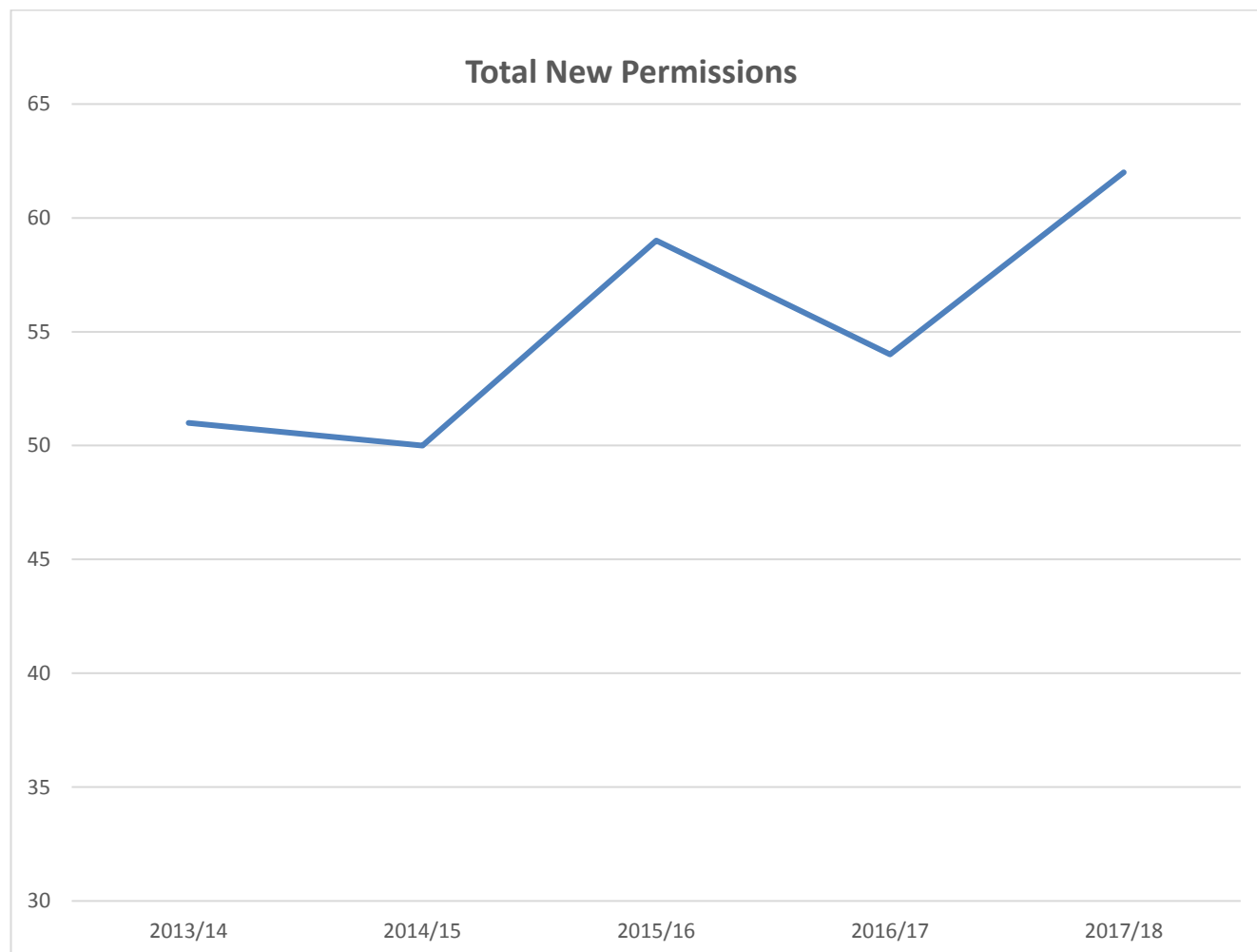
During 2017/18 62 planning permissions have been granted relating to residential dwellings. These permissions relate to a total of 1,240 dwellings. However, it must be borne in mind one of these sites has received more than one permission during the year, New Mill, Wesley Street in Bamber Bridge received a permission for 210 dwellings and also a permission for 196 dwellings, only one of which is being implemented.

Including unexpired permissions from previous years, and excluding duplications, there was permission

for a total of 3,141 dwellings at 31 March 2018.

Total new permissions granted in the last five years were as follows.

Chart 1 - Total New Permissions



Sources: Housing Land Database

The reduction in numbers in 2013/14 and 2014/15, we believe, was influenced by the introduction of the Community Infrastructure Levy on 1 September 2013 which placed an additional burden on developers.

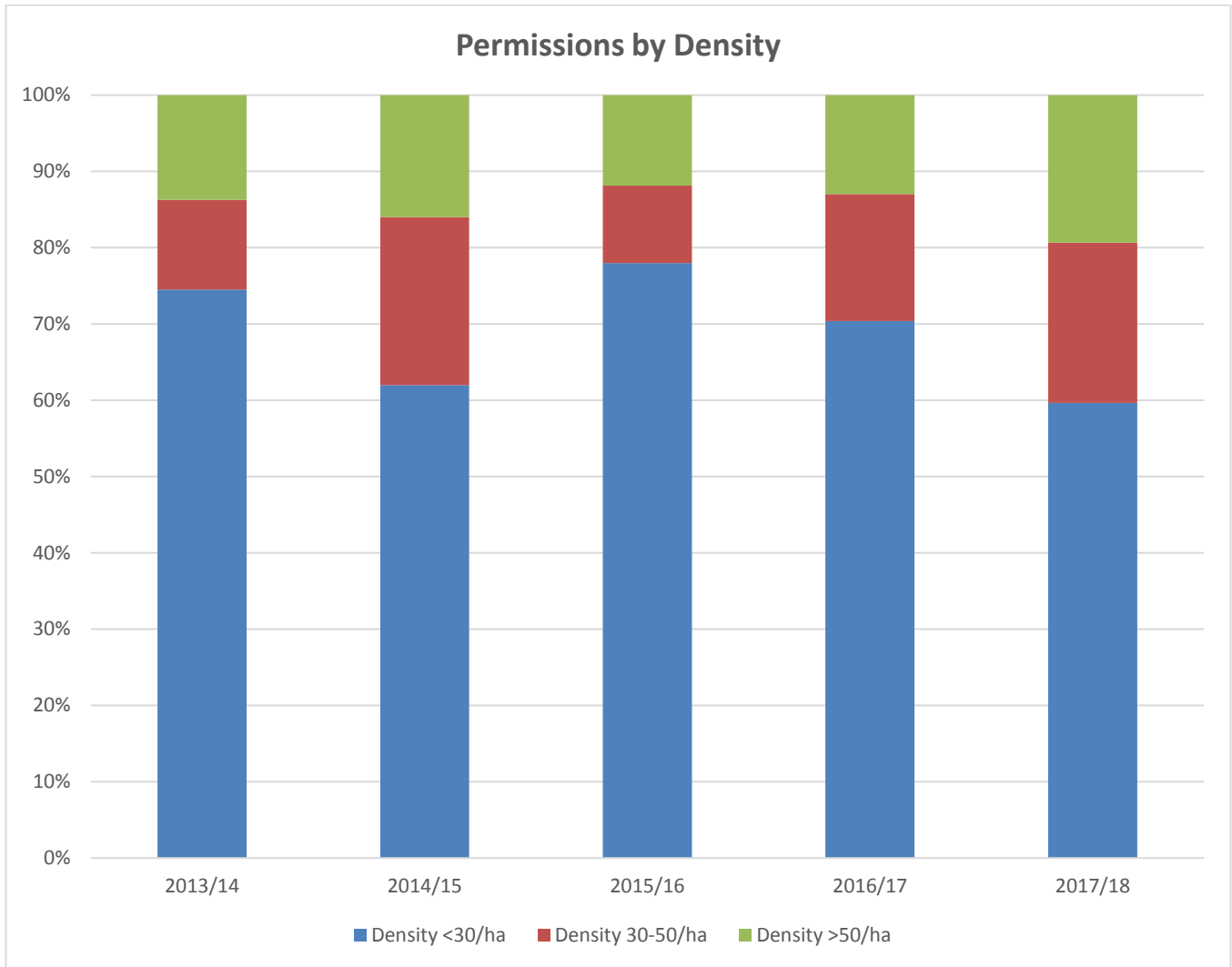
Individual permissions are listed at [Appendix 1](#), and detailed information of each is available on our website:

<http://publicaccess.southribble.gov.uk/online-applications/>

7.2 Density of New Permissions 2017/18

62 permissions were granted in 2017/18. As shown in the following table, 60% of these had a density of less than 30 dwellings per hectare.

Chart 2 - Permissions by Density



Sources: Housing Land Database

It should be noted that, in relation to densities, the Government is proposing the following in the draft consultation text for the revised NPPF:

- “123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:
- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
 - b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
 - c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context,

when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site⁵.”

Twelve permissions had a density of over 50 dwellings per hectare, four of these permissions included apartments and three included terraced dwellings.

7.3 Brownfield Permissions

82% of permissions granted in 2017/18 related to development on brownfield land.

7.4 Extant Permissions⁶

A full list of extant permissions is shown at [Appendix 1](#).

8. Housing Land Allocations

[Appendix 3](#) shows the status of the sites allocated for residential or mixed use schemes in Policy D1 of the adopted Local Plan.

9. Housing Market

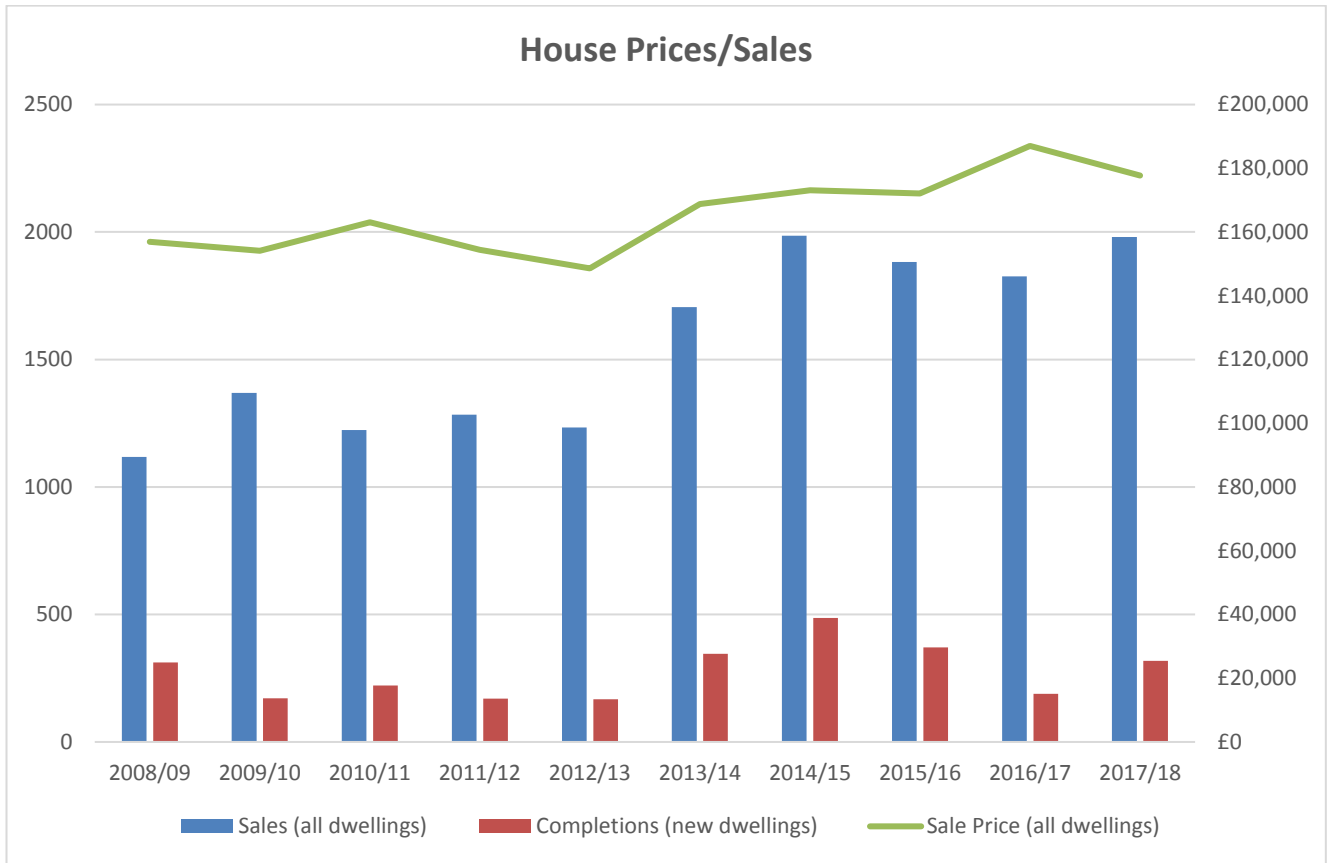
The following chart shows the number of new dwelling completions, sales of all dwellings and sale prices of all dwellings over the last ten years in South Ribble. Numbers of sales increased compared with 2016/17. Average sale prices in the borough decreased by 5% during 2017/18.

There is more discussion around the completion figures in Section 5.1.

⁵ And so long as the resulting scheme would provide acceptable living standards.

⁶ Permissions which are remaining – includes all permissions, granted in 2017/18 and previous years, which have not expired.

Chart 3 - House Prices/Sales



Source: In-house records and [Land Registry](#)

10. The Future

Forecasting future dwelling completions is carried out by officers in the Planning Policy Team in collaboration with colleagues from Development Management. Information is also gathered during site visits and/or from information provided by developers/house builders⁷. The intelligence gathered is used to inform the forecasting of site delivery and to provide a robust evidence base for the calculation of the housing land supply.

10.1 Strategic Requirement and Five Year Supply at 31 March 2018

The strategic requirement for the period 2003/04 to 2017/18 was 6,255 (fifteen years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 1,184 dwellings.

The Planning Inspector who examined the adopted Local Plan stated in her final report: "I consider that the evidence relating to the shortfall does not demonstrate a persistent under-delivery when taken across a number of years. Indeed, in the years 2003 – 2006 completions were above the CS requirement. Only when the economic downturn began did completions slump to much lower levels. The most recent evidence demonstrates an upturn in completion rates beginning around 2013, with the figures for 2014/15 once again exceeding the CS requirement. Consequently, I consider that it is sufficient for the Council to

⁷ Some of the figures submitted by developers have been reduced for the purpose of the projections used in this document where officers have felt they are overly ambitious.

identify a 5% buffer in accordance with the Framework. A supply of around 2,578 dwellings is therefore required to demonstrate a five year supply plus a 5% buffer."

However, it is appreciated that this was written in 2015 so may be considered out-of-date. The following calculations seek to make up the shortfall within five years and add a 20% buffer in case this is required in the revised NPPF (see paragraph 74 of the [Draft text for consultation](#)).

Sites included within the South Ribble five year supply comprise:

- Sites with planning permission;
- Sites allocated in the adopted Local Plan.
- Anticipated Permitted Development
- Windfall sites⁸

At year end, permissions for dwellings on small sites (less than 0.4 ha) totalled 162, some of which were not included in the SHLAA because they had not been granted/applied for planning permission when the SHLAA was produced. We have assumed that 10% of these dwellings will not be built*, meaning there is a realistic capacity for 146 dwellings on these small sites.

At 31 March 2018, the borough had a gross five year supply of 3,927 dwellings. This equates to a **5.01 year land supply, including a 20% buffer and making up the shortfall within five years**. It also assumes a 20% buffer is required on both the five year requirement and the backlog. The full calculation is as follows.

Five year requirement = 417 x 5 (not accounting for shortfall)	2085
Add Shortfall (under-delivery from 2003/04 to date)	1184
Total required for five years to make up shortfall	3269
Add 20% buffer	654
Total Five year requirement, making up shortfall within five years and including 20% buffer	3923
One year requirement, making up shortfall within five years and including 20% buffer	785
Deliverable dwellings in five years	
Large sites with permission	1996
Small sites with permission (less 10%)	146
Additional sites allocated in Local Plan	1608
Windfalls	177
Total Deliverable	3927
Years' supply (Total deliverable divided by Annual Requirement)	5.01

It should be noted that the formula proposed for assessing housing need in the consultation document

⁸ The term 'windfall' is used to refer to those sites which become available for development but are not included as allocated land in a planning authority's adopted local plan. Historically, an average of over 100 windfall completions have been achieved per year since 2003/04.

“Planning for the right homes in the right places” published by the government in September 2017, resulted in an [indicative housing need figure](#) for South Ribble of 228.

The figures shown in these calculations do not include additional suitable sites identified as part of the SHLAA which are not expected to come forward in the near future. These are shown in [Appendix 4](#) – Schedule of Suitable Sites.

10.2 Developable Supply

The NPPF states that to be considered developable:

“sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”

At 31 March 2018, the council was able to identify the following numbers of developable dwellings in five years’ time. The council’s adopted Local Plan covers the period 2010/11 to 2025/26, therefore only limited information is available following this period.

Table 6 - Developable Housing Land Supply

Type of Site	Developable Units 2023 - 26	Developable post 1/4/26
Large sites with permission ≥0.4 ha	830	207
Additional allocated Local Plan sites	1149	505
Windfalls	132	0
TOTALS	2050	702

At first glance, it appears the authority may not have a five year supply available by the end of the Plan period to cover the residual requirement. However, the following should be borne in mind:

- The anticipated cumulative completions over the plan period predict an overall supply in excess of that required (please see Housing Trajectory).
- A call for sites for the next Local Plan is due to be undertaken in 2018 as part of the review of the Local Plan and additional these sites will undoubtedly come forward prior to 2026.
- Policy G3 of the Local Plan (Safeguarded Land for Future Development) requires that identified Safeguarded Land will remain in its existing use for the foreseeable future and beyond the life of this Plan. It is intended to be kept free from new physical development and to be kept open at least during the Plan period or until the Plan is reviewed. The imminent review of the Local Plan will consider the release of this land should it become necessary to secure sufficient future supply.

Local Planning Authorities (LPAs) are required to identify sufficient specific sites to deliver housing for at least five years. The NPPF states that, to be considered deliverable:

“sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission

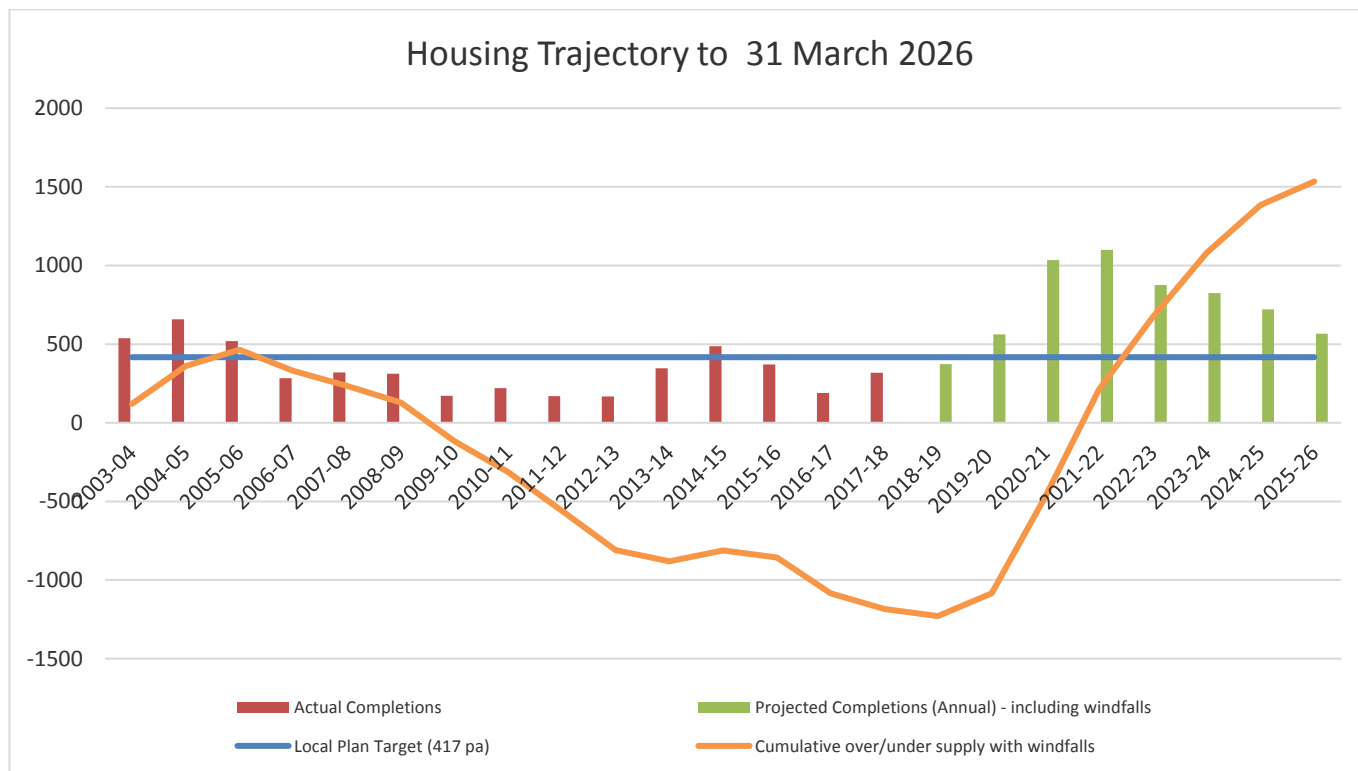
expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

10.3 Housing Trajectory at 31 March 2018

It should be noted that inclusion of sites in the trajectory does not mean development will come forward on a site nor does it guarantee planning permission will be granted. It means, to the best of current knowledge, sites are able to deliver housing subject to other factors such as funding, the release of land and/or the provision of additional infrastructure. Any site without valid planning permission will be subject to the normal planning process.

The following housing trajectory relates to the current strategic requirement.

Chart 4 - Housing Trajectory to 31 March 2026



Following the publication of a new [Central Lancashire Strategic Housing Market Assessment](#) it has been agreed by the Central Lancashire authorities:

- that it is appropriate for the proper planning of Central Lancashire as a whole that an apportionment of the full Objectively Assessed Need is made across the Housing Market Area; and,
- that the current Joint Core Strategy requirement figures – which exceed the Objectively Assessed Need on a Housing Market Area footprint - should continue to be applied prior to or pending adoption of a replacement local plan.

11. Conclusion

Completion rates are expected to rise substantially over the next few years due to the large sites which are now coming forward, several of which are now under construction. Several of these large sites, for example the Moss Side Test Track and Penwortham Mills, are on brownfield land which will substantially increase the proportion of development on this type of site. Similarly, we expect the number of affordable homes to increase with large permissioned sites contributing to their development.

In summary, we are confident that the borough has sufficient land supply to meet the government's requirements. At 31 March 2018, the council could demonstrate a 5.01 year supply. This assumes we make up the shortfall in the next five years and also allows for a 20% buffer. This makes it unnecessary to release any Green Belt or Safeguarded Lane at this point in time.

Appendix 1 – Extant Planning Permissions⁹

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
New Mill, Wesley St	2017-09-04	Bamber Bridge East	196	196	07/2017/2333/REM 07/2016/0690/REM 07/2017/2333/REM 07/2012/0729/OUT 07/2012/0728/OUT
Land adj to Linden Lea, Kellet Ln (west of Linden Lea)		Bamber Bridge East	2	2	07/2015/0305/REM 07/2015/1329/OUT
Land off Kellet Ln, Bamber Bridge (west and south west of Linden Lea)		Bamber Bridge East	3	3	07/2017/0306/REM 07/2015/1330/OUT
Lancaster Cottage, Brindle Rd, Bamber Bridge	2017-04-28	Bamber Bridge East	1	1	07/2016/1123/FUL
394 Brindle Rd, Bamber Bridge		Bamber Bridge East	1	1	07/2014/0861/FUL
Land to rear of 369-371 Station Rd	2015-02-02	Bamber Bridge East	1	1	07/2014/1059/FUL
2 Gough Ln, Bamber Bridge	2016-09-14	Bamber Bridge East	2	2	07/2016/0393/FUL
248 Station Rd, Bamber Bridge		Bamber Bridge West	2	2	07/2015/1264/FUL
Land Adj 1 Co-operative St, Bamber Bridge	2016-03-21	Bamber Bridge West	1	1	07/2016/0040/FUL
27 Cross Halls, Penwortham	2015-11-10	Broad Oak	1	1	07/2015/1610/FUL
2 Cromwell Ave, Penwortham	2017-08-24	Broad Oak	1	1	07/2017/1864/FUL
49 Leyland Ln	2017-10-31	Broadfield	4	4	07/2017/2532/FUL
Lords House Farm, Flag Ln (following demolition of existing shippon/cabins)		Charnock	1	1	07/2011/0012/FUL 07/2014/0173/REN
Brookfield, Alma Row	2015-08-04	Coupe Green & Gregson Ln	2	1	07/2012/0272/FUL
Hoghton Ln Farm, Hoghton Ln, Hoghton	2017-03-30	Coupe Green & Gregson Ln	3	3	07/2016/1334/OUT
Hoghton Ln Farm, Hoghton Ln, Hoghton	2017-03-30	Coupe Green & Gregson Ln	1	1	07/2016/1335/OUT
Duckworth House Farm, Bank Head Ln	2017-11-07	Coupe Green & Gregson Ln	1	1	07/2017/2892/APD
Expac, Dunkirk Mill, Dunkirk Ln	2018-03-07	Earnshaw Bridge	34	34	07/2017/3413/REM 07/2016/0055/DEM 07/2012/0551/REN 07/2008/0422/OUT
105 Slater Ln, Leyland	2013-05-11	Earnshaw Bridge	8	8	07/2018/0941/VAR 07/2008/0115/FUL
Land on west side of Mill St, Leyland		Earnshaw Bridge	7	7	07/2014/0574/OUT
Land to rear of 106 Dunkirk Ln	2017-07-21	Earnshaw Bridge	2	2	07/2017/1106/FUL 07/2010/0712/FUL 07/2014/0087/FUL
128 Dunkirk Ln (land to rear)	2017-11-22	Earnshaw Bridge	1	1	07/2015/0264/FUL 07/2011/0345/OUT 07/2014/0451/ORM
Roadferry	2013-07-05	Farington East	80	51	07/2016/0499/REM 07/2013/0151/REN
West of Grasmere Ave, Grasmere Ave	2013-03-11	Farington East	160	160	07/2017/2181/VAR 07/2016/0186/REM 07/2011/0711/ORM

⁹ Permitted development are also included in this table.

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
Farington Business Park, east of Wheelton Ln (southern section) - Phase 1 (Rowland Homes)	2013-08-30	Farington East	234	30	07/2013/0288/FUL
Farington Business Park, east of Wheelton Ln (northern section) - Phase 2 (Taylor Wimpey)	2013-08-30	Farington East	199	199	07/07/2018/0865/REM 07/2018/0868/VAR 07/2013/0288/FUL
Cuerden Strategic Site (residential part)	2017-12-20	Farington East	128	128	07/2017/0211/ORM - Part 2 Outline
Brookhouse Farm, Stanifield Ln, Lostock Hall	2016-09-06	Farington East	9	9	07/2016/0558/OUT
78 Stanifield Ln, Farington	2017-12-18	Farington East	1	1	07/2017/3512/OPD
Land between Heatherleigh and Moss Ln, aka Croston Rd/South of Bannister Ln, aka Croston Rd South, aka Rear of 2 Leyland Ln - 420 Croston Rd north of Heatherleigh (Lea Hough & Co) - North of Southern Section	2013-08-30	Farington West	175	175	07/2012/0627/ORM
Land between Moss Ln & rear of 392 Croston Rd, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	2016-03-11	Farington West	400	400	07/2014/0184/ORM
Garden to rear of 338 Croston Rd, Farington Moss	2017-05-25	Farington West	5	5	07/2016/0457/OUT
Land Adj to Naptha Cottage, Naptha Ln	2015-11-05	Farington West	1	1	07/2016/0579/REM 07/2015/0903/OUT
Knocknalling Farm, Fidler Ln, Farington Moss	2016-08-22	Farington West	1	1	07/2015/1730/FUL
196A Croston Rd, Farington Moss	2018-01-19	Farington West	1	1	07/2017/1438/OUT
Land between Heatherleigh and Moss Ln, aka Croston Rd/South of Bannister Ln, aka Croston Rd South, aka Rear of 2 Leyland Ln - 420 Croston Rd north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)	2015-09-08	Farington West & Earnshaw Bridge	175	100	07/2015/1726/REM 07/2012/0627/ORM
Brentwood, Knoll Ln, Little Hoole	2017-09-27	Hoole	1	1	07/2017/2022/FUL
Moss View Farm, Wham Ln	2017-09-07	Hoole	3	3	07/2017/2445/APD
Chestnut House Farm, Wham Ln, Little Hoole	2016-08-16	Hoole	1	1	07/2016/0483/APD
Moorhey Farm, Moss House Ln, Much Hoole	2016-09-20	Hoole	1	1	07/2016/0341/FUL 07/2013/0726/FUL
White House Farm, Moss House Ln	2017-04-28	Hoole	1	1	07/2017/0296/FUL 07/2015/1263/FUL
Scout Hut, Smithy Ln, Much Hoole	2017-10-25	Hoole	7	7	07/2017/1975/FUL 07/2015/1089/OUT
Smithy Inn, 133 Liverpool Old Rd, Much Hoole	2017-04-06	Hoole	3	3	07/2017/0061
The Bungalow, Moss House Ln	2020-09-21	Hoole	1	1	07/2017/2313/FUL
150 Liverpool Old Rd, Much Hoole	2017-10-19	Hoole	1	1	07/2017/1644/FUL
1A Birchfield, Much Hoole	2017-11-01	Hoole	1	1	07/2017/2771/FUL

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
St Mary's Church Hall, Cop Ln	18/04/2018	Howick & Priory	51	51	07/2017/2989/FUL
Land fronting Stanley Grove	2016-05-27	Howick & Priory	3	3	07/2016/0414/OUT 07/2013/0232/REN 07/2010/0230/OUT
20 Mulberry Ave, Penwortham	2016-12-14	Howick & Priory	1	1	07/2017/0642/DIS 07/2016/0941/FUL 07/2016/0019/FUL
35 Blundell Ln, Penwortham	2016-06-16	Howick & Priory	1	1	07/2016/0325/CPD
Land adj to 30 Moor Ave, Penwortham	2017-10-10	Howick & Priory	1	1	07/2017/0516/FUL
14C Liverpool Rd, Penwortham	2017-08-04	Howick & Priory	1	1	07/2017/1629/FUL
10 Liverpool Rd, Penwortham	2017-11-27	Howick & Priory	1	1	07/2017/3129/FUL
Leyland & District Conservative Club, 67-69 Towngate	2017-09-26	Leyland Central	2	2	07/2017/2020/FUL
13 Bow Ln, Leyland		Leyland St Ambrose	1	1	07/2015/1301/OUT
The Conifers, Newgate Ln, Whitestake	2016-02-12	Longton & Hutton East	2	1	07/2015/1786/FUL
Longton Equestrian Centre, Chapel Ln, Longton	2017-02-24	Longton & Hutton West	9	9	07/2017/3749/OUT 07/2016/0727/OUT
Ranch House Farm, Brownhill Ln	2017-12-18	Longton & Hutton West	1	1	07/2017/1321/OUT
31 School Ln, Longton	2016-03-23	Longton & Hutton West	1	1	07/2016/0035/REN 07/2013/0024/REN 07/2009/0692/OUT
Barn at Clare Farm, Grange Ln, Hutton	2017-04-07	Longton & Hutton West	1	1	07/2017/0692/APD
124 Liverpool Rd, Longton/Land off Orchard Ln, Longton	2017-03-15	Longton & Hutton West	1	1	07/2016/1391/REM 07/2014/0271/OUT
217 Liverpool Rd, Hutton	2017-06-15	Longton & Hutton West	1	1	07/2017/1195/FUL
Moorfield, Six Acre Ln, Longton	2015-08-13	Longton & Hutton West	1	1	07/2015/1401/APD
Blundells, 155 - 161 Liverpool Rd, Longton	2016-10-13	Longton & Hutton West	4	4	07/2016/0659/FUL
23 Pear Tree Croft, Longton		Longton & Hutton West	1	1	07/2015/1402/OUT
212 Liverpool Rd, Hutton	15/2/17 Prior approval not required	Longton & Hutton West	3	3	07/2016/1339/APD
Land off Wateringpool Ln, Lostock Hall	2013-03-15	Lostock Hall	80	7	07/2016/0375/VAR 07/2012/0561/REM
14 Moss Bridge Park, Lostock Hall	2017-04-27	Lostock Hall	2	2	07/2017/0591/FUL
Vernon Carus Site/Penwortham Mills, Factory Ln - Phase 3	2015-12-22	Middleforth	130	130	07/2014/0190/ORM
The Maltings, Hill Rd South	2017-03-22	Middleforth	62	61	07/2017/1266/REM 07/2016/0614
Middleforth House	2008-05-08	Middleforth	5	5	07/2004/0339/FUL
84 Pope Ln, Penwortham	2018-01-02	Middleforth	1	1	07/2017/3100/OUT
Vernon Carus Site/Penwortham Mills, Factory Ln - Phase 2		Middleforth/Walton-le-Dale West	74	74	07/2014/0190/ORM
Land adj Rhoden House, Rhoden Rd	2017-03-17	Moss Side	1	1	07/2017/0159/FUL 07/2013/0912/FUL
Rhoden House, Rhoden Rd	2017-08-04	Moss Side	1	1	07/2017/1599/COU

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
Within garden area of 137 Longmeanygate, Midge Hall	2017-02-14	Moss Side	1	1	07/2016/1295/FUL
Mulberry House, Rhoden Rd	2017-11-07	Moss Side	1	1	07/2017/2630/FUL
Woodlands Farm, Cocker Bar Rd	2017-05-10	Moss Side	2	2	07/2017/0938/FUL
1 Mill Cottages, Moss House Ln, Much Hoole	2017-01-30	Much Hoole	1	1	07/2016/1362/FUL
Schoolhouse Farm Development, Liverpool Rd, Hutton aka Land to rear of 110-120 and Adj to 136 Liverpool Rd, aka Meadow View Close/Liverpool Rd	2016-04-21	New Longton & Hutton East	46	27	07/2017/0587/VAR 07/2017/587/VAR 07/2015/1845/FUL
Collinwood Farm, Ratten Ln	2016-04-21	New Longton & Hutton East	11	6	07/2017/0882/VAR 07/2015/1746/FUL 07/2014/0674/OUT
Meadowcroft Business Park	2013-05-15	New Longton & Hutton East	14	6	07/2017/1414/FUL 07/2017/1204/VAR 07/2017/0522/FUL 07/2017/0567/FUL 07/2017/0520/FUL 07/2017/0695/FUL 07/2017/0076/FUL 07/2016/1292/FUL 07/2017/1414/FUL 07/2017/0522/FUL 07/2017/0521/FUL 07/2017/0520/VAR 07/2017/0166/FUL 07/2016/1004/FUL 07/2016/1129/FUL 07/20125/0695/FUL 07/2012/0695/FUL 07/2016/1004/FUL 07/2016/0615/FUL 07/2016/0923/FUL 07/2016/0722/FUL 07/2016/0615/FUL 07/2016/0567/VAR 07/2012/0695/FUL
Southernwood, 99 Chain House Ln	2017-02-02	New Longton & Hutton East	1	1	07/2017/1055/FUL 07/2016/0968/FUL 07/2014/0068/FUL 07/2011/0497/FUL 07/2014/0068/FUL
Whitestake Post Office, Chain House Ln	2017-10-23	New Longton & Hutton East	1	1	07/2017/1671/FUL 07/2015/0178/FUL
Green Fold, Wham Ln, Whitestake		New Longton & Hutton East	1	1	07/2015/1389/FUL
1 Ratten Ln, Hutton	2016-03-01	New Longton & Hutton East	1	1	07/2015/1805/FUL
Land at Orchard Ave	2018-01-11	New Longton & Hutton East	4	4	07/2017/3652/FUL 07/2017/1987/FUL 07/2016/0042/OUT
Greenacres, 57 Chain House Ln, Whitestake	2016-10-04	New Longton & Hutton East	4	4	07/2017/0950/REM 07/2016/0597/OUT 07/2016/0223/ORM
Whitestake Garage, Long Moss Ln, New Longton	2016-11-02	New Longton & Hutton East	4	4	07/2016/0728/OUT
Land adj West View, Startley Nook, Whitestake	2017-04-27	New Longton & Hutton East	1	1	07/2016/0464/FUL
Pear Tree Farm, 347 Chapel Ln, New Longton	2016-05-05	New Longton & Hutton East	1	1	07/2016/0144/FUL

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
Silverholme, Cuerdale Ln	2017-10-04	Samlesbury & Walton	3	3	07/2018/1143/DIS 07/2018/1137/VAR 07/2017/1811/FUL
Mather Fold Farm, Hoghton Ln	2018-02-28	Samlesbury & Walton	12	12	07/2017/2644/FUL 07/2014/0677/FUL
Roach Bridge Paper Mill	2012-11-14	Samlesbury & Walton	9	8	07/2011/0813/FUL
9 Princes Rd	2008-04-04	Samlesbury & Walton	1	1	07/2005/0796
New Southworth Hall, Cuerdale Ln, Samlesbury		Samlesbury & Walton	2	2	07/2015/0649/LBC
Prospect Hill Training Centre, Old Brown Ln, WLD	2015-07-27	Samlesbury & Walton	1	1	07/2015/1178/OUT
Bank House Farm, Green Ln, Samlesbury	2017-01-18	Samlesbury & Walton	1	1	07/2016/0469/OUT
Aspden Fold Farm, Nabs Head Ln	2001-11-05	Samlesbury & Walton	2	2	07/2001/0687
170 Higher Walton Rd, Walton-le-Dale	2017-09-11	Samlesbury & Walton	1	1	07/2017/1820/FUL
Brook St Club, 2-4 Brook St, Higher Walton	2017-09-26	Samlesbury & Walton	2	2	07/2017/2307/FUL
Goosefoot Barn, Goosefoot Ln,	2017-09-26	Samlesbury & Walton	1	1	07/2015/1434/FUL
7 Victoria Rd, Walton-le-Dale	2017-12-21	Samlesbury & Walton	2	2	07/2017/3292/FUL
3 Huntley Ln, Samlesbury	2018-01-04	Samlesbury & Walton	1	1	07/2017/2693/FUL
Land adjacent to and rear of Barnflatt Close/off Higher Walton Rd	2014-07-17	Samlesbury and Walton	46	36	072018/0450/DIS 07/2018/0300/DIS 07/2017/1274/VAR 07/2017/0414/DIS 07/2017/0307/DIS 07/2017/0183/DIS 07/2013/0548/FUL
Blue Slate Farm, Spring Ln, Samlesbury – 2 applications	2015-04-13	Samlesbury and Walton	4	4	07/2014/0726/APD
Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow)	2017-09-20	Seven Stars	400	400	07/2018/1674/REM 07/2017/2486/FUL 07/2016/0591/OUT
Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Homes England)	2017-02-03	Seven Stars	200	200	07/2016/0310/OUT
28 West Paddock	2016-08-26	Seven Stars	1	1	07/2016/0448/REN 07/2012/0263/FUL
Land adj to 74 Slater Ln		Seven Stars	1	1	07/2015/1381/FUL 07/2007/0039/FUL
345 Leyland Ln		Seven Stars	2	2	07/2015/1511/FUL
349 - 351 Leyland Ln, Leyland	2016-09-30	Seven Stars	2	2	07/2016/0648/FUL
Land Adj 432 Leyland Ln, Leyland	2016-09-23	Seven Stars	1	1	07/2016/0485/FUL
442 Leyland Ln, Leyland	2018-02-27	Seven Stars	1	1	07/2017/3918/FUL 07/2017/0168/FUL
19 Ranaldsway, Leyland	2017-05-25	Seven Stars	1	1	07/2017/0929/FUL
13-15 Seven Stars Rd, Leyland	2017-09-21	Seven Stars	2	2	07/2017/1748/COU
Land to rear of 123 Duddle Ln	2017-05-25	Walton-le-Dale East	26	26	07/2016/0479/FUL
Arla Dairies, School Ln	2012-12-13	Walton-le-Dale East	209	13	07/2016/0761/FUL 07/2012/0577/REM
Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall (Morris Homes)	2014-04-01	Walton-le-Dale West	281	281	07/2015/0315/REM 07/2013/0008/ORM

Site	Permission Date	Ward	No of dwellings permission granted for	Not yet constructed	Planning app refs
Vernon Carus Site/Penwortham Mills, Factory Ln - Phase 1	2015-12-22	Walton-le-Dale West	181	181	07/2014/0190/ORM
Land at Claytongate Drive (west of football ground)	2017-03-08	Walton-le-Dale West	28	14	07/2016/0512/FUL
The Crest, 121 Duddle Lane	2015-01-19	Walton-le-Dale West	6	6	07/2014/0936/FUL
Walton Hall Folly, Walton Green	2015-06-24	Walton-le-Dale West	1	1	07/2015/1247/FUL
			3832	3192	

Appendix 2 – Summary of Dwellings Expected to Come Forward by Year

Type of Site	Remaining site capacity (all years)	2018-19	2019-20	2020-21	2021-22	2022-23	Deliverable units 2018-2023	2023-24	2024-25	2025-26	Deliverable Units 2023 - 26	Deliverable post 1/4/26
Large sites with permission ≥ 0.4 ha	3033	279	397	432	477	411	1996	376	293	161	830	207
Small sites with permission < 0.4 (incl PD and permission not required)	162	78	40	44	0	0	162	0	0	0	0	0
Additional allocated Local Plan sites	3262	0	95	514	578	421	1608	404	383	362	1149	505
Windfalls	309	15	30	44	44	44	177	44	44	44	132	0
TOTALS	6766	372	562	1034	1099	876	3943	824	720	567	2111	712

*Please see [Appendix 1](#) for a breakdown of sites with permission.

#Please see [Appendix 3](#) for a breakdown of sites Allocated for Residential or Mixed Use Schemes in Policy D1 of the adopted Local Plan

Appendix 3 – Sites Allocated for Residential or Mixed Use Schemes in Policy D1 of the Adopted Local Plan

Local Plan Reference	Site Name	Estimated Number of Dwellings in Local Plan/number approved	Net Dwellings at 31/3/18			Comments
			Built	Outstanding permission (not yet constructed)	Unused Allocation (not yet granted permission) ¹⁰	
Major Site – EE	Pickering's Farm, Penwortham	1350	0	0	1350	No permission
Major Site – FF	Moss Side Test Track, Leyland	750	0	0	750	No permission
Major Site – W	Land between Heatherleigh & Moss Lane, Farington Moss	935	14	0	0	Complete
			75	275	0	Approved
			0	400	0	Approved
			12	0	0	Complete
			0	122	0	Approved
			3	0	0	Complete
			14	0	0	Complete
			0	0	20	No permission
A	Group One, off Central Avenue, Buckshaw Village, Leyland	226	226	0	0	Complete
AA	Fishwick's Depot, Hewitt St, Leyland	33	33	0	0	Complete
B	Former Farington Business Park, Wheelton Lane, Farington	433	204	229	0	Under construction
C	Land south of Centurion Way, Farington	68	68	0	0	Complete
CC	Land off Claytongate Drive, Lostock Hall	15	0	0	15	No permission
D	Former Prestolite Premises, Cleveland Road, Leyland	79	79	0	0	Complete
DD	Gas Holders Site, Lostock Hall	25	0	0	25	No permission
E	Former Arla Foods Premises, School Lane, Bamber Bridge	209	196	13	0	Under construction
F	Roadferry Depot, Carr Lane, Farington	80	29	51	0	Under construction
G	Expac, Dunkirk Mill, Dunkirk Lane, Leyland	34	0	34	0	Under construction
GG	Wateringpool Lane, Lostock Hall	80	73	7	0	Under construction
H	Vernon Carus and Land, Factory Lane, Penwortham	385	0	385	0	Approved
I	Hospital Inn Railway Crossing, Brindle Road, Bamber Bridge	46	46	0	0	Complete
JJ	Coupe Foundry, Kittlingbourne Brow, Higher Walton	80	0	0	80	No permission

¹⁰ If appropriate, estimated capacity pending planning application/approval

K	Lostock Hall Gasworks, Lostock Hall	281	0	281	0	Approved
KK	Land off the Cawsey, Penwortham	75	75	0	0	Complete
L	Land off Grasmere Avenue, Farington	160	0	160	0	Approved
LL	Land off Long Moss Lane, New Longton	29	29	0	0	Complete
M	South/rear of Longton Hall, Chapel Lane, Longton	80	0	0	80	No permission
N	Land off Liverpool Road, Hutton	46	19	27	0	Under construction
O	LCC Offices, Brindle Road, Bamber Bridge	34	34	0	0	Complete
P	Land between Altcar Lane/Shaw Brook Road, Leyland	400	0	400	0	Approved
		200	0	200	0	Approved
Q	Rear of Chapel Meadow, Longton	14	14	0	0	Complete
R	Land off Wesley St, Bamber Bridge	196	0	196	0	Approved
S	Land off Brindle Road, Bamber Bridge	193	0	0	193	No permission – subject of appeal
		220	0	0	220	No permission
T	Land off Browndge Road, Bamber Bridge	60	0	0	60	No permission
U	Rear of Dunkirk Mill, Slater Lane, Leyland	47	0	0	47	No permission
V	Land off School Lane, Longton	83	14	0	0	Complete
			0	0	69	East part – no permission
X	Land at Longton Hall, Chapel Lane, Longton	48	0	0	48	No permission
Y	Liverpool Road/Jubilee Road, Walmer Bridge	72	72	0	0	Complete
Z	Lostock Hall Primary, Avondale Drive, Lostock Hall	30	0	0	30	No permission
Total		7096	1329	2780	2987	

Appendix 4 – Schedule of Suitable Sites Identified as part of the SHLAA at 31 March 2018

Please note, figures shown under **Capacity at 31/3/18** take account of completions up to this date, so only show outstanding dwellings.

The following list shows sites considered suitable in the SHLAA, this is not the same as the list of extant permissions which excludes sites without permission.

To be considered deliverable, a site must be:

- Available – a site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners;
- Suitable – the suitability of sites for development is guided by:
 - o The Local Plan, emerging plan policy and national policy
 - o Market and industry requirements in that housing market or functional economic market area

Sites in existing Local Plans or with planning permission will generally be considered suitable for development;

- Achievable – a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments			
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF	
BBE01	New Mill, Wesley Street	6.5	Permissioned	R	Bamber Bridge East	Local Plan allocation	196	Yes	Yes	Yes	196	No	15	30	30	30	30	135	30	31	0	61	0	196	0	D1 - Housing Land.	Construction has started on the site. The developer anticipates completion of 33 dwellings in 2018/19 followed by 36 per annum. Addresses for the dwellings were issued in June 2018.	
SS05	Expac, Dunkirk Mill, Dunkirk Lane	0.67	Permissioned	G	Earnshaw Bridge	Local Plan allocation	34	Yes	Yes	Yes	34	Yes	11	23	0	0	0	34	0	0	0	0	0	34	0	D1 - Housing Land.	Construction has started on the site which is expected be completed within 18 months. Addresses for the dwellings were issued in April 2018.	
FW12	Roadferry	1.88	Permissioned	F	Farington East	Local Plan allocation	80	Yes	Yes	Yes	51	Yes	30	21	0	0	0	51	0	0	0	0	0	80	0	D1 - Housing Land.	Site is under construction. The developer anticipates completion of 30 dwellings in 2018/19 and the remainder the following year. This is in line with the completion rate in 2017/18	
FW07	West of Grasmere Avenue, Grasmere Avenue	4.4	Permissioned	L	Farington East	Local Plan allocation	160	Yes	Yes	Yes	160	No	10	30	30	30	30	130	30	0	0	30	0	0	160	0	D1 - Housing.	Site is under construction. The developer anticipates completion of 40 units per annum. Addresses were issued in February 2018.
FW09a	Farington Business Park, east of Wheelton Lane (southern section) - Phase 1 (Rowland Homes)	6.41	Permissioned	B	Farington East	Local Plan allocation	234	Yes	Yes	Yes	30	Yes	30	0	0	0	0	30	0	0	0	0	0	234	0	D1 - Housing.	There were 69 completions on this site in 2016/17. It is therefore considered that 30 completions in 2018/19 is realistic.	
FW09b	Farington Business	6.49	Permissioned	B	Farington East	Local Plan allocation	199	Yes	Yes	Yes	199	No	0	0	34	40	40	114	40	40	5	85	0	199	0	D1 - Housing.	April 2017 UU still on site.	

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments		
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF
	Park, east of Wheelton Lane (northern section) - Phase 2 (Taylor Wimpey)																									40 dwellings per annum is considered a realistic rate for this site bearing in mind that 69 dwellings were completed in Phase 1 during 2017/18.	
FE06	Cuerden Strategic Site (residential part)	5.13	Permissioned	J	Farington East	Site Allocations	128	Yes	Yes	Yes	128	No	0	28	30	30	40	128	0	0	0	0	0	0	128	C4 - Cuerden Strategic Site	The developer has confirmed anticipation of the completion rates shown.
FE07	Brookhouse Farm, Stanifield Lane, Lostock Hall	0.46	Permissioned	n/a	Farington East	Windfall	9	Yes	Yes	Yes	9	No	5	4	0	0	0	9	0	0	0	0	0	0	9	C4 - Cuerden Strategic Site	
HP03	St Mary's Church Hall, Cop Lane	0.46	Permissioned	Policy B1 - Existing Built Up Area	Howick & Priory	Windfall	51	Yes	Yes	Yes	51	No	0	0	25	26	0	51					51	0	B1 - Existing Built Up Area G7 - Green Infrastructure	Work has started on the site and addresses have been issued.	
FW02g(i)	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section	6	Permissioned	W (part)	Farington West	Local Plan allocation	175	Yes	Yes	Yes	175	No	0	10	40	40	40	130	45	0	0	45	0	0	175	C3 - Major Site for Development - Residential Led. S106.	A reserved matters application is anticipated in the 2018 for up to 175 units. Completion of 40 dwellings per annum is considered to be realistic taking account of the rate of completions/occupations on the Miller Homes site.
FW02h(i) and (ii)	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka Rear of 2 Leyland Ln -	6.4	Permissioned	W (part)	Farington West & Earnshaw Bridge	Local Plan allocation	175	Yes	Yes	Yes	100	Yes	34	33	33	0	0	100	0	0	0	0	0	0	175	C3 - Major Site for Development - Residential Led.	The forecasts shown are based on past performance and communication with the developer/Homes England.

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments		
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF
	420 Croston Road north of Heatherleigh, South of the Southern Section (Homes England/Miller Homes)																										
FW02a	Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth aka North of the Northern Section) (Homes England)	17.48	Permissioned	W (part)	Farington West	Local Plan allocation	400	Yes	Yes	Yes	400	No	0	0	20	80	80	180	80	80	60	220	0	0	400	C3 - Major Site for Development - Residential Led.	Homes England will not develop the site but will select a developer to secure reserved matters consent and build it out. The estimated completions rates are based on the assumption that two housebuilders will be on the site.
TG04	Land off Wateringpool Lane, Lostock Hall	4.6	Permissioned	GG	Lostock Hall	Local Plan allocation	80	Yes	Yes	Yes	7	Yes	7	0	0	0	0	7	0	0	0	0	0	0	80	D1 - Housing Land. S106.	Only seven dwellings are outstanding. Based on previous years' performance, it is assumed these will be completed during 2018/19.
MF02b	Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 2	9.45	Permissioned	H	Middleforth/Walton-le-Dale West	Site Allocations	74	Yes	Yes	Yes	74	No	0	0	0	7	11	18	11	11	11	33	23	37	37	D1 - Housing Land.	Hybrid application. The land is within the control of Bovis Homes, who is now actively marketing the site for disposal.
MF02c	Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 3	1.17	Permissioned	H	Middleforth	Site Allocations	130	Yes	Yes	Yes	130	No	0	0	0	13	19	32	19	19	19	57	41	130	0	D1 - Housing Land.	Hybrid application. The land is within the control of Bovis Homes, who is now actively marketing the site for disposal.
MF02a	Vernon Carus Site/Penwortham Mills, Factory Lane - Phase 1	6.42	Permissioned	H	Walton-le-Dale West	Site Allocations	181	Yes	Yes	Yes	181	No	0	0	10	45	45	100	45	36	0	81	0	0	181	D1 - Housing Land.	Hybrid application. The land is within the control of Bovis Homes, who is now actively marketing the site for disposal.
NLH10	Schoolhouse Farm Development, Liverpool Road, Hutton aka Land to rear of 110-120 and Adj to 136 Liverpool Road, aka Meadow View Close/Liverpool Road	2.78	Permissioned	N	New Longton & Hutton East	Site Allocations	46	Yes	Yes	Yes	27	Yes	19	8	0	0	0	27	0	0	0	0	0	0	46	D1 - Housing Land	The site is under construction with the first property occupied in December 2017. The forecast completions are based on completion rate to date and developer's update in January 2018.
MF05	The Maltings, Hill Road South	1.7	Permissioned	n/a	Middleforth	Windfall	62	Yes	Yes	Yes	61	No	12	25	24	0	0	61	0	0	0	0	0	62	0	B1 - Existing	The site is under construction and the first occupation anticipated in

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery													Local Plan Allocation	Comments
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26	BF	GF		
LHU04	Collinwood Farm, Ratten Lane	0.68	Permissioned	n/a	New Longton & Hutton East	Windfall	11	Yes	Yes	Yes	6	Yes	6	0	0	0	0	6	0	0	0	0	0	11	0	Built Up Area	summer 2018. 25 completions per annum is considered realistic.
NLH12	Meadowcroft Business Park	1.67	Permissioned	n/a	New Longton & Hutton East	Windfall	14	Yes	Yes	Yes	6	Yes	6	0	0	0	0	6	0	0	0	0	0	14	0	G1 - Green Belt.	Eight dwellings were completed in 2017/18. It is anticipated the site will be completed in 2018/19.
SW10	Land adjacent to and rear of Barnflatt Close/off Higher Walton Road	1.96	Permissioned	n/a	Samlesbury and Walton	Windfall	46	Yes	Yes	Yes	36	Yes	18	18	0	0	0	36	0	0	0	0	0	0	46	B1 - Existing Built Up Area	Ten dwellings completed in 2017/18. The forecast of 18 completions per dwelling is considered to be on the conservative side.
SW11	Mather Fold Farm, Hoghton Lane	0.77	Permissioned	n/a	Samlesbury & Walton	Other	12	Yes	Yes	Yes	12	No	0	5	7	0	0	12	0	0	0	0	0	0	12	G1 - Green Belt.	Sale to a developer is imminent, following which the developer will commence on site.
SW19	Roach Bridge Paper Mill	1.03	Permissioned	n/a	Samlesbury & Walton	Windfall	9	Yes	Yes	Yes	8	Yes	0	8	0	0	0	8	0	0	0	0	0	9	0	G1 - Green Belt.	First dwelling completed in 2016/17. Forecast for completions has been moved to 2019/20 due to apparent delays.
LOW01 b	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Redrow)	20.97	Permissioned	P	Seven Stars	Site Allocations	400	Yes	Yes	Yes	400	No	5	36	36	36	36	149	36	36	36	108	143	0	400	D1 - Housing Land	The forecast completions are based on figures submitted by the developer and are considered realistic. However, we have estimated a slightly lower figure for the first year on site than that given by the developer.
LOW01 a	Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (Homes England)	9.32	Permissioned	P	Seven Stars	Site Allocations	200	Yes	Yes	Yes	200	No	20	60	60	60	0	200	0	0	0	0	0	0	200	D1 - Housing Land.	The forecast completion figures are based on information provided by the developer. The Homes England will be taking this site forward under its new Accelerated Construction programme.
WLD04	Land to rear of 123 Duddle Lane	1.11	Permissioned		Walton-le-Dale East	Windfall	26	Yes	Yes	Yes	26	Yes	13	13	0	0	0	26	0	0	0	0	0	0	26	Part G16 Biological Heritage Site, part G16 Wildlife Corridor, part G7 Green Infrastructure	This site is under construction and addresses have been issued.
BBN02	Arla Dairies, School Lane	5.5	Permissioned	E	Walton-le-Dale East	Local Plan allocation	209	Yes	Yes	Yes	13	Yes	13	0	0	0	0	13	0	0	0	0	0	209	0	D1 - Housing Land. S106.	Site under construction, progressing. The development only had 13 dwellings outstanding at the end of March 2018. It is anticipated it will be completed in 2018/19.
TG03	Lostock Hall Gas Works, Leyland Road/The Cawsey/Land at Leyland Road,	12	Permissioned	K	Walton-le-Dale West	Local Plan allocation	281	Yes	Yes	Yes	281	No	11	40	40	40	40	171	40	40	30	110	0	281	0	D1 - Housing Land. S106.	The developer has started the remediation works to the site and where the road is. The land belongs to Morris Homes who have achieved build-out rates in excess of 40 pa at the Waterinpool Lane site. Morris Homes have

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments					
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF			
	Lostock Hall (Morris Homes)																										commenced construction on the site, which includes delivery of a link road.			
TG07c	Land at Claytongate Drive (west of football ground)	0.98	Permissioned	n/a	Walton-le-Dale West	Windfall	28	Yes	Yes	Yes	14	Yes	14	0	0	0	0	14							0	0	0	28	B1 - Existing Built Up Area. Previously in gas holders exclusion zone.	14 dwellings were completed in 2017/18. Completion of the site anticipated in 2018/19.
SS08	105 Slater Lane, Leyland	0.3	Permissioned	n/a	Earnshaw Bridge	Windfall	8	Yes	Yes	Yes	8	Yes	8	0	0	0	0	8	0	0	0	0	0	0	0	0	8	G1 - Green Belt.	Site under construction.	
SS11	Land on west side of Mill Street, Leyland	0.18	Permissioned	n/a	Earnshaw Bridge	Windfall	7	Yes	Yes	Yes	7	No	7	0	0	0	0	7	0	0	0	0	0	0	7	0	B1 - Existing Built Up Area.	Site currently for sale.		
LYC03	Land adj 105 Towngate	0.06	Not Permissioned	n/a	Leyland Central	Unimplemented Permission	3	Yes	Yes	Yes	3	No	0	0	0	0	0	0	0	0	0	0	0	0	3	0	E3 - Leyland Town Centre.			
MF04	Middleforth House	0.34	Permissioned	n/a	Middleforth	Windfall	5	Yes	Yes	Yes	5	Yes	5	0	0	0	0	5	0	0	0	0	0	0	5	0	B1 - Existing Built Up Area.	Developer anticipates first occupation approximately November 2018.		
EB03	Mulberry House, Rhoden Road	0.22	Permissioned		Moss Side	Windfall	1	Yes	Yes	Yes	1	No	0	0	1	0	0	1	0	0	0	0		1	0	G7 - Green Infrastructure and G12 - Green Corridors /Green Wedges.	Not started at year end.			
NLH08b (NE part)	Land at Orchard Avenue	0.26	Permissioned	n/a	New Longton & Hutton East	Windfall	4	Yes	Yes	Yes	4	No	4	0	0	0	0	4	0	0	0	0	0	0	4	0	G1 - Green Belt.	Not started at year end.		
BBE05	Kellet Lane, Bamber Bridge	2.65	Not permissioned		Bamber Bridge East	Site Suggestion	40	Yes	Yes	Yes	40	No	0	0	0	0	0	0	0	0	0	0		0	40	B1 - Existing Built Up Area	Owned largely by SRBC.			
HP01	Pollard's Farm, Howick Cross Lane	2.4	Not permissioned		Howick & Priory	Unimplemented Permission - Expired	10	Yes	Yes	Yes	10	No	0	0	0	0	0	0	0	0	0	0		10	0	G1 - Green Belt.				
EB02	Land Rear of Pasturefield Close	0.73	Not permissioned		Earnshaw Bridge	Urban Potential	28	Suitable with policy restriction	Yes	Yes	28	No	0	0	0	0	0	0	0	0	0	0		0	28	B2 - Village Development.	Access issues would need to be overcome.			
BO01	Land to rear of Cornwood, Broad Oak	0.29	Not permissioned		Broad Oak	Urban Potential	19	Yes	Yes	Yes	19	No	0	0	0	0	0	0	0	0	0	0		0	9	B1 - Existing				

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													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26			Deliverable post 1/4/26	BF	GF	
	Lane (aka UPS7)																								Built Up Area			
SW09	St Leonard's Vicarage, Church Brow	0.64	Not permitted		Samlesbury and Walton	Site Suggestion	32	Yes	Yes	Yes	0	No	0	0	0	0	0	0	0	0	0	0	0	0	32	B1 - Existing Built Up Area	Still in use as vicarage. Previous application withdrawn.	
LHU09	Land adj 19 & 21 Chapel Lane	0.61	Not permitted		Longton & Hutton West	Urban Potential	14	Yes	Yes	Yes	14	No	0	0	0	0	0	0	0	0	0	0	0	0	14	B1 - Existing Built Up Area		
BBW05	Baxi new offices, Brownedge Road	0.46	Not permitted		Bamber Bridge West	Urban Potential	28	Yes	Yes	Yes	28	No	0	0	0	0	0	0	0	0	0	0	0	28	0	B1 - Existing Built Up Area	Owner previously expressed interest. Would form part of larger residential estate. Still in use.	
WLD01	Mayfield House Haulage Yard (currently HPH, previously Pickfords), Chorley Road	0.41	Not permitted		Walton-le-Dale	Urban Potential	15	Yes	Yes	Yes	15	No	0	0	0	0	0	0	0	0	0	0	0	15	0	B1 - Existing Built Up Area	Application refused in 2001 due to standard of vision at proposed access point.	
SS09	Lostock Grove Rest Home, Slater Lane	0.39	Not permitted		Seven Stars	Unimplemented Permission - Expired	8	Yes	Yes	Yes	8	No	0	0	0	0	0	0	0	0	0	0	0	8	0	B1 - Existing Built Up Area	Still in use. Substantial work done 2015.	
LHU12	The Dolphin Inn	0.37	Not permitted		Longton & Hutton West	Unimplemented Permission - Expired	6	Yes	Yes	Yes	6	No	0	0	0	0	0	0	0	0	0	0	0	6	0	G1 - Green Belt.	Previous application expired. Has since been restored - unlikely to come forward for housing in near future.	
FE05	Farington Saw Mills, Stanifield Lane	0.34	Not permitted		Farington East	Site Suggestion	19	Yes	Yes	Yes	19	No	0	0	0	0	0	0	0	0	0	0	0	19	0	B1 - Existing Built Up Area	Still in use.	
TG02	85 Todd Lane North (Cartmell & Barlow Ltd/BJ Watsons)	0.29	Not permitted		Tardy Gate	Site Suggestion	15	Yes	Yes	Yes	15	No	0	0	0	0	0	0	0	0	0	0	0	15	0	B1 - Existing Built Up Area	Still in use.	
BBE13	Land adjacent to 20, Ladyacre	0.23	Not permitted		Bamber Bridge East	Unimplemented Permission - Expired	6	Yes	Yes	Yes	6	No	0	0	0	0	0	0	0	0	0	0	0	0	6	0	B1 - Existing Built Up Area	
GH03	Golden Hill Garage, 208 - 216 Golden Hill Lane	0.23	Not permitted		Golden Hill	Unimplemented Permission - Expired	12	Yes	Yes	Yes	12	No	0	0	0	0	0	0	0	0	0	0	0	12	0	B1 - Existing Built Up Area	Still in use. Previous application 07/2008/0621/FUL expired.	
HP02	Former Rydal Motors, Liverpool Road	0.23	Not permitted		Howick and Priory	Unimplemented Permission - Expired	13	Yes	Yes	Yes	13	No	0	0	0	0	0	0	0	0	0	0	0	13	0	B1 - Existing Built Up Area	Premises vacant.	
LSM04	Land at Eden Street	0.15	Not permitted		Leyland St Marys	Unimplemented Permission - Expired	11	Yes	Yes	Yes	11	No	0	0	0	0	0	0	0	0	0	0	0	11	0	B1 - Existing Built Up Area	Premises in use. 2010 application for dwellings expired. Application in 2011 for changes to industrial units.	

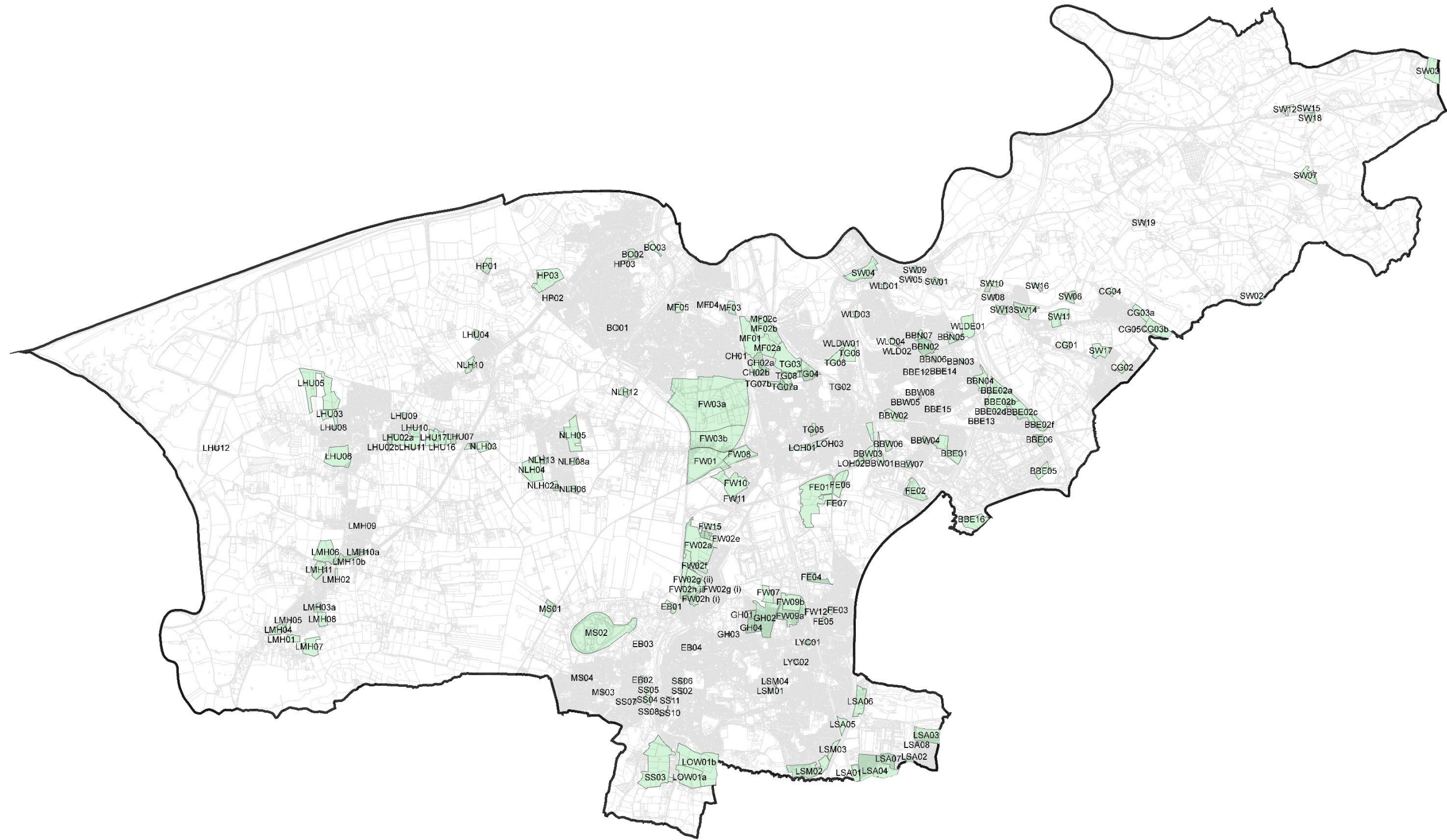
SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments			
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF	
BBE15	Land to Rear of Pine Direct Station Road, Bamber Bridge	0.2	Not permitted		Bamber Bridge East	Unimplemented Permission	10	Yes	Yes	Yes	10	No	0	0	0	0	0	0	0	0	0	0	0	10	0	B1 - Existing Built Up Area		
BBE12	51 Station Road	0.07	Not permitted		Bamber Bridge East	Unimplemented Permission	6	Yes	Yes	Yes	13	No	0	0	0	0	0	0	0	0	0	0	0	6	0	B1 - Existing Built Up Area	In use as Roselea Surgery.	
WLD02	The Crest, 121 Duddle Lane	0.13	Permitted	n/a	Walton-le-Dale West	Windfall	6	Yes	Yes	Yes	6	Yes	6	0	0	0	0	6	0	0	0	0	0	0	6	0	B1 - Existing Built Up Area.	Site under construction
BBN06	Former Buildbase Site, Water Street	0.47	Not permitted	n/a	Bamber Bridge East	Unimplemented permission	28	Yes	Yes	Yes	28	No	14	14	0	0	0	28	0	0	0	0	0	28	0	E2 - Protection of Employment Sites.		
WLDW01	Sherwood Garage, Todd Lane North	0.2	Permitted	n/a	Walton-le-Dale West	Windfall	9	Yes	Yes	Yes	9	No	9	0	0	0	0	9	0	0	0	0	0	9	0	B1 - Existing Built Up Area	Addresses issued June 2018.	
SW16	Bannister Hall Farm, Bannister Hall Lane, Higher Walton	0.72	Not permitted	n/a	Samlesbury and Walton	Unimplemented permission	11	Yes	Yes	Yes	11	No	11	0	0	0	0	11	0	0	0	0	0	0	11	0	G1 - Green Belt	
LMH03b	Land at Orchard Gardens (incl land off Swallow Field)	0.42	Not permitted	B2 (eastern part)	Hoole	Unimplemented permission	9	Yes	Yes	Yes	9	No	0	4	5	0	0	9	0	0	0	0	0	0	9	0	B2 - Village Development.	07/2012/0466/OUT - Approved at appeal.
BBE02c	Brindle Road, Bamber Bridge (Bellway) - Phase 2	6.39	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	193	Yes	Yes	Yes	193	No	0	10	30	30	30	100	30	30	33	93	0	0	193	0	D1 - Housing Land	Application refused. Appeal in progress. Set for August 2018.
BBE02b	Brindle Road, Bamber Bridge (Persimmon) - Phase 1	9.76	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	261	Yes	Yes	Yes	261	No	0	10	40	40	40	130	40	40	51	131	0	0	261	0	D1 - Housing Land	Application refused. Appeal in progress. Set for December 2018.
BBE02a	Brindle Road, Bamber Bridge (off Shuttlingfields Lane)	3.29	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	0	Yes				No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	D1 - Housing Land	This part of the allocation is unlikely to come forward.
BBE02d	Brindle Road, Bamber Bridge (Land adj Cottage Gardens)	0.38	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	0	Yes				No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	D1 - Housing Land	This part of the allocation is unlikely to come forward.
BBE02e	Brindle Road, Bamber Bridge (land beyond Cottage Gardens)	0.36	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	0	Yes				No	0	0	0	0	0	0	0	0	0	0	0	0	0	0	D1 - Housing Land	This part of the allocation is unlikely to come forward.

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													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF
BBE02f	Brindle Road, Bamber Bridge (Rimmer House Farm)	2.28	Not permitted	S (part)	Bamber Bridge East	Local Plan Allocation	0	Yes			0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	D1 - Housing Land	This part of the allocation is unlikely to come forward.
BBW02	Land off Brownedge Road	2.7	Not permitted	T	Bamber Bridge East	Local Plan Allocation	60	Yes	Yes	Yes	60	No	0	0	30	30	0	60	0	0	0	0	0	60	0	D1 - Housing Land.	Developer's response considered over ambitious. Estimated figure from the approved Local Plan has been used for the forecast.
TG07b	East of Leyland Road/Land off Claytongate Drive/Land at Moor Hey School	1.9	Not permitted	CC	Charnock	Local Plan Allocation	60	Yes	Yes	Yes	60	No	0	0	15	30	15	60	0	0	0	0	0	60	D1 - Housing Land.	Developer anticipates development commencing 2019/20. Forecast figures are based on the developer's response and what is considered to be a realistic completion rate.	
FW03a	Pickering's Farm (north of farm track running east west) - Homes England	79	Not permitted	EE	Charnock	Local Plan Allocation	400	Yes	Yes	Yes	400	No	0	0	40	60	60	160	60	60	60	180	60	0	400	C1 - Major Site for Development - Residential Led	Work is commencing on the masterplan. Discussions with appropriate stakeholders, including Network Rail, progressing well. It is anticipated that the masterplan will be published for public consultation in September for 6 weeks, with a view to adoption in December 2018.
FW03a	Pickering's Farm (north of farm track running east west) - Taylor Wimpey		Not permitted	EE	Charnock	Local Plan Allocation	800	Yes	Yes	Yes	800	No	0	0	60	80	80	220	80	80	80	240	340	0	800	C1 - Major Site for Development - Residential Led	See above First occupation anticipated July 2020. Forecast figures based on information from developer.
FW02f	North of Bannister Ln and rear of 398 - 414 Croston Road, Farington Moss (Wainhomes) - South of Northern section	4.69	Not permitted	W (part)	Farington West	Local Plan Allocation	122	Yes	No	Yes	122	No	0	0	0	17	35	52	35	35	0	70	0	0	122	C3 - Major Site for Development - Residential Led.	Now owned by Homes England.
FW02e	Land between 310 & 326 Croston Road, Farington Moss (Homes England)	0.78	Not permitted	W (part)	Farington West	Local Plan Allocation	20	Yes	Yes	Yes	20	No	0	0	20	0	0	20	0	0	0	0	0	0	20	C3 - Major Site for Development - Residential Led	Now owned by Homes England.
FW02g(ii)	Land between Heatherleigh and Moss Lane, aka Croston Road/South of Bannister Lane, aka Croston Road South, aka	1.7	Not permitted	W (part)	Farington West	Local Plan Allocation	0	Yes	Yes	Yes	0	No	0	0	0	0	0	0	0	0	0	0	0	0	0	C3 - Major Site for Development - Residential Led.	This part of the allocation is not expected to be developed.

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments		
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF
	Rear of 2 Leyland Ln - 420 Croston Road north of Heatherleigh (Lea Hough & Co) - North of Southern Section																										
LHU02a	Land off School Lane, Longton	2.67	Not permissioned	V (east part)	Longton & Hutton West	Local Plan Allocation	69	Yes	Yes	Yes	69	No	0	16	29	24	0	69	0	0	0	0	0	0	69	D1 - Housing Land.	
LHU10	Land adjoining Longton Hall Farm, South of Chapel Lane, Longton	2.4	Not permissioned	X	Longton & Hutton West	Local Plan Allocation	65	Yes	Yes	Yes	65	No	0	9	15	15	15	54	11	0	0	11	0	0	65	D1 - Housing Land.	Developer expects to market the site in early Summer 2018, with an application likely to be forthcoming late 2018. Agents are working together on sites X and M. Numbers updated to reflect response from agent. Estimates are based on the agent's response.
LHU11	Land to rear of Longton Hall, rear of Chapel Lane	3.6	Not permissioned	M	Longton & Hutton West	Local Plan Allocation	95	Yes	Yes	Yes	95	No	0	15	20	20	20	75	20	0	0	20	0	0	95	D1 - Housing Land.	The estimates used are a little lower than those provided by the agent which were considered slightly over ambitious. Developer expects to market the site in early Summer 2018, with an application likely to be forthcoming late 2018. Agents are working together on sites X and M. Numbers updated to reflect response from agent. Estimates are based on the agent's response.
TG05	Lostock Hall Primary School, Avondale Drive	1.5	Not permissioned	Z	Lostock Hall	Local Plan Allocation/Unimplemented Permission	20	Yes	Yes	Yes	20	No	0	0	10	10	0	20	0	0	0	0	0	20	0	D1 - Housing Land.	
MS02	Moss Side Test Track, Aston Way/Titan Way	40.6	Pending decision	FF	Moss Side	Local Plan Allocation	950	Yes	Yes	Yes	950	No	0	35	180	180	126	521	108	108	108	324	105	950	0	C2 - Major Site for Development - Residential Led.	The developer anticipates that DWH and Barratt will each have two outlets. The figures used are similar to the levels achieved by Barratt and Redrow when Buckshaw Village was running at full production levels. There is no planning permission in place at the moment (due for determination in summer 2018).
SS04	Rear of Dunkirk Mill, Slater Lane, Leyland (aka Rear 102-118 Slater Lane)	1.2	Not permissioned	U	Earnshaw Bridge	Local Plan Allocation	47	Yes	Yes	Yes	47	No	0	0	20	27	0	47	0	0	0	0	0	0	47	D1 - Housing Land.	Access to this site is required through the adjoining Dunkirk Mill site which is now under construction with completion anticipated by October 2019.

SHLAA Ref	Site	Hectares	Planning Status	Local Plan 2015 Ref	Ward	Site Type	Estimated Site Capacity	Suitable	Available	Achievable	Capacity as at 31/3/18	Under Construction	Estimated Delivery											Local Plan Allocation	Comments		
													2018/19	2019/20	2020/21	2021/22	2022/23	Deliverable units 2018/19-2022/23	2023/24	2024/25	2025/26	Deliverable units 2023/24 - 2025/26	Deliverable post 1/4/26			BF	GF
SW13	Coupe's Foundry, Kittlingborne Brow, Higher Walton	2.3	Not permissioned	JJ	Samlesbury and Walton	Local Plan Allocation /Unimplemented Permission	80	Yes	Yes	Yes	80	No	0	0	0	0	0	0	20	30	30	80	0	80	0	D1 - Housing Land. S106.	January 2018 - Previous planning permission has now expired but the intention is to re-submit at a later date.
TG08	Gas Holders Site (Morris Homes)(aka Land off Wateringpool Lane)	1.9	Not permissioned	DD	Tardy Gate	Local Plan Allocation	20	Yes	Yes	Yes	20	No	0	0	5	15	0	20	0	0	0	0	0	20	0	D1 - Housing Land.	Application received May 2018 – Pending Consideration. Forecast figures based on developer's response in February.
LSM03	Land fronting to Langdale Road	1.63	pending decision	n/a	Buckshaw & Worden	Windfall	14	Yes	Yes	Yes	14	No						0				0	0	0	14	B1 - Existing Built Up Area	Approved subject to completion of a S106 agreement.

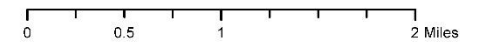
Appendix 5 – Location of SHLAA Sites



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SHLAA update 2018



Glossary

Brownfield (BF)	Brownfield land is another term for previously developed land, or land that contains or contained a permanent structure and associated infrastructure. Brownfield land occurs in rural and urban areas, but does not include agricultural or forestry land or buildings. The National Planning Policy Framework encourages local authorities to plan to reuse brownfield land before greenfield sites, as long as the brownfield site is not more environmentally valuable. See also greenfield.
Brownfield Register	A Register, available on the council website, which identifies brownfield sites which are potentially suitable for housing in the borough.
Community Infrastructure Levy (CIL)	CIL is a levy on new development set by local planning authorities, which is used to pay for new infrastructure such as schools and Rds. CIL money is collected to pay for infrastructure in a local authority area. CIL is optional and is not collected in all authorities.
Core Strategy	The Core Strategy is the main part of the local authority's Local Plan. It sets out the vision, spatial strategy and core policies for the spatial development of the area.
Local Plan allocation	Site allocated/protected for a particular use in the Local Plan.
Greenfield (GF)	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
Housing Density	Density is used in planning for new residential development to measure the amount of new housing to go on land, and is usually measured in 'dwellings per hectare' (dpha). Government policy says that local planning authorities can decide what densities should be used in their areas.
Local Plan	<p>A portfolio or folder of documents setting out the planning strategy for a local planning authority area. Since the Planning and Compulsory Purchase Act 2004 and until recently, this type of plan was known as a Local Development Framework. The Government now uses the simpler description 'Local Plan'. The Planning and Compulsory Purchase Act 2004 replaced old-style local plans, structure plans and unitary development plans. The key difference between the pre- and post-2004 systems is that new-style local plans are really a 'folder' of development plan documents (DPDs) and supplementary planning documents (SPDs), each addressing different issues. This is in contrast to the old-style plans which consisted of one development plan document, supported by supplementary guidance.</p> <p>The Local Plan identifies where future development should take place to meet local needs for homes, businesses, shops and other services, plus the infrastructure to support them. It also decides which areas should be protected from development because they are important to local people or have environmental or heritage qualities that should be conserved.</p>
Net developable area	<p>Net developable area refers to the total area of land available for development, not necessarily the total area of a property itself. It does not include open space, drainage land, regional roads and land used for other public facilities.</p> <p>In relation to housing sites, net developable area excludes main roads, buffer zones, structural landscaping, other uses such as local shops, school sites where required, and general open space and, wherever possible, features of natural heritage interest. Net developable area includes local access roads, parking areas, footpaths and local open space such as children's play areas and amenity space.</p>

Permitted Development	Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". They derive from a general planning permission granted by Parliament, not by the local authority.
Windfall	The term 'windfall sites' is used to refer to those sites which become available for development but are not included as allocated land in a planning authority's adopted local plan.