



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

At 31 March 2017

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1. Introduction

1.1 Purpose of this Report

In order to minimise duplication of information, this report now 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 assessments 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 house builders, 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.

When a windfall site comes forward and planning permission is granted, it then becomes a part of the housing supply and is added to the SHLAA database when it is next updated.

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 sixth 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 2017/18 to 2021/22 and also identifies the developable supply to the end of the adopted Local Plan period (31/3/26). It 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 Department for Communities and Local Government (DCLG) and on a number of 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.

As a result, planning applications for residential development will continue to be 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.

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 of 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 2017.

2.1 Completions

Housing delivery in South Ribble for 2016/17 resulted in only 189 completions, the lowest since 2012/13. This is the result of a complex combination of factors which are discussed in Section 5.1. A number of the issues currently causing uncertainty should be become clearer during 2017/18, such as the CIL review by central government and the impact of Brexit.

To improve this, work has started on the preparation of a Housing Delivery Action Plan. Although many of the reasons for under delivery are outside of the remit of the local authority, we are confident a delivery plan, combined with the resolution of several site specific technical issues, will result in a significant uplift in housing delivery numbers.

2.2 Brownfield Sites

In 2016, South Ribble Borough Council was one of 73 councils in England to pilot a new brownfield register. This provide house builders with up-to-date and publicly available information on all brownfield sites available for housing locally. The register, which will be updated annually, is available on the Council's website. Brownfield sites accounted for 56% of completions between April 2016 and March 2017, compared with 71% in 2015/16. It is hoped that our pro-active approach to brownfield sites with the introduction of the Brownfield Register will improve delivery in future years.

2.3 Affordable Homes

A total of 25 affordable homes have been completed during 2016/17 and outstanding planning permissions include 21 sites which are contributing to the provision of affordable dwellings, either by providing them on site or making a financial contribution towards off-site provision (please see section 5.5).

2.4 New Permissions

During 2016/17 a total of 54 planning permissions have been granted relating to residential dwellings. These permissions give approval for 628 dwellings. Together with unexpired permissions from previous years, this results in a total of 3,093 permissions for dwellings at 31 March 2017.

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%¹ (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.”

3.2 Government White Paper – Fixing Our Broken Housing Market

In February 2017, the Department for Communities and Local Government published the White Paper, Fixing Our Broken Housing Market. Among other things, this will require that:

- housing delivery be measured using the National Statistic for net additional dwellings over a rolling three year average;
- from November 2017, if delivery of housing falls below 95% of the authority's annual housing requirement, the local authority should publish an action plan, setting out its understanding of the key reasons for the situation and the actions that it and other parties need to take to get home-building back on track;
- from November 2017, if delivery of housing falls below 85% of the housing requirement, authorities will be expected to plan for a 20% buffer on their five-year land supply.

¹ To ensure this 20% buffer is included, it is effectively necessary for a 6 year supply to be identified (ie 5 years + 20% = 6 years)

In anticipation of these requirements, and in view of our most recent years' housing delivery figures, we have planned for a 20% buffer on our five-year land supply as detailed under "Strategic Requirement and Five Year Supply" later in this document. Preparation of an action plan has commenced in anticipation of this requirement.

3.3 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 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 2017.

The SHLAA continues to be updated to take account of new information from planning permissions, implementation of development on sites, and the study and addition 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 dropped since 2015/16. Factors which have contributed to this include:

- The EU Referendum triggered uncertainty in the market. The demand for rental property may be affected by the anticipated restrictions in migration.
- The proposal for a general election in June 2017 could slow the market further as potential homebuyers await the outcome.
- Mortgage activity in the UK buy-to-let sector has halved since the introduction of a stamp duty surcharge. Since April 2016, landlords have faced a 3% surcharge on stamp duty if they already owned another property. There have also been changes to what landlords can claim in tax relief. The 2016/17 figures are the first indication of the first full year since the tax change was made.
- Stamp duty changes introduced two years ago have had an impact at the top of the market, where the upfront cost of buying a home has increased substantially. In addition, a higher rate of duty on second homes, was introduced in April.
- This is the first year developers can no longer benefit from pre-CIL permissions in South Ribble so all residential developments are liable to community infrastructure levy
- Uncertainty has been caused by the government's independent review of the community infrastructure levy which will recommend changes to improve its operation in support of the government's wider housing and growth objectives.
- A drop in housing association completions which, according to the National Housing Federation, is due to the 1% social rent cut announcement and other policies such as the Local Housing Allowance cap creating an "uncertain environment"
- We have experienced site specific issues with some strategic sites in the borough
- The extensive range of sites currently available in the wider Central Lancashire are allowing developers to 'cherry-pick' the best sites
- Developers' have a preference to regulate the flow of new housing so as not to saturate the market
- There is uncertainty over the implications of the Housing White Paper – Fixing Our Broken Housing Market
- There is uncertainty over the delivery of affordable housing
- Availability of materials, skills/labour/finance/lack of viable sites were identified as barriers in the 2016 Federation of Master Builders' survey.

In the 14 years since 2003, completion rates in the borough have been as follows.

	New Dwellings (completed to roof and window stage)	Under/Over Delivery	Windfalls Included in total completions
April 2003 – March 2004	538	121	263
April 2004 – March 2005	657	240	239
April 2005 – March 2006	520	103	96
April 2006 – March 2007	284	-133	134
April 2007 – March 2008	320	-97	205
April 2008 – March 2009	312	-105	152
April 2009 – March 2010	171	-246	44
April 2010 – March 2011	221	-196	104
April 2011 – March 2012	170	-247	103
April 2012 – March 2013	168	-249	72
April 2013 – March 2014	346	-71	188
April 2014 – March 2015	486	69	288
April 2015 – March 2016	371	-46	146
April 2016 – March 2017	189	-228	99
Total	4753	-1085	2133

Source: Housing Land Database

The figures above include windfall sites which have recently made up a large proportion of 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 Arla site.

The figures for South Ribble exclude some dwellings which do not require planning permission because their creation is subject to permitted development². The Council Tax Register showed an increase of 48 more dwellings than the monitored permissions. During 2015/16 this figure was 59.

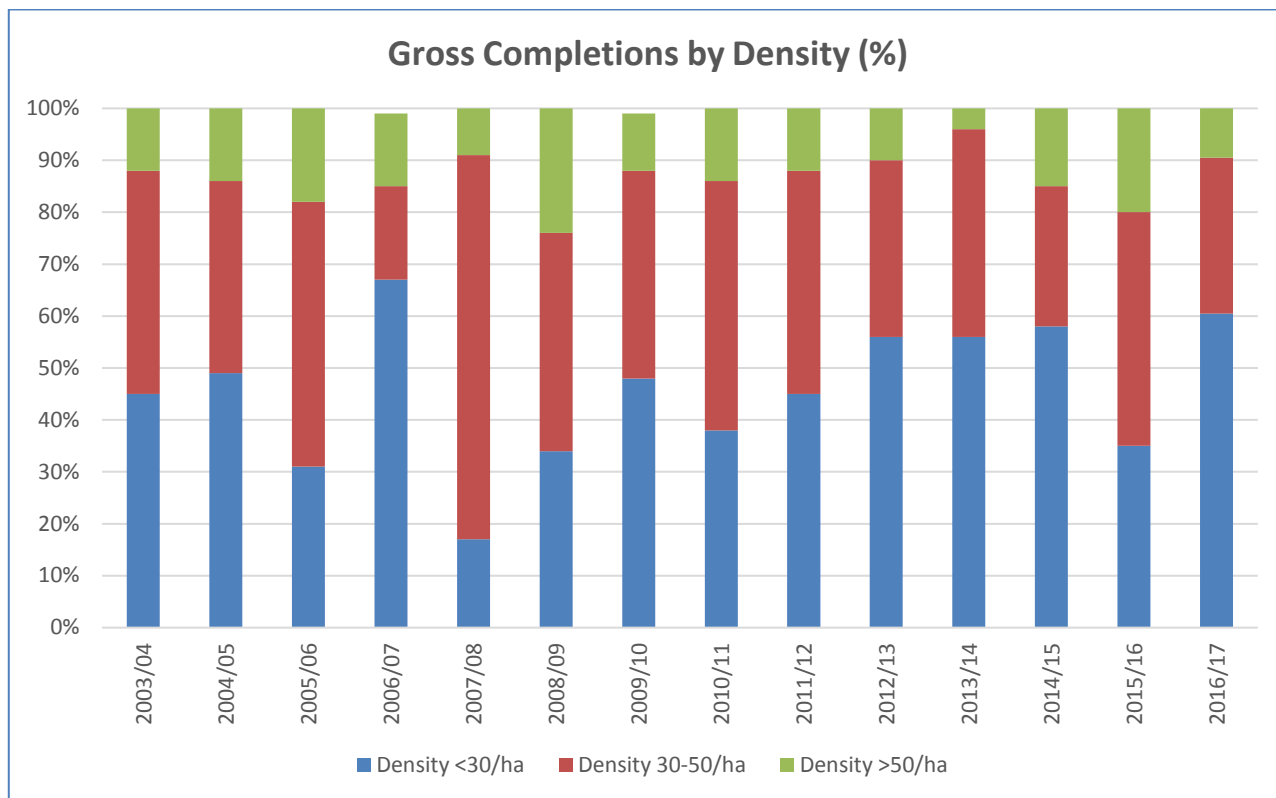
5.2 Annual Completions by Locality

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	2015/16	Total
Bamber Bridge	41	99	207	40	43	40	2	8	2	14	57	103	128	30	814
Buckshaw Village	112	180	152	85	82	110	112	56	38	65	131	90	8	0	1221
Higher Walton/Coupe Green/Gregson Lane/Hoghton	30	7	5	5	5	6	6	20	3	2	3	13	3	2	110
Hutton	33	1	1	16	2	2	1	0	8	0	0	2	0	1	67
Leyland & Farington	88	149	65	90	144	75	32	86	56	35	61	165	148	77	1271
Little Hoole	2	1	0	0	3	1	0	0	0	1	1	0	4	1	14
Longton	20	7	4	4	9	11	0	10	10	13	15	27	11	8	149
Lostock Hall	39	88	39	3	11	13	0	6	1	0	2	0	11	46	259
Much Hoole	6	8	13	12	4	14	1	1	1	1	8	0	0	0	69
New Longton	11	0	9	0	5	2	2	17	1	1	24	21	1	5	99
Penwortham	36	24	15	19	4	18	7	8	30	28	2	19	55	15	280
Samlesbury & Mellor	6	0	6	2	3	3	4	4	1	4	0	1	1	3	38
Walmer Bridge	58	21	2	6	2	0	0	1	16	3	40	36	0	0	185
Walton le Dale	56	72	2	2	3	17	4	4	3	1	2	9	1	1	177
TOTALS	538	657	520	284	320	312	171	221	170	168	346	486	371	189	4753

Source: Housing Land Database (Query: Completions by Locality)

² For example, conversion of space over a shop, or over a ground floor office, into up to two flats.

5.3 Completions of Dwellings by Density (%)



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.

56% of completions between April 2016 and March 2017 were on previously developed land

The previously developed land figure for 2017/18 is calculated as follows:

Previously developed = 92 from previously developed land sites + 13 conversions = 105
 Proportion of development on previously developed land = 105/189 = 56%

Land Type	2007/08		2008/09		2009/10		2010/11		2011/12		2012/13		2013/14		2014/15		2015/16		2016/17	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Greenfield	15	5	19	6	2	1	42	19	28	17	46	27	116	33	156	32	105	28	83	44
Barn Conversions (regarded as g'field)	5	2	7	2	4	2	3	1	4	2	6	4	1	0	2	0	1	0	1	1
Mixed (g'field & PDL)	86	27	63	20	10	6	23	10	24	14	7	4	0	0	0	0	0	0	0	0
Previously Developed (PDL)	190	59	206	66	138	81	136	62	103	61	100	60	225	65	312	64	242	65	92	49
Other Conversions (regarded as PDL) and Change of Use	24	8	17	5	17	10	17	8	11	7	9	5	5	1	16	3	23	6	13	7
TOTALS	320		312		171		221		170		168		347		486		371		189	

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 Flow Reconciliation return (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.

Location	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Affordable dwellings compared to all completions	3%	11%	19%	7%	6%	24%	14%	17%	40%	13%
Bamber Bridge	0	11	0	0	0	0	13	7	60	0
Buckshaw	0	8	7	0	0	15	25	0	0	0
Farington	0	0	0	0	0	0	0	16	0	15
Hutton	0	8	0	0	0	0	0	0	0	0
Leyland	8	0	23	15	11	18	0	24	68	0
Lostock Hall	0	0	0	0	0	0	0	0	0	10
Longton, New Longton, Walmer Bridge, Much Hoole	0	8	2	0	0	4	10	15	0	0
Penwortham	0	0	0	0	0	3	0	22	22	0
Walton-le-Dale	0	0	0	0	0	0	0	0	0	0
TOTAL	8	35	32	15	11	40	48	84	150	25

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

A total of 25 affordable homes have been completed during 2016/17. In addition, outstanding planning permissions will be:

- providing affordable dwellings on site (13 sites);
- 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 (four sites).

The National Housing Federation has suggested that the drop in completions by housing associations is due to the 1% social rent cut announcement and other policies such as the Local Housing Allowance cap creating an “uncertain environment”

6. Demolitions

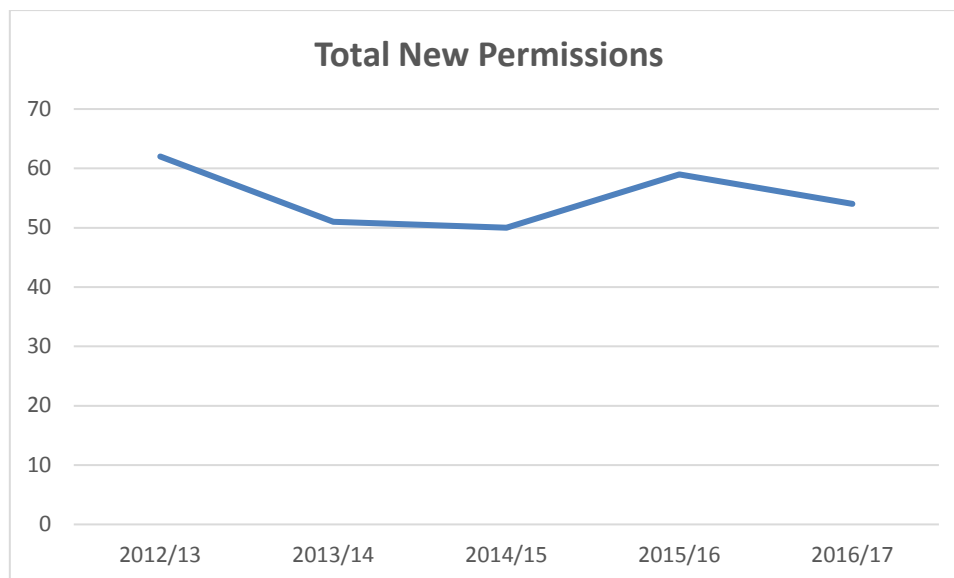
The council issued 12 Demolition Notices under Section 80(2) of the Building Act 1984 in respect of dwellings between 1/4/16 and 31/3/17. These Notices grant consent to demolish but do not necessarily mean the demolition takes place. District Valuation Office Council Tax records show 13 dwellings removed from the Council Tax register during this period due to demolition.

7. Permissions

7.1 New Permissions

During 2016/17 a total of 54 planning permissions have been granted relating to residential dwellings. These permissions give approval for 628 dwellings. Together with unexpired permissions from previous years, this results in a total of 3,093 permissions for dwellings at 31 March 2017.

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



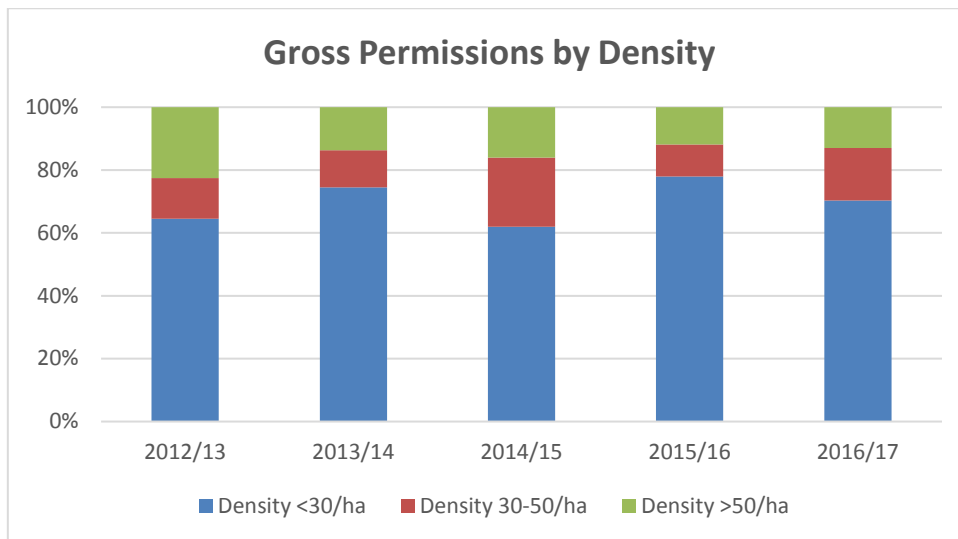
The reduction in numbers in 2013/14, we believe, was influenced by the introduction of the Community Infrastructure Levy on 1 September 2013 which placed an additional burden on developers.

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 2016/17

As shown in the following table, 70% of permissions given had a density of less than 30 dwellings per hectare. This relates to 523 dwellings which make up 83% of dwellings approved.



Seven permissions had a density of over 50 dwellings per hectare, five of these included apartments and the one was for terraced dwellings.

7.3 Brownfield Permissions

82% of new permissions related to development on brownfield land.

7.4 Extant Permissions³

A full list of extant permissions is shown at Appendix 1.

8. Housing Land Allocations

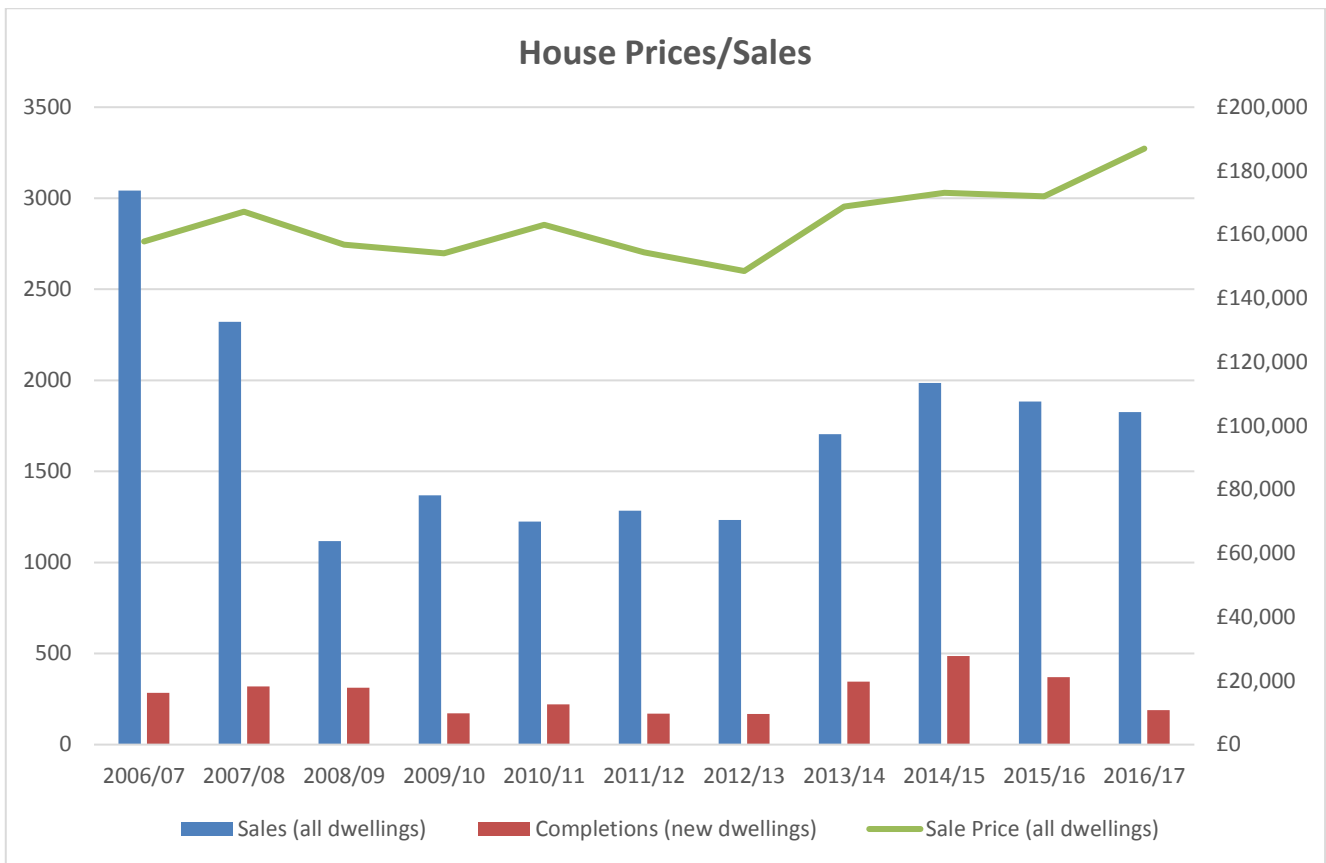
Appendix 3 shows the status of the sites allocated for residential or mixed use schemes in Policy D1 of the adopted Local Plan.

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. Numbers of sales dropped compared with 2015/16. Average sale prices in the borough increased by 8.7% during 2016/17.

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

³ Permissions which are remaining – includes all permissions, granted in 2016/17 and previous years, which have not expired.



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 discussions with developers/house builders. 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 2017

The strategic requirement for the period 2003/04 to 2016/17 was 5,838 (fourteen years at 417 dwellings). This has resulted in South Ribble having an undersupply in this period of 1085 dwellings (5,838 less 4753). Given market conditions which prevailed until recently, it is unrealistic to expect this undersupply to be met within the five year supply and it will therefore be spread over later years in the Local Plan timeframe (nine years, 2017/18 to 2025/26 inclusive), to ensure that the borough meets its strategic requirement set out in the Core Strategy. Therefore, from 2017/18 the borough will need enough land to accommodate an additional 121 dwellings per year (shortfall of 1085 divided by 9 years), meaning the strategic requirement will be 538 dwellings per annum.

This will result in the borough having a five year supply requirement of 2690 dwellings (five years at 538 dwellings per annum).

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 sites

At 31 March 2017, the dwellings on small sites (less than 0.4 ha) with permission total 191, 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 172 dwellings on these small sites. These form part of the five year supply in the borough, meaning the borough has a gross five year supply of 3,910 dwellings⁴, 685 dwellings above the requirement. This equates to **a 6.1 year land supply (five years, plus an additional 21%)**.⁵

This figure has been prepared to take account of updated forecasts prepared for the Local Plan. It does not take account of a further 26 dwellings for which approval has been given, subject to completion of a Section 106 Agreement on a windfall site⁶.

The full calculation is as follows. It assumes a 20% buffer will be required on both the five year requirement and the backlog. It is assumed that the shortfall will be made up over the remaining Plan period as agreed by the Planning Inspector who examined the Local Plan prior to its adoption. In her report, the Inspector stated:

"25. ... I am satisfied that the approach to dealing with the shortfall over the Plan period is both in compliance with the adopted CS, and is the most pragmatic solution in this case."

Five year requirement = 417x5 (not accounting for shortfall)	2085
Shortfall (under-delivery from 2003/04 to date)	1085
Shortfall ÷ remaining years x 5 years	603
Balance required for 5 years	2688
20% buffer	538
Balance required for 5 years including 20% buffer	3225
Annual Requirement	645
Deliverable dwellings	
Large sites with permission	2089
Small sites with permission (less 10%)	172
Additional sites allocated in Local Plan	1466
Windfalls	177
Permitted Development	6
Total Deliverable	3910
Years' supply (Total deliverable divided by Annual Requirement)	6.1 years

⁴ This is made up of the total of 3,929 potential dwellings identified, less the 10% of the small sites not expected to come forward.

⁵ Historically, an average of over 100 windfall completions have been achieved per year since 2003/04.

⁶ 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.

The figures shown in these calculations do not include additional sites identified as part of the SHLAA which are not expected to come forward in the near future, but 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 2017, the council was able to identify the following numbers of developable dwellings. The council’s adopted Local Plan covers the period 2010/11 to 2025/26, therefore only limited information is available following this period.

Type of Site	Developable Units 2022 - 26	Developable post 1/4/26
Large sites with permission ≥ 0.4 ha	809	4
Additional allocated Local Plan sites	1290	805
Windfalls	176	0
TOTALS	2275	809

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 will be undertaken several years prior to the adoption of the next Plan and some of these sites will undoubtedly come forward prior to adoption as was the case with the current Plan.
- 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. Such a review would 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

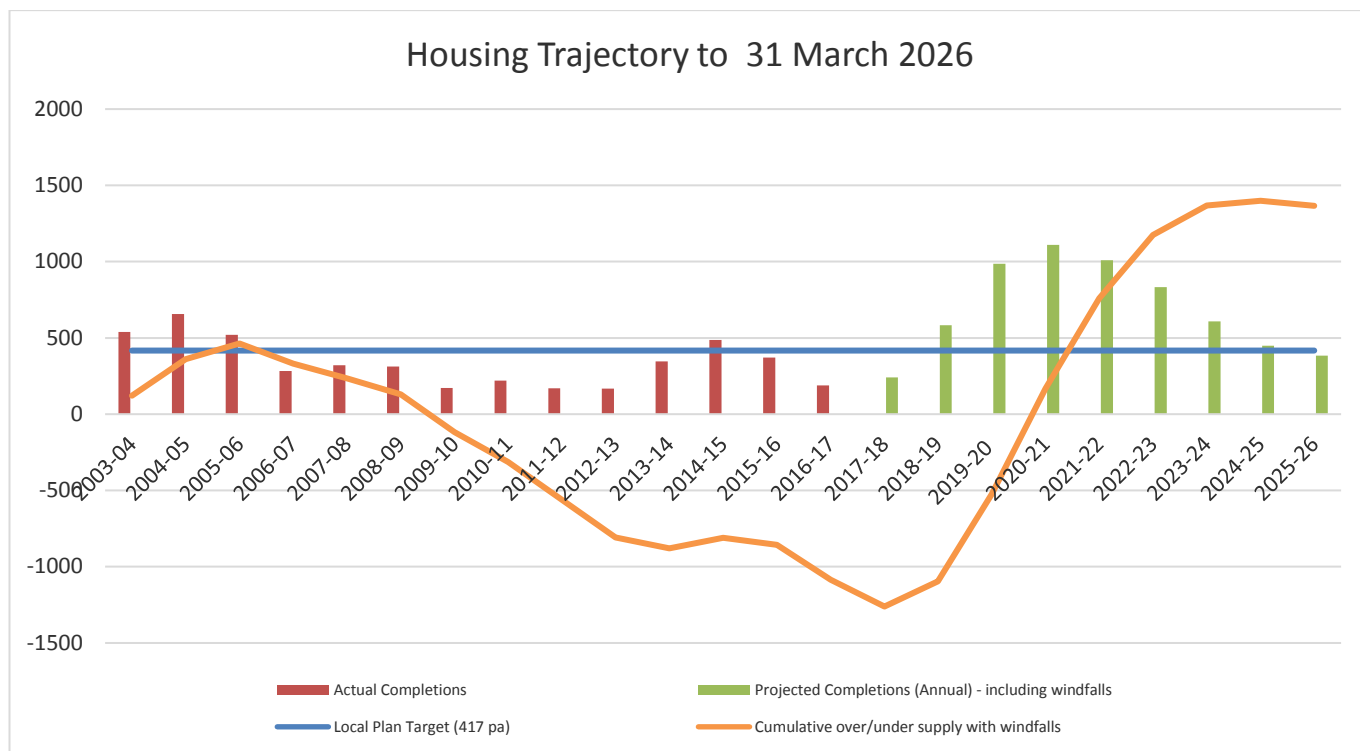
they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

This document takes account of the requirement in Core Strategy Policy 4 (Housing Delivery) for a minimum 417 dwellings per annum. Any under or over supply is spread over the remaining Core Strategy period and is therefore proposed to be met by 31 March 2026. This approach was confirmed to be sound in the Report produced by the Planning Inspector who carried out the Examination of the Local Plan.

10.3 Housing Trajectory at 31 March 2017

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.



It should be noted, however, that a new Central Lancashire Strategic Housing Market Assessment is currently being prepared. This will identify a new figure for housing need with a base date of 2014.

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 number of affordable homes to increase with 21 permissioned sites contributing to their development.

In summary, we are confident that the borough has a sufficient land supply to meet the government's requirements. At 31 March 2017, the council could demonstrate 6.1 year supply, making it unnecessary to release any Green Belt or Safeguarded Lane at this point in time.

Appendix 1 – Extant Planning Permissions

Site Name	Ward	Permission Granted for	Not yet constructed
Wesley Street Mill	Bamber Bridge East	188	188
Former Buildbase Site, Water Street	Bamber Bridge East	28	28
Land adj to Linden Lea, Kellet Lane (west of Linden Lea)	Bamber Bridge East	2	2
Land off Kellet Lane, Bamber Bridge (west and south west of Linden Lea)	Bamber Bridge East	3	3
394 Brindle Road, Bamber Bridge	Bamber Bridge East	1	1
Land to rear of 369-371 Station Road	Bamber Bridge East	1	1
Holmfirth, 43 Brindle Road	Bamber Bridge East	5	2
2 Gough Lane, Bamber Bridge	Bamber Bridge East	2	2
358 Station Road	Bamber Bridge West	1	1
248 Station Road, Bamber Bridge	Bamber Bridge West	2	2
Land Adj 1 Co-operative Street, Bamber Bridge	Bamber Bridge West	1	1
27 Cross Halls, Penwortham	Broad Oak	1	1
Land adj to 19 Hollywood Avenue, Penwortham	Broad Oak	1	1
Conkers, Valley Road, Penwortham	Broad Oak	1	1
Lords House Farm, Flag Lane (following demolition of existing shippon/cabins)	Charnock	1	1
Castle Cottage, Castle Fold	Charnock	2	2
Brookfield, Alma Row	Coupe Green & Gregson Lane	2	1
350 Gregson Lane	Coupe Green & Gregson Lane	3	3
Hoghton Lane Farm, Hoghton Lane, Hoghton	Coupe Green & Gregson Lane	4	4
Expac, Dunkirk Mill, Dunkirk Lane	Earnshaw Bridge	35	35
105 Slater Lane, Leyland	Earnshaw Bridge	8	8
Land on west side of Mill Street, Leyland	Earnshaw Bridge	7	7
Land to rear of 106 Dunkirk Lane	Earnshaw Bridge	2	2

Site Name	Ward	Permission Granted for	Not yet constructed
128 Dunkirk Lane (land to rear)	Earnshaw Bridge	1	1
Roadferry	Farington East	80	80
West of Grasmere Avenue, Grasmere Avenue	Farington East	160	160
Farington Business Park, east of Wheelton Lane (southern section) - Phases 1 and 2	Farington East	468	333
Brookhouse Farm, Stanifield Lane, Lostock Hall	Farington East	9	9
12 - 14 Stanifield Lane	Farington East	4	4
Land to rear of 72 Stanifield Lane, Farington	Farington East	3	3
41 Stanifield Lane	Farington East	1	1
8 Farington Lodge Gardens, Farington	Farington East	1	1
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)	Farington West	175	175
Land between Moss Ln & rear of 392 Croston Road, Farington Moss (aka Croston Rd Nrth (HCA)	Farington West	400	400
North of Bannister Ln and rear of 398 - 414 Croston Road, Farington Moss (Wainhomes)	Farington West	122	122
Westside, Brook Lane, Whitestake	Farington West	1	1
Moss Farm, Lodge Lane	Farington West	1	1
Land Adj to Naptha Cottage, Naptha Lane	Farington West	1	1
Knocknalling Farm, Fidler Lane, Farington Moss	Farington West	1	1
Annsdale, Coote Lane, Lostock Hall	Farington West	1	1
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 (HCA/Miller Homes)	Farington West & Earnshaw Bridge	175	144
Lunds Lane Farm, Town Lane, Much Hoole	Hoole	4	4
Moorhey Farm, Moss House Lane, Much Hoole	Hoole	1	1
White House Farm, Moss House Lane	Hoole	1	1
Scout Hut, Smithy Lane, Much Hoole	Hoole	4	4
17 Howick Park Close, Penwortham	Howick & Priory	1	1
Land fronting Stanley Grove	Howick & Priory	3	3
42 Liverpool Road, Penwortham	Howick & Priory	3	3
20 Mulberry Avenue, Penwortham	Howick & Priory	1	1

Site Name	Ward	Permission Granted for	Not yet constructed
35 Blundell Lane, Penwortham	Howick & Priory	1	1
Land at St Andrew's Way, Leyland (Hulmes Mill)	Leyland Central	18	18
88-90 Hough Lane, Leyland	Leyland Central	1	1
Land adj 105 Towngate	Leyland Central	3	3
13 Bow Lane, Leyland	Leyland St Ambrose	1	1
The Conifers, Newgate Lane, Whitestake	Longton & Hutton East	2	2
AMS Trading Estate	Longton & Hutton West	9	2
Oak View, 4 Oak Gardens, Longton	Longton & Hutton West	1	1
Longton Equestrian Centre, Chapel Lane, Longton	Longton & Hutton West	6	6
31 School Lane, Longton	Longton & Hutton West	1	1
124 Liverpool Road, Longton/Land off Orchard Lane, Longton	Longton & Hutton West	1	1
Beverley House, 46 Hall Lane, Longton	Longton & Hutton West	2	2
217 Liverpool Road, Hutton	Longton & Hutton West	1	1
Moorfield, Six Acre Lane, Longton	Longton & Hutton West	1	1
Blundells, 155 - 161 Liverpool Road, Longton	Longton & Hutton West	4	4
23 Pear Tree Croft, Longton	Longton & Hutton West	1	1
212 Liverpool Road, Hutton	Longton & Hutton West	3	3
Land off Wateringpool Lane, Lostock Hall	Lostock Hall	80	27
60 Wateringpool Lane	Lostock Hall	1	1
The Maltings, Hill Road South	Middleforth	62	62
Middleforth House, Penwortham	Middleforth	5	5
44 New Lane, Penwortham	Middleforth	1	1
153 Leyland Road, Penwortham	Middleforth	1	1
Black Bull Inn, School Lane	Moss Side	9	4
Land adj Rhoden House, Rhoden Road	Moss Side	1	1
Within garden area of 137 Longmeanygate, Midge Hall	Moss Side	1	1
327 Dunkirk Lane, Leyland	Moss Side	1	1
Collinwood Farm, Ratten Lane	New Longton & Hutton East	11	11

Site Name	Ward	Permission Granted for	Not yet constructed
Meadowcroft Business Park	New Longton & Hutton East	14	14
Southernwood, 99 Chain House Lane	New Longton & Hutton East	1	1
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	New Longton & Hutton East	46	46
Whitestake Post Office, Chain House Lane	New Longton & Hutton East	1	1
Bungalow, Nursery Lane, New Longton	New Longton & Hutton East	1	1
Land To Rear Of 23, Sheephill Lane, New Longton	New Longton & Hutton East	1	1
Green Fold, Wham Lane, Whitestake	New Longton & Hutton East	1	1
1 Ratten Lane, Hutton	New Longton & Hutton East	1	1
Land at Orchard Avenue	New Longton & Hutton East	2	2
Greenacres, 57 Chain House Lane, Whitestake	New Longton & Hutton East	4	4
Whitestake Garage, Long Moss Lane, New Longton	New Longton & Hutton East	4	4
Silverholme, Cuerdale Lane (2 plots/2 applications)	Samlesbury & Walton	2	2
Mather Fold Farm, Hoghton Lane	Samlesbury & Walton	15	15
Fell View Farm, Roach Road, Samlesbury	Samlesbury & Walton	1	1
9 Princes Road	Samlesbury & Walton	1	1
Roach Bridge Paper Mill	Samlesbury & Walton	9	8
New Southworth Hall, Cuerdale Lane, Samlesbury	Samlesbury & Walton	2	2
Home Farm, Roach Road	Samlesbury & Walton	1	1
Prospect Hill Training Centre, Old Brown Lane, WLD	Samlesbury & Walton	1	1
Alker Fold Farm, Whalley Rfoad, Samlesbury	Samlesbury & Walton	1	1
Highfield, Vicarage Lane, Samlesbury	Samlesbury & Walton	1	1
Ashwood, Preston New Road	Samlesbury & Walton	1	1

Site Name	Ward	Permission Granted for	Not yet constructed
Massey Brothers Feeds Ltd, Mill Lane, Walton-le-Dale	Samlesbury & Walton	1	1
Bank House Farm, Green Lane, Samlesbury	Samlesbury & Walton	1	1
352 - 354 Higher Walton Road, Walton-le-Dale	Samlesbury & Walton	2	2
Land adjacent to and rear of Barnflatt Close/off Higher Walton Road	Samlesbury and Walton	46	46
Bannister Hall Farm, Bannister Hall Lane, Higher Walton	Samlesbury and Walton	11	11
Blue Slate Farm, Spring Lane, Samlesbury - 2 applications	Samlesbury and Walton	4	4
Land between Altcar Lane and Shaw Brook Road (Wade Hall), Leyland (HCA)	Seven Stars	200	200
28 West Paddock, Leyland	Seven Stars	1	1
Land adj to 74 Slater Lane	Seven Stars	1	1
118 Slater Lane, Leyland	Seven Stars	1	1
345 Leyland Lane	Seven Stars	2	2
349 - 351 Leyland Lane, Leyland	Seven Stars	2	2
Land Adj 432 Leyland Lane, Leyland	Seven Stars	1	1
Arla Dairies, School Lane	Walton-le-Dale East	209	37
Land off Hampshire Road, Walton-le-Dale	Walton-le-Dale East	48	48
Vernon Carus Site/Penwortham Mills, Factory Lane - Phases 1, 2 and 3	Walton-le-Dale West	385	385
Lostock Hall Gas Works, Leyland Road/The Cawsey (Morris Homes)	Walton-le-Dale West	281	281
Land at Claytongate Drive (west of football ground)	Walton-le-Dale West	28	28
The Crest, 121 Duddle Lane	Walton-le-Dale West	4	4
Sherwood Garage, Todd Lane North	Walton-le-Dale West	9	9
Walton Hall Folly, Walton Green	Walton-le-Dale West	1	1
TOTAL WITH PERMISSON		3501	3093

In addition, the following sites have permitted development.

Site Name	Ward	Not yet constructed
320 Station Road, Bamber Bridge	Bamber Bridge West	2
1 – 15 Carr Street (Former Department of Social Services Building)	Bamber Bridge West	4
TOTAL		6

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

Type of Site	Remaining site capacity (all years)	2017-18	2018-19	2019-20	2020-21	2021-22	Deliverable units 2017 - 22	2022-23	2023-24	2024-25	2025-26	Developable Units 2022 - 26	Brownfield	Greenfield	Deliverable post 1/4/26
*Large sites with permission ≥ 0.4 ha	2902	151	360	557	548	473	2089	429	205	105	70	809	1552	1662	4
*Small sites with permission < 0.4	191	75	51	57	8	0	191	0	0	0	0	0	130	62	0
#Additional allocated Local Plan sites	3561	0	136	329	509	492	1466	360	360	300	270	1290	935	3916	805
Windfalls	353	15	30	44	44	44	177	44	44	44	44	176			0
Permitted Development	6	0	6	0	0	0	6	0	0	0	0	0	6	0	0
TOTALS	7013	241	583	987	1109	1009	3929	833	609	449	384	2275	2623	5640	809

*Please see Appendix 2 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 31/3/17			Comments
			Built	Outstanding permission (not yet constructed)	Unused Allocation (not yet granted permission) ⁷	
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
			31	319	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	Application refused
A	Group One, off Central Avenue, Buckshaw Village, Leyland	226	226	0	0	Complete
AA	Fishwick's Depot, Hewitt Street, Leyland	33	33	0	0	Complete
B	Former Farington Business Park, Wheelton Lane, Farington	468	135	333	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	172	37	0	Under construction
F	Roadferry Depot, Carr Lane, Farington	80	0	80	0	Under construction
G	Expac, Dunkirk Mill, Dunkirk Lane, Leyland	35	0	35	0	Approved
GG	Wateringpool Lane, Lostock Hall	80	53	27	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

⁷ 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 of Longton Hall, Chapel Lane, Longton	80	0	0	80	No permission
N	Land off Liverpool Road, Hutton	46	0	46	0	Approved
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 subject to completion of S106
		200	0	200	0	Approved
Q	Rear of Chapel Meadow, Longton	14	14	0	0	Complete
R	Land off Wesley Street, Bamber Bridge	190	0	190	0	Approved
S	Land off Brindle Road, Bamber Bridge	140	0	0	140	No permission
		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		7073	1124	3015	2934	

Appendix 4 – Schedule of Suitable Sites Identified as part of the SHLAA at 31 March 2017

Please note, figures shown under **Capacity at 31/3/17** take account of completions up to this date, so only show outstanding dwellings.

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	Local Plan Ref	Site	Ward	Site Type	Planning Status	Estimated Site Capacity	Suitable	Available	Achievable	Capacity at 31/3/17	2017/18	2018/19	2019/20	2020/21	2021/22	Deliverable units 2017/18 - 2021/22	2022/23	2023/24	2024/25	2025/26	Developable units 2022/23 - 2025/26	Deliverable post 1/4/26	BF	GF	Local Plan Allocation	Comments	
BBE01	R	Wesley St Mill	Bamber Bridge East	6.5	Local Plan allocation	Permissioned	188	Y	Y	Y	188	0	13	30	45	50	138	50	0	0	0	50	0	190	0	D1 - Housing Land.	Site has gained reserved matters consent & it is understood that they are looking to commence work in 2017/18.
BBE02	S	Brindle Rd, Bamber Bridge	Bamber Bridge East	22.7	Site Allocations	Not Permissioned	360	Y	Y	Y	360	0	20	70	70	70	230	70	60	0	0	130	0	0	360	D1 - Housing Land	Buffering will be required to mitigate against noise & pollution from motorways
BBE05	n/a	Kellet Ln, Bamber Bridge	Bamber Bridge East	2.65	Site Suggestion	Not Permissioned	40	Y	Y	Y	40	0	0	0	0	0	0	0	0	0	0	0	0	40	B1 - Existing Built Up Area	Owned by SRBC.	
BBE12	n/a	51 Station Rd	Bamber Bridge East	0.07	Unimplemented Permission - Expired	Not Permissioned	6	Y	Y	Y	13	0	0	0	0	0	0	0	0	0	0	0	0	6	0	B1 - Existing Built Up Area	Currently in use as a surgery.
BBE13	n/a	Land adjacent to 20, Ladyacre	Bamber Bridge East	0.23	Unimplemented Permission - Expired	Not Permissioned	6	Y	Y	Y	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	B1 - Existing Built Up Area	Permission for six dwellings in 2010 expired.
BBE15	n/a	Land to Rear of Pine Direct Station Rd, Bamber Bridge	Bamber Bridge East	0.2	Unimplemented Permission - Expired	Not Permissioned	10	Y	Y	Y	10	10	0	0	0	0	10	0	0	0	0	0	0	10	0	B1 - Existing Built Up Area	Permission for ten dwellings in 2013 expired.
BBN02	E	Arla Dairies, School Ln	Walton-le-Dale East	5.5	Local Plan allocation	Permissioned	209	Y	Y	Y	37	19	18	0	0	0	37	0	0	0	0	0	0	54	0	D1 - Housing Land. S106.	Site under construction.
BBN06	n/a	Former Buildbase Site, Water St	Bamber Bridge East	0.47	Windfall	Permissioned	28	Y	Y	Y	28	0	14	14	0	0	28	0	0	0	0	0	0	28	0	E2 - Protection of Employment Sites.	Existing building will need to be demolished.
BBN07	n/a	Land off Hampshire Rd, Walton-le-Dale	Walton-le-Dale East	1.32	Windfall	Permissioned	48	Y	Y	Y	48	0	0	0	0	0	0	23	25	0	0	48	0	0	48	G7 - Green Infrastructure	Redrow considering making a technical start only as permission due to expire.
BBW02	n/a	Land off Browndedge Rd	Bamber Bridge East	2.7	Site Allocations	Not Permissioned	60	Y	Y	Y	60	0	60	0	0	0	60	0	0	0	0	0	0	60	0	D1 - Housing Land.	Network Rail is considering a greater density than originally reported. Remediation work will be required to address any contamination identified.
BBW05	n/a	Baxi new offices, Browndedge Rd	Bamber Bridge West	0.46	Urban Potential	Not Permissioned	28	Y	Y	Y	28	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. Existing building will need to be demolished.	
BO01	n/a	Land to rear of Cornwood, Broad Oak Ln (aka UPS7)	Broad Oak	0.29	Urban Potential	Not Permissioned	19	Y	Y	Y	19	0	0	0	0	0	0	0	0	0	0	0	0	9	0	B1 - Existing Built Up Area	Existing buildings will need to be demolished.

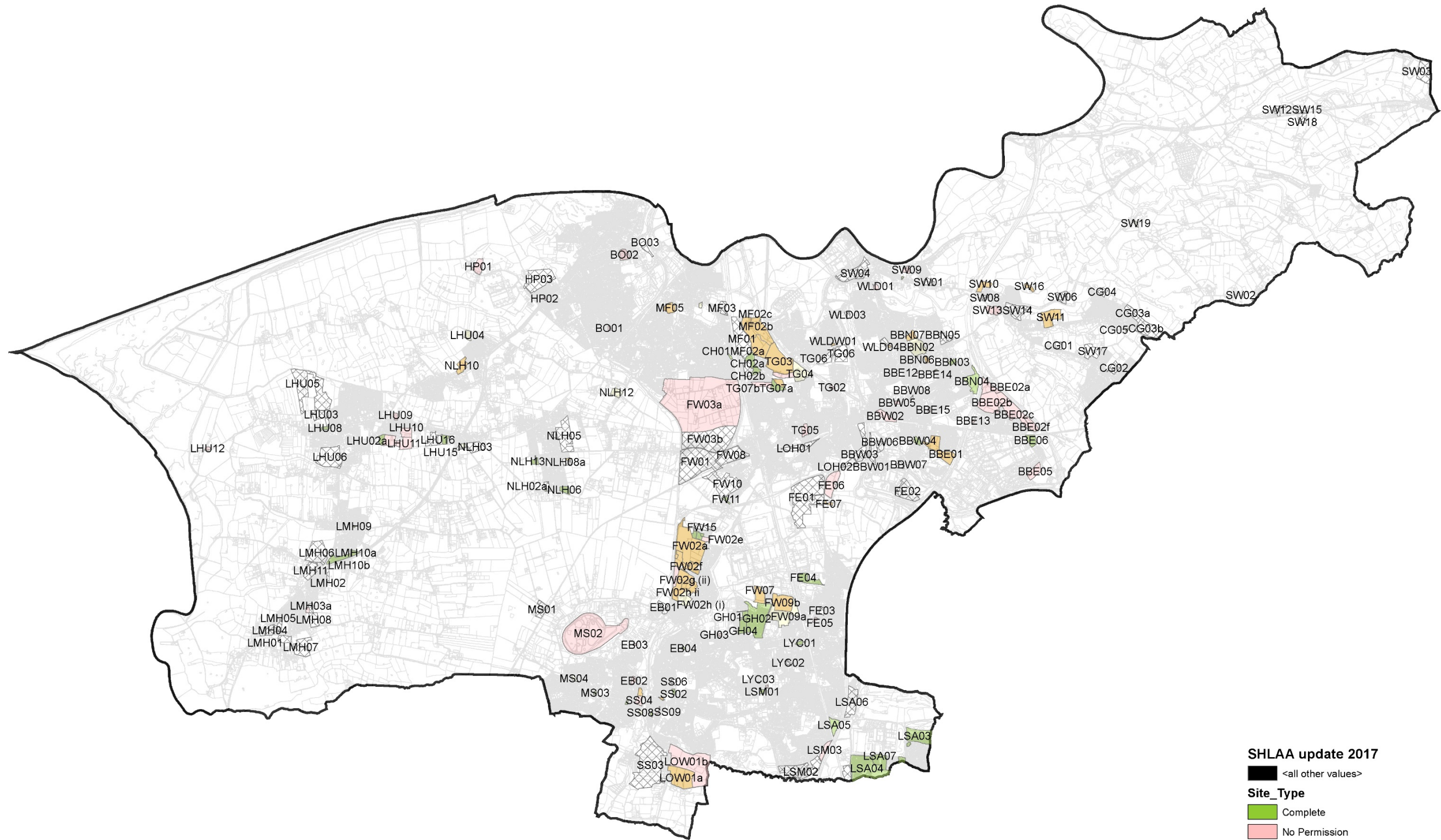
SHLAA Ref	Local Plan Ref	Site	Ward	Site Type	Planning Status	Estimated Delivery	BF	GF	Local Plan Allocation	Comments																	
			Hectares			Estimated Site Capacity	Suitable	Available	Achievable	Capacity at 31/3/17	2017/18	2018/19	2019/20	2020/21	2021/22	Deliverable units 2017/18 - 2021/22	2022/23	2023/24	2024/25	2025/26	Developable units 2022/23 - 2025/26	Deliverable post 1/4/26					
CG03a	Policy B2	Land at Olive Farm, Houghton Ln & land north of Methuen Dr	Coupe Green & Gregson Ln	2.24	Local Plan allocation	Not Permitted	78	Y	Y	Y	78	0	0	0	0	0	0	0	0	0	0	0	0	0	78	B2 - Village Development	Currently subject to a planning application. Policy B2 permits development which meets a local need, including local affordable housing, for which the need has been demonstrated & confirmed. The need to provide market housing units to support the delivery of affordable units has been confirmed by an independent valuer commissioned by the Council.
EB02	n/a	Land Rear of Pasturefield Cl	Earnshaw Bridge	0.73	Urban Potential	Not Permitted	28	Y	Y	Y	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	B2 - Village Development	Access issues will need to be overcome.
EB03	n/a	Mulberry House, Rhoden Rd	Moss Side	0.13	Unimplemented Permission - Expired	Not Permitted	5	Y	Y	Y	5	0	0	0	0	0	0	0	0	0	0	0	0	5	0	G7 - Green Infrastructure & G12 - Green Corridors/Green Wedges.	Permission granted in 2012 has expired.
FE05	n/a	Farington Saw Mills, Stanifield Ln	Farington East	0.34	Site Suggestion	Not Permitted	19	Y	Y	Y	19	0	0	0	0	0	0	0	0	0	0	0	0	19	0	B1 - Existing Built Up Area	Still in use. Existing buildings would need to be demolished.
FE06	J	Cuerden Strategic Site (residential part)	Farington East	5.13	Site Allocations	Not Permitted	128	Y	Y	Y	128	0	0	28	50	50	128	0	0	0	0	0	0	0	128	C4 - Cuerden Strategic Site	
FE07	J	Brookhouse Farm, Stanifield Ln, Lostock Hall	Farington East	0.46	Windfall	Permitted	9	Y	Y	Y	9	5	4	0	0	0	9	0	0	0	0	0	0	0	9	C4 - Cuerden Strategic Site	Existing building will need to be demolished.
FW02	W	Land between Heatherleigh & Moss Ln, Farington Moss	Farington West	40	Local Plan allocation	Part Permitted	892	Y	Y	Y	861	40	35	129	184	158	546	170	110	35	0	315	0	0	892	C3 - Land between Heatherleigh & Moss Ln, Farington Moss	Part of this site is under construction. Miller Homes are progressing the build at the southern end of the Croston Rd site at a high rate & the HCA is buying additional areas of land to ensure delivery of the spine Rd. The HCA intends to build out the existing consented scheme via Accelerated Construction.
FW03a	EE	Pickering's Farm (north of farm track running east west) - HCA/Taylor Wimpey	Charnock	79	Site Allocations	Not Permitted	1200	Y	Y	Y	1200	0	0	0	100	140	240	140	140	14	14	560	400	0	1350	C1 - Major Site for Development	Access issues over the West Coast Main Line are still to be resolved which in turn has delayed the preparation of the Masterplan for the site
FW07	L	West of Grasmere Avenue, Grasmere Avenue	Farington East	4.4	Local Plan allocation	Permitted	160	Y	Y	Y	160	0	20	40	40	40	140	20	0	0	0	20	0	0	160	D1 - Housing.	First completions expected in 2019.
FW09	B	Farington Business Park	Farington East	13	Local Plan allocation	Permitted	468	Y	Y	Y	333	33	33	33	34	40	173	40	40	40	40	160	0	234	0	D1 - Housing.	Phase 1 is under construction. UU still on Phase 2 part of site.
FW12	F	Rdferry	Farington East	1.88	Local Plan allocation	Permitted	80	Y	Y	Y	80	10	25	25	20	0	80	0	0	0	0	0	0	80	0	D1 - Housing Land.	Under construction.
GH03	n/a	Golden Hill Garage, 208 - 216 Golden Hill Ln	Golden Hill	0.23	Unimplemented Permission - Expired	Not Permitted	12	Y	Y	Y	12	0	0	0	0	0	0	0	0	0	0	0	0	12	0	B1 - Existing Built Up Area	The site is still in use. Existing building would need to be demolished.
HP01	n/a	Pollard's Farm, Howick Cross Ln	Howick & Priory	2.4	Unimplemented Permission - Expired	Not Permitted	10	Y	Y	Y	10	0	0	0	0	0	0	0	0	0	0	0	0	10	0	G1 - Green Belt.	Existing buildings would need to be demolished.
HP02	n/a	Former Rydal Motors, Liverpool Rd	Howick & Priory	0.23	Unimplemented Permission - Expired	Not Permitted	13	Y	Y	Y	13	0	0	0	0	0	0	0	0	0	0	0	0	13	0	B1 - Existing Built Up Area.	The premises are vacant. Existing buildings would need to be demolished.
LHU02a	V (east part)	Land off School Ln, Longton	Longton & Hutton West	2.67	Site Allocations	Not Permitted	69	Y	Y	Y	69	0	16	29	24	0	69	0	0	0	0	0	0	0	69	D1 - Housing Land.	Construction projected to start in 2018/19.
LHU04	n/a	Collinwood Farm, Ratten Ln	New Longton &	0.68	Windfall	Permitted	11	Y	Y	Y	11	4	7	0	0	0	11	0	0	0	0	0	0	11	0	G1 - Green Belt.	Under construction.

SHLAA Ref	Local Plan Ref	Site	Ward	Site Type	Planning Status	Estimated Delivery	BF	GF	Local Plan Allocation	Comments																	
			Hectares			Estimated Site Capacity	Suitable	Available	Achievable	Capacity at 31/3/17	2017/18	2018/19	2019/20	2020/21	2021/22	Deliverable units 2017/18 - 2021/22	2022/23	2023/24	2024/25	2025/26	Developable units 2022/23 - 2025/26	Deliverable post 1/4/26					
			Hutton East																								
LHU09	n/a	Land adj 19 & 21 Chapel Ln	Longton & Hutton West	0.61	Urban Potential	Not Permitted	14	Y	Y	Y	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	B1 - Existing Built Up Area	Existing building would need to be demolished.
LHU10	X	Land adjoining Longton Hall Farm, South of Chapel Ln, Longton	Longton & Hutton West	2.4	Site Allocations	Not Permitted	48	Y	Y	Y	48	0	0	8	20	20	48	0	0	0	0	0	0	0	48	D1 - Housing Land.	March 2017 - application made for access to the site. Envisage application being made for remaining development later this year, perhaps early 2018, with delivery commencing 2018/19. Should be considered in conjunction with Site M - landowners working together to bring this forward.
LHU11	M	Land to rear of Longton Hall, rear of Chapel Ln	Longton & Hutton West	3.6	Site Allocations	Not Permitted	80	Y	Y	Y	80	0	0	20	30	30	80	0	0	0	0	0	0	0	80	D1 - Housing Land.	Expected to be joint application with Site X.
LHU12	n/a	The Dolphin Inn	Longton & Hutton West	0.37	Unimplemented Permission - Expired	Not Permitted	6	Y	Y	Y	6	0	0	0	0	0	0	0	0	0	0	0	0	6	0	G1 - Green Belt.	Demolition of public house would be required.
LMH03b	B2 (eastern part)	Land at Orchard Gardens (incl land off Swallow Field)	Hoole	0.42	Local Plan allocation	Not Permitted	9	Y	Y	Y	9	0	0	4	5	0	9	0	0	0	0	0	0	0	9	B2 - Village Development	Approved at appeal - expired.
LOW01	P	Land between Altcar Ln & Shaw Brook Rd (Wade Hall), Leyland	Seven Stars	30.4	Site Allocations	Permitted	600	Y	Y	Y	600	0	80	90	90	90	350	40	40	40	40	160	90	0	200	D1 - Housing Land.	The site has gained Outline planning permission & a Reserved Matters submission is expected in the near future. The HCA will be taking this site forward under its new Accelerated Construction programme. Altcar Ln will be one of the first HCA sites to be delivered via direct commissioning. Redrow are keen to commence development following determination of the Reserved Matters application.
LSM04	n/a	Land at Eden St	Leyland St Marys	0.15	Unimplemented Permission - Expired	Not Permitted	11	Y	Y	Y	11	0	0	0	0	0	0	0	0	0	0	0	0	11	0	B1 - Existing Built Up Area	The premises are currently in use. Demolition of existing buildings would be required.
LYC03	n/a	Land adj 105 Towngate	Leyland Central	0.06	Windfall	Permitted	3	Y	Y	Y	3	0	3	0	0	0	3	0	0	0	0	0	0	3	0	E3 - Leyland Town Centre.	Permitted for apartments.
MF02	H	Vernon Carus Site/Penwortham Mills, Factory Ln	Walton-le-Dale West/Middleforth	24	Site Allocations	Permitted	385	Y	Y	Y	385	0	10	65	75	75	225	66	30	30	30	156	0	0	181	D1 - Housing Land.	Flood mitigation works required prior to development & access issues to be resolved. This is a hybrid application. Discharge of planning conditions likely to be in April 2018.
MF04	n/a	Middleforth House	Middleforth	0.34	Windfall	Permitted	5	Y	Y	Y	5	0	5	0	0	0	5	0	0	0	0	0	0	5	0	B1 - Existing Built Up Area.	Access has been constructed.
MF05	n/a	The Maltings, Hill Rd South	Middleforth	2.02	Windfall	Permitted	62	Y	Y	Y	62	0	12	25	25	0	62	0	0	0	0	0	0	62	0	B1 - Existing Built Up Area	
MS02	FF	Moss Side Test Track, Aston Way	Moss Side	40.6	Site Allocations	Not Permitted	950	Y	Y	Y	950	0	5	90	90	90	275	90	90	90	90	360	315	750	0	C2 - Major Site for Development - Residential Led.	The submitted Masterplan has not been endorsed by Planning Committee & the developer is now revisiting it to address the concerns of the Committee. It is anticipated that this will return to Committee in July 2017.
MS04	n/a	Black Bull Inn	Moss Side	0.47	Windfall	Permitted	9	Y	Y	Y	4	4	0	0	0	0	4	0	0	0	0	0	0	9	0	B1 - Existing Built Up Area	Under construction. Several dwellings occupied.
NLH08b (NE part)	n/a	Land at Orchard Avenue	New Longton & Hutton East	0.21	Windfall	Permitted	2	Y	Y	Y	2	0	2	0	0	0	2	0	0	0	0	0	0	2	0	G1 - Green Belt	Demolition of existing storage buildings will be required.
NLH10	N	Schoolhouse Farm Development,	New Longton &	2.78	Site Allocations	Permitted	46	Y	Y	Y	46	6	20	20	0	0	46	0	0	0	0	0	0	0	46	D1 - Housing Land	Planning consent in place. Construction not due to start until 18/19.

SHLAA Ref	Local Plan Ref	Site	Ward	Site Type	Planning Status	Estimated Site Capacity	Suitable	Available	Achievable	Capacity at 31/3/17	2017/18	2018/19	2019/20	2020/21	2021/22	Deliverable units 2017/18 - 2021/22	2022/23	2023/24	2024/25	2025/26	Developable units 2022/23 - 2025/26	Deliverable post 1/4/26	BF	GF	Local Plan Allocation	Comments	
		Liverpool Rd, Hutton aka Land to rear of 110-120 & Adj to 136 Liverpool Rd, aka Meadow View Cl/Liverpool Rd	Hutton East																								
NLH11	n/a	AMS Trading Estate	Longton & Hutton West	0.48	Windfall	Permissioned	9	Y	Y	Y	2	2	0	0	0	2	0	0	0	0	0	0	9	0	G1 - Green Belt	Under construction. Several dwellings occupied.	
NLH12	n/a	Meadowcroft Business Park	New Longton & Hutton East	1.67	Windfall	Permissioned	14	Y	Y	Y	14	8	6	0	0	14	0	0	0	0	0	0	14	0	G1 - Green Belt.	Groundworks started.	
SS04	U	Rear of Dunkirk Mill, Slater Ln, Leyland (aka Rear 102-118 Slater Ln)	Earnshaw Bridge	1.2	Site Allocations	Not Permissioned	47	Y	Y	Y	47	0	0	0	20	27	47	0	0	0	0	0	0	47	D1 - Housing Land.	Assumed permission will not be sought until adj Expac factory is redeveloped as access is required through the Dunkirk Mill site. May come forward in association with Expac site.	
SS05	G	Expac, Dunkirk Mill, Dunkirk Ln	Earnshaw Bridge	0.67	Local Plan allocation	Permissioned	35	Y	Y	Y	35	0	0	20	15	0	35	0	0	0	0	0	35	0	D1 - Housing Land.	May come forward with Rear of Dunkirk Mill. Site clearance completed, construction unlikely to start until 2019.	
SS08	n/a	105 Slater Ln, Leyland	Earnshaw Bridge	0.3	Windfall	Permissioned	8	Y	Y	Y	8	0	8	0	0	0	8	0	0	0	0	0	0	0	8	G1 - Green Belt.	Access constructed 2012. Site recently sold.
SS09	n/a	Lostock Grove Rest Home, Slater Ln	Seven Stars	0.39	Unimplemented Permission - Expired	Not Permissioned	8	Y	Y	Y	8	0	0	0	0	0	0	0	0	0	0	0	8	0	B1 - Existing Built Up Area	Site still in use. Demolition of existing buildings would be required.	
SS11	n/a	Land on west side of Mill St, Leyland	Earnshaw Bridge	0.18	Windfall	Permissioned	7	Y	Y	Y	7	7	0	0	0	0	7	0	0	0	0	0	7	0	B1 - Existing Built Up Area.	Demolition of existing lock-up garages would be required.	
SW09	n/a	St Leonards Vicarage, Church Brow	Samlesbury & Walton	0.64	Site Suggestion	Not Permissioned	32	Y	Y	Y	0	0	0	0	0	0	0	0	0	0	0	0	0	32	B1 - Existing Built Up Area	Demolition of existing building would be required.	
SW10	n/a	Land adjacent to & rear of Barnflatt Cl/off Higher Walton Rd	Samlesbury & Walton	1.96	Windfall	Permissioned	46	Y	Y	Y	46	6	20	20	0	0	46	0	0	0	0	0	0	46	B1 - Existing Built Up Area	Discharge of some conditions applied for.	
SW11	n/a	Mather Fold Farm, Hoghton Ln	Samlesbury & Walton	0.77	Other	Permissioned	15	Y	Y	Y	15	0	5	10	0	0	15	0	0	0	0	0	0	15	G1 - Green Belt.	Site in use for equestrian livery. Application may be revised for slightly fewer units. Demolition of existing buildings will be required.	
SW13	JJ	Coupe's Foundry, Kittlingborne Brow, Higher Walton	Samlesbury & Walton	2.3	Unimplemented Permission - Expired	Not Permissioned	80	Y	Y	Y	80	0	0	0	0	0	0	20	30	30	0	80	0	80	D1 - Housing Land. S106.	Expired application likely to be re-submitted in the future. Flood mitigation, possible contamination remediation works & demolition of current buildings will be required.	
SW16	n/a	Bannister Hall Farm, Bannister Hall Ln, Higher Walton	Samlesbury & Walton	0.72	Windfall	Permissioned	11	Y	Y	Y	11	0	11	0	0	0	11	0	0	0	0	0	0	11	G1 - Green Belt.	Planning conditions to be finalised. Demolition of existing building required.	
SW19	n/a	Roach Bridge Paper Mill	Samlesbury & Walton	0.38	Windfall	Permissioned	9	Y	Y	Y	8	8	0	0	0	0	8	0	0	0	0	0	9	0	G1 - Green Belt.	Construction started.	
TG02	n/a	85 Todd Ln North (Cartmell & Barlow Ltd/BJ Watsons)	Tardy Gate	0.29	Site Suggestion	Not Permissioned	15	Y	Y	Y	15	0	0	0	0	0	0	0	0	0	0	0	15	0	B1 - Existing Built Up Area	Still in use. Demolition of existing building would be required.	
TG03	K	Lostock Hall Gas Works, Leyland Rd/The Cawsey (Morris Homes)	Walton-le-Dale West	12	Local Plan allocation	Permissioned	281	Y	Y	Y	281	0	41	60	60	60	221	60	0	0	0	60	0	281	0	D1 - Housing Land. S106.	
TG04	GG	Land off Wateringpool Ln, Lostock Hall	Lostock Hall	4.6	Local Plan allocation	Permissioned	80	Y	Y	Y	27	14	13	0	0	0	27	0	0	0	0	0	0	69	D1 - Housing Land. S106.	Site under construction.	

SHLAA Ref	Local Plan Ref	Site	Ward	Site Type	Planning Status	Hectares	Estimated Site Capacity	Suitable	Available	Achievable	Capacity at 31/3/17	2017/18	2018/19	2019/20	2020/21	2021/22	Deliverable units 2017/18 - 2021/22	2022/23	2023/24	2024/25	2025/26	Developable units 2022/23 - 2025/26	Deliverable post 1/4/26	BF	GF	Local Plan Allocation	Comments
TG05	Z	Lostock Hall Primary School, Avondale Dr	Lostock Hall	1.5	Site Allocations	Not Permitted	20	Y	Y	Y	20	0	0	10	10	0	20	0	0	0	0	0	0	20	0	D1 - Housing Land.	Dependent on LCC being in a position to dispose of the asset. Demolition of existing school will be required.
TG07b	CC	East of Leyland Rd/Land off Claytongate Dr/Land at Moor Hey School	Charnock	1.9	Site Allocations	Not Permitted	60	Y	Y	Y	60	0	0	30	30	0	60	0	0	0	0	0	0	0	60	D1 - Housing Land.	April 2017 - LCC expect site to be brought to market for sale as residential development land Spring 2017 following agreement over access with neighbouring landowners. Developer interest has indicated the potential for approx 60 dwellings (including some apartments) - delivery expected to take place over a two year period - possibly during 2018 & 2019.
TG07c	n/a	Land at Claytongate Dr (west of football ground)	Walton-le-Dale West	0.98	Windfall	Permitted	28	Y	Y	Y	28	0	0	14	14	0	28	0	0	0	0	0	0	28	B1 - Existing Built Up Area.	Discharge of conditions - pending consideration.	
TG08	DD	Gas Holders Site (Morris Homes)	Tardy Gate	1.9	Site Allocations	Not Permitted	25	Y	Y	Y	25	0	0	0	0	25	25	0	0	0	0	0	0	25	0	D1 - Housing Land.	Land has been remediated. Not scheduled to be under construction until 2019.
WLD01	n/a	Mayfield House Haulage Yard (currently HPH, previously Pickfords), Chorley Rd	Walton-le-Dale	0.41	Urban Potential	Not Permitted	15	Y	Y	Y	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0	B1 - Existing Built Up Area	Possible contamination issues would need to be addressed.
WLD02	n/a	The Crest, 121 Duddle Ln	Walton-le-Dale West	0.13	Windfall	Permitted	4	Y	Y	Y	4	4	0	0	0	0	4	0	0	0	0	0	0	7	0	B1 - Existing Built Up Area.	Not yet started.
WLD04	n/a	Land to rear of 123 Duddle Ln	Walton-le-Dale East	1.11	Windfall	Approved subject to completion of S106 agreement	26	Y	Y	Y	26	0	0	26	0	0	26	0	0	0	0	0	0	0	26	Part G16 Biological Heritage Site, part G16 Wildlife Corridor, part G7 Green Infrastructure	Approved subject to completion of S106 agreement.
WLDW01	n/a	Sherwood Garage, Todd Ln North	Walton-le-Dale West	0.2	Windfall	Permitted	9	Y	Y	Y	9	9	0	0	0	0	9	0	0	0	0	0	0	9	0	B1 - Existing Built Up Area.	Site still in use. Demolition of existing garage will be required.

Appendix 5 – Identified SHLAA Sites at 31 March 2017



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0 0.5 1 2 Miles

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.
Emerging Local Plan allocation	Site allocated/protected for a particular use in the emerging 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.