

Housing Land Supply Position Statement and update to Strategic Housing Land Availability Assessment

At 1 April 2021

Contents

Introduction	1
2020/21	1
Housing Delivery Test.....	1
Housing Delivery – 2020/21	2
Allocated Sites	4
Windfall Sites	6
Brownfield Land	7
Locality.....	9
Density.....	10
Affordable Dwellings	12
Demolitions and Other Gains/Losses.....	14
The Future	15
Annual Housing Land Requirement 2021/22	15
Strategic Housing Land Availability Assessment (SHLAA)	16
Five Year Housing Land Supply	16
Methodology	17
Conclusion	20
Appendix 1 – Net Gains/Losses During 2020/21	21
New Build.....	21
Other Gains/Losses	25
Appendix 2 – Extant Planning Permissions as at 1/4/21	26
Appendix 3 – Sites included in five year supply	40
Appendix 4 – Other Sites Identified as Suitable as part of the Strategic Housing Land Availability Assessment at 1 April 2021 (excluding permissioned/allocated)	63
Appendix 5 – Allocated Sites – Current Position	66
Glossary	71

Tables

Table 1 - Housing Delivery Test	2
Table 2 - Net Additional Dwellings	3
Table 3 - Allocated Sites Update	5
Table 4 - Allocated Sites - Permission Granted During 2020/21	6
Table 5 - New Build Completions by Ward	9
Table 6 - Net Change in Number of Dwellings (excluding New Build)	14
Table 7 - Minimum Housing Requirement	16
Table 8 - Calculation of Five Year Housing Land Supply	18
Table 9 - Developable Housing Land Supply	18
Table 10 - Anticipated Completions - Next Five Years	19

Charts

Chart 1 - Net Additional Dwellings	3
Chart 2 - Permissions Granted	4
Chart 3 - Completions on Allocated Sites	5
Chart 4 - Windfall Completions	7
Chart 5 - Completions on Brownfield Sites	8
Chart 6 - Permissions Granted on Brownfield Sites	8
Chart 7 - Remaining Capacity - Dwellings by Ward	10
Chart 8 - Completions by Density	11
Chart 9 - Permissions by Density	11
Chart 10 - Density of Extant Permissions	12
Chart 11 - New Build Affordable Homes - Completions by Year	13
Chart 12 - New Build Affordable Homes - Completions by Ward	13
Chart 13 - New Build Affordable Home Permissions by Ward	14
Chart 14 - Expected Rate of Delivery	19

Introduction

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

The information in the following pages takes account of policies, guidance and evidence at the following levels, many of which support the provision of enough land for housing and its delivery.

- National
 - o [National Planning Policy Framework \(2019\)](#)
 - o [Planning Practice Guidance](#)
 - o [Housing Delivery Test 2020 \(published 19/1/21\)](#)
 - o [Housing Delivery Test Rule Book \(published 24/7/18\)](#)
 - o [Guidance for local authorities compiling annual information on dwelling stock data \(updated 30/7/20\)](#)
- Central Lancashire
 - o [Central Lancashire Core Strategy \(2012\)](#)
 - o [Central Lancashire Housing Study \(iceni\) \(March 2020\)](#)
- South Ribble
 - o [South Ribble Local Plan \(2015\)](#)
- Penwortham
 - o [Penwortham Town Neighbourhood Development Plan \(2017\)](#)

2020/21

Housing Delivery Test

The Housing Delivery Test is a percentage measurement of the number of **net homes delivered** against the **number of homes required**, as set out in the relevant strategic policies for the areas covered by the Housing Delivery Test, over a rolling three-year period. The HDT takes account of gains, such as mobile and temporary dwellings, and losses such as demolitions and those resulting from changes of use.

Local authorities are required to complete an annual Housing Flows Reconciliation¹ (HFR) return which records the net additional dwellings, and therefore tracks changes in the size of dwelling stock due to:

- new builds
- conversions (for example, a house to several flats)
- changes of use (for example, a residential house to an office)
- other gains and losses, eg mobile and temporary dwellings
- demolitions

The Housing Delivery Test (HDT) [result](#)² is calculated using the [HFR return](#) (Table 123 – the primary and most comprehensive measure of housing supply). The ‘Housing supply: net additional dwellings’ data will be updated in November 2021.

¹ For full details, see [notes and definitions for dwelling stock data](#), which includes Housing Flows Reconciliation (HFR) returns form and full guidance.

² A [rule book](#) sets out the method for calculating the HDT result.

The HDT compares the delivery of housing within each local planning authority over the past three years against the required number of net additional dwellings. Delivery of the full requirement would result in a Test score of 100%. If delivery of housing has fallen below the housing requirement, certain policies set out in the National Planning Policy Framework will apply. Depending on the level of delivery, these are:

- below 95% - the authority should publish an action plan;
- below 85% - a 20% buffer is required in addition to the local planning authority's five year land supply requirement; and
- below 75% - application of the presumption in favour of sustainable development takes effect, subject to the transitional arrangements set out in [paragraph 215 of the Framework](#).

The figures for 2021 have not yet been published by the MHCLG. However, it is anticipated they will be as follows for South Ribble:

Table 1 - Housing Delivery Test

Homes required 2018-19	Homes required 2019-20 ³	Homes required 2020-21 ⁴	Total homes required	Homes delivered 2018-19	Homes delivered 2019-20	Homes delivered 2020-21	Total homes delivered	HDT measurement	HDT consequence
209	189	127	525	437	412	424	1273	243%	None

South Ribble has comfortably delivered above its requirement over the past three years.

Housing Delivery – 2020/21

Standard Methodology Minimum Requirement: **127** Actual: **424**
 (Including 5% buffer: **133**)

³ For the 2020 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a 3-year period but an 11-month period has been used for the 2019/20 monitoring year. This is to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic.

⁴ In a [written ministerial statement published in September](#), the housing minister said: "Over the course of the 2020-21 measurement year, there were considerable variations in levels of housing delivery as local authorities and construction industry continued to face disruption on a national, regional and local level due to the pandemic.

"As a result, the government aim to publish the 2021 housing delivery test as intended later this year but will apply a four-month adjustment to the housing requirement figures for 2020-21 in order to account for these fluctuations.

"This means that there will be a deduction of 122 days to account for the most disrupted period that occurred between the months of April to the end of July.

Calculation of Net Additional Dwellings

424 net additional dwellings were delivered in South Ribble during 2020/21, 3% more than in the previous year. These are detailed at [Appendix 1](#).

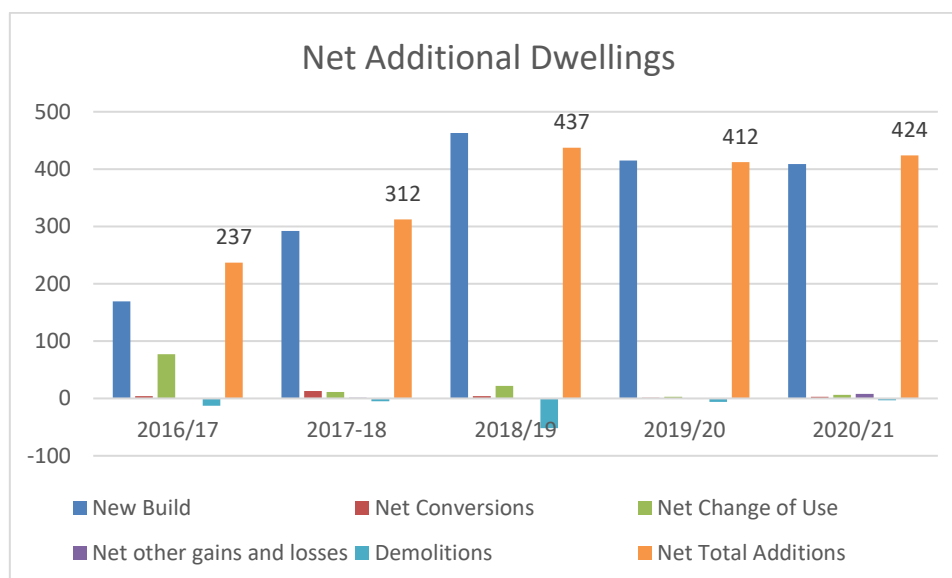
This figure is made up of several components:

Table 2 - Net Additional Dwellings

	Before	After	Net
New build ⁵	0	409	409
Conversions ⁶	3	6	3
Change of use ⁷	6	13	7
Other gains and losses ⁸	1	9	8
Demolitions	3	0	-3
TOTAL	13	436	424

For comparison purposes, the figures for the last five years are as follows.

Chart 1 - Net Additional Dwellings



A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's

⁵ Data on new build completions are derived from various sources including site surveys, council tax and building control records.

⁶ Conversion of existing dwellings are, for example, if one dwelling were converted into two or vice versa.

⁷ Change of use relates to dwellings created by change of use from non-residential buildings or lost through changes to non-residential use.

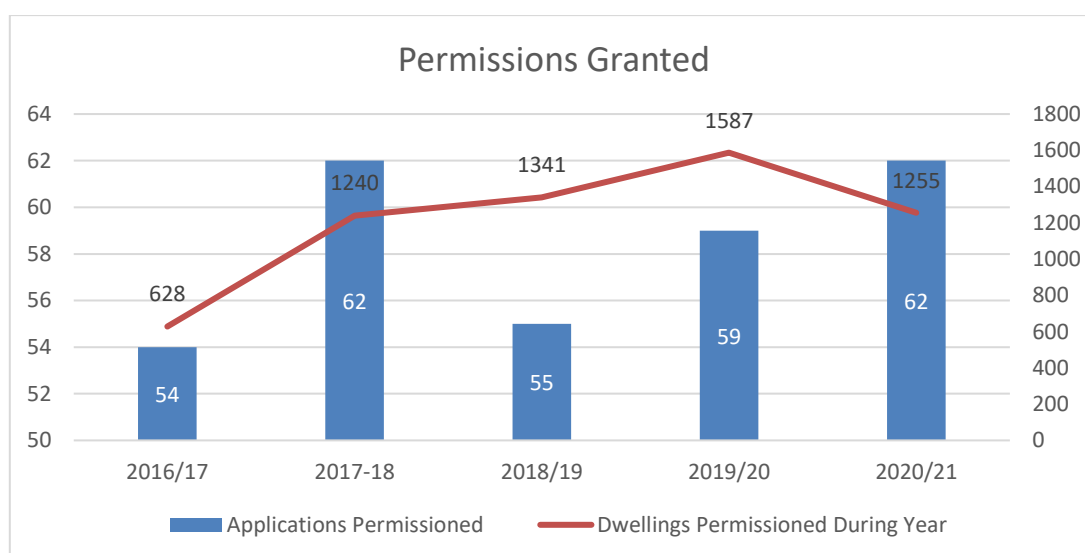
⁸ Other gains and losses include changes to non-permanent dwellings. Non-permanent (or 'temporary' dwellings) are included if they are the resident's main residence and council tax is paid on them. These include caravans and mobile homes.

accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address are counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address. Non-permanent dwellings are included in 'Other Gains and Losses' subject to certain conditions. Ancillary dwellings such as 'granny annexes' are only included provided they are self-contained, do not share access with the main residence (eg a shared hallway) and there are no conditional restrictions on occupancy.

Permissions Granted

During 2020/21 planning permissions have been granted relating to 62 residential sites (excluding duplicate sites). These permissions relate to 1,255 dwellings. Where more than one permission has been granted on one site, only the later permission, or total number of dwellings permissioned, has been included to avoid duplication.

Chart 2 - Permissions Granted



Current Position

Together with unexpired permissions from previous years, this results in permissions for 3,470 dwellings at 1 April 2021.

A full list of extant permissions is shown at [Appendix 2](#). Details of each is available on our website: <http://publicaccess.southribble.gov.uk/online-applications/>

Allocated Sites

Additional Dwellings – Allocated Sites

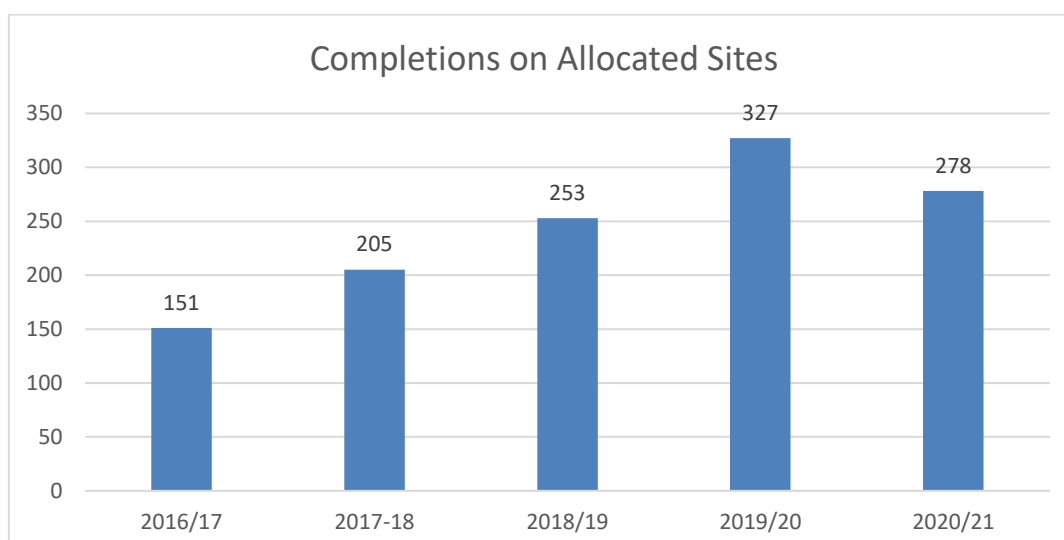
278 new dwellings were completed on sites allocated in the South Ribble Local Plan during the year. This is 49 fewer than the previous year. An increase is anticipated next year due to the recent

commencement of three large sites which have yet to start realising completions. The following allocated sites were under construction at year end.

Table 3 - Allocated Sites Update

Site	Developer	Development Name	Comments
New Mill, Wesley St (Ph 2)	Countryside	Wren Green	Commenced but no completions to date
Brindle Rd, Bamber Bridge - Ph 2	Bellway Homes	Grey Gables Farm	
West of Grasmere Ave, Farington	McDermott Homes	Farington Green	
Farington Business Park, east of Wheelton Ln (northern section) - Ph 2	Rowland Homes	Meadowgate	
Land between Heatherleigh and Moss Ln,	Kier	The Pastures	
Land between Heatherleigh & Moss Ln (N, SW and NE of Northern Section)	Keepmoat Homes	Farington Mews	Commenced but no completions to date
Moss Side Test Track, Aston Way/Titan Way (Ph 2)	Barratt/David Wilson Homes	Centurion Village	Commenced but no completions to date
Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland	Redrow Homes	Worden Gardens	
Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland	Lovell Homes	Shawbrook Manor	
Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall aka Land between Lyme Rd and The Cawsey	Morris Homes	St Mary's Park	

Chart 3 - Completions on Allocated Sites



Permissions Granted – Allocated Sites

During the year, permissions were granted in relation to the following sites allocated in the Local Plan.

Table 4 - Allocated Sites - Permission Granted During 2020/21

Local Plan Allocated Site	Planning Permission	Details
R – Land off Wesley St, Bamber Bridge – McKenzie Arms	07/2020/00396/FUL	Proposal for a 15 unit development consisting of three townhouses and an apartment block with a combination of 1 and 2 bedroom apartments
W – Land between Heatherleigh & Moss Ln, Farington Moss – Keepmoat Homes – Farington Mews	07/2020/00544/REM	Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 399 residential dwellings, internal access roads, garages, public open space and associated infrastructure
W – Land between Heatherleigh & Moss Ln, Farington Moss – Keepmoat Homes – Farington Mews	07/2020/00552/FUL	Demolition of existing farm buildings and construction of 121 dwellings (Use Class C3), including access, internal roads, garages, car parking and associated infrastructure
W – Land between Heatherleigh & Moss Ln, Farington Moss – Rose Cottage, 42 Bannister Lane	07/2020/00432/PIP	Erection of a new dwelling within the curtilage of Rose Cttg
P – Land between Altcar Lane/Shaw Brk Rd, Leyland	07/2020/00935/REM	Previous approval for 246 dwellings reduced to 236 dwellings.
K – Lostock Hall Gasworks	07/2020/00365/FUL	Proposed development for the erection of additional 12 dwellings with associated infrastructure and landscaping (amended plan and description)

Current Position – Allocated Sites

At 1 April 2021, there were permissions for 3,085 dwellings on allocated sites. This excludes dwellings already completed on sites under construction. Detailed information on the current position of each allocated site is shown in [Appendix 5](#).

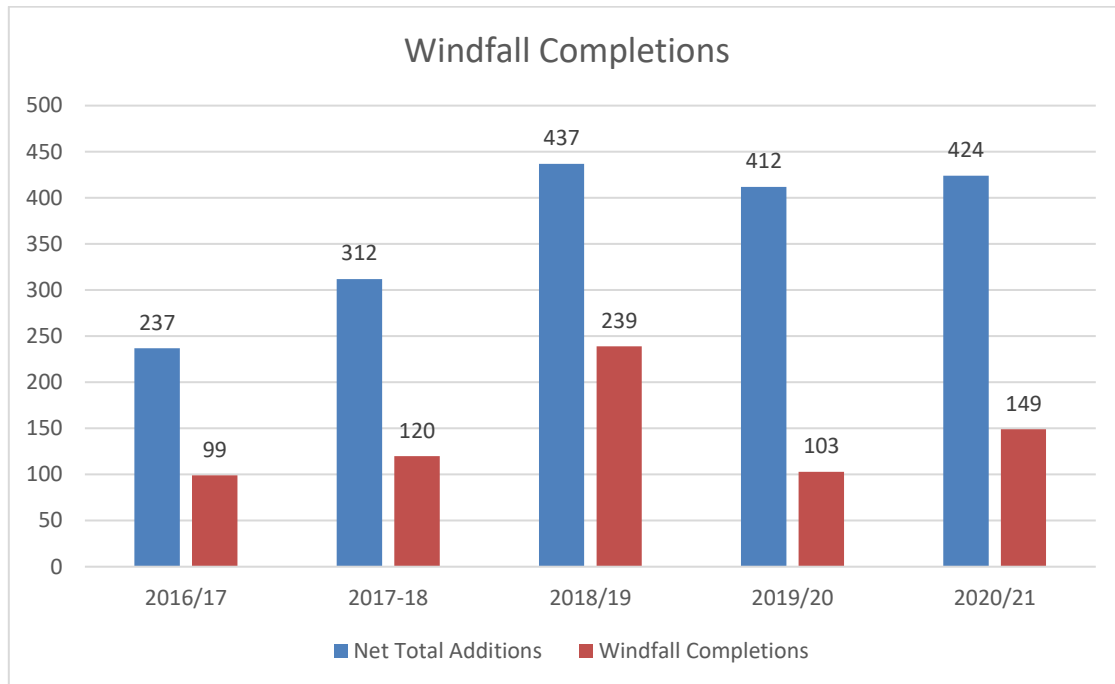
Windfall Sites

The definition of windfall sites in the NPPF is, “Sites not specifically identified in the development plan”.

Additional Dwellings – Windfall Sites

Completions on windfall sites totalled 149 during the year (including the net additional “Conversions”, “Changes of use” and “Other”), the second highest number in the last five years and 40% more than in 2019/20.

Chart 4 - Windfall Completions



Permissions Granted – Windfall Sites

57 of the 62 sites granted permissions during 2020/21 related to windfall sites. These gave permission for 190 dwellings, 90% more than the annual windfall allowance. This gives confidence in the future delivery of windfall dwellings.

Current Position – Windfall Sites

At 1 April 2021, there were permissions for 385 dwellings on windfall sites, this is 66 (21%) more than on 1 April 2020. This excludes dwellings already completed on sites under construction.

Brownfield Land

The NPPF (2019) requires strategic policies to set out a clear strategy to accommodate objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land. Policy 4 of the [Central Lancashire Core Strategy](#) has a target of 70% of new dwellings to be built on brownfield land.

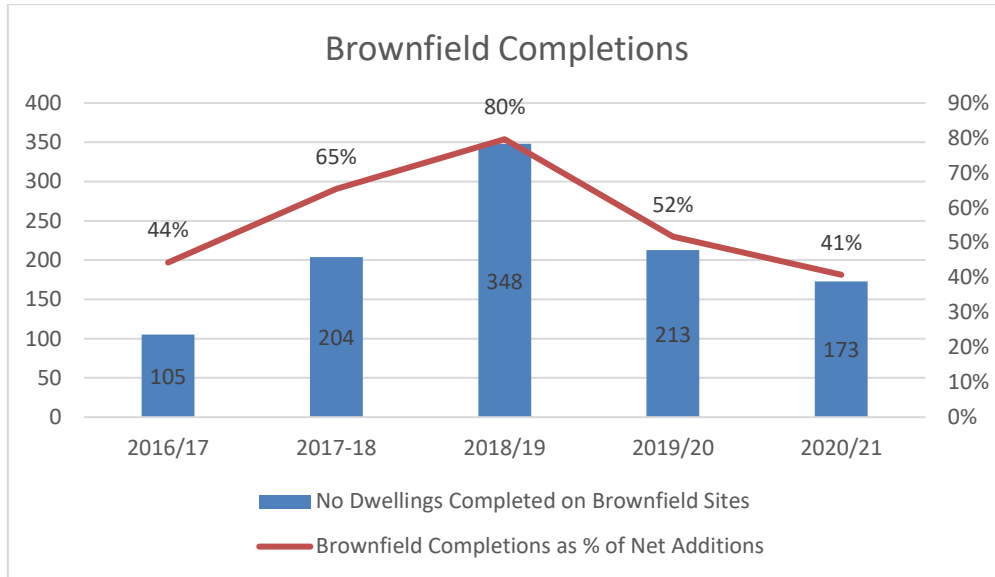
Additional Dwellings – Brownfield Land

Core Strategy Target: 70% Actual: 39%

Brownfield completions are shown in the following chart for the most recent five years. Brownfield sites accounted for 41% of net additions during 2020/21, down from 52% in 2019/20. This reduction was due to the higher numbers of new build completions on greenfield sites such as Brindle Road,

Grasmere Avenue, Heatherleigh and Altcar Lane. It is anticipated that this trend will be reversed as delivery starts to be realised on the Moss Side Test Track site.

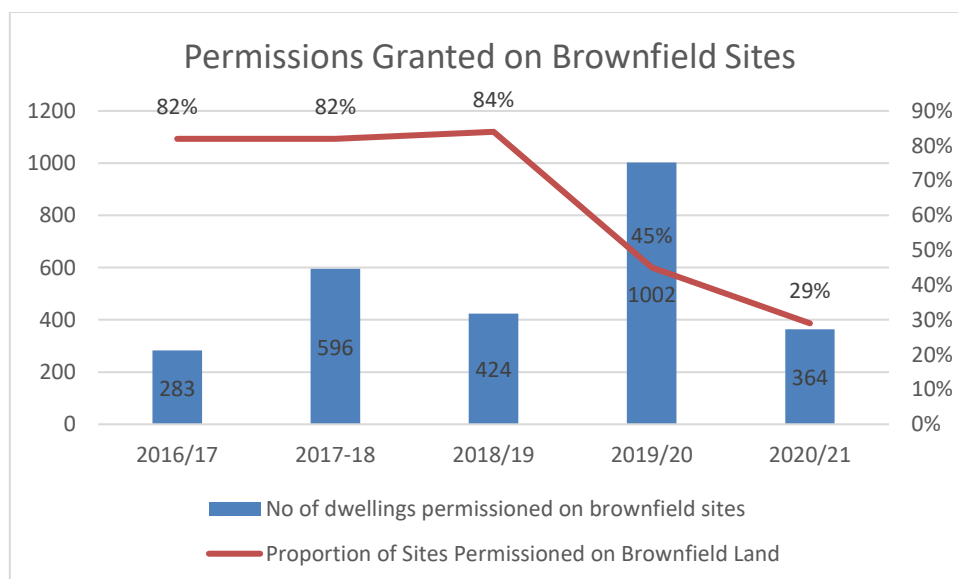
Chart 5 - Completions on Brownfield Sites



Permissions Granted – Brownfield Land

53% of **permissions granted** in 2020/21 related to development on brownfield land, a higher proportion than the 45% in the previous year. Overall, 29% of the **dwellings granted permission** during the year were on brownfield land. This is a substantially lower than in 2019/20, largely because 2019/20 saw the approval of 950 dwellings on the brownfield Moss Side Test Track site.

Chart 6 - Permissions Granted on Brownfield Sites



Current Position – Brownfield Land

At 1 April 2021, there was a balance of 1,488 dwellings permissioned on brownfield land. This excludes dwellings already completed on sites under construction and equates to 43% of the total 3,470 permissioned dwellings.

Brownfield Land Register

The NPPF (2019) requires a proactive approach to identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers.

Brownfield Land Registers provide information on brownfield sites that local authorities consider to be appropriate for residential development having regard to the criteria set out in [Regulation 4 of the Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#). The Brownfield Land Register for South Ribble is updated annually and available on the authority's [website](#).

Locality

Additional New Build Dwellings – Ward

Over the last year, the following numbers of new build dwellings have been completed in each ward during 2020/21.

Table 5 - New Build Completions by Ward

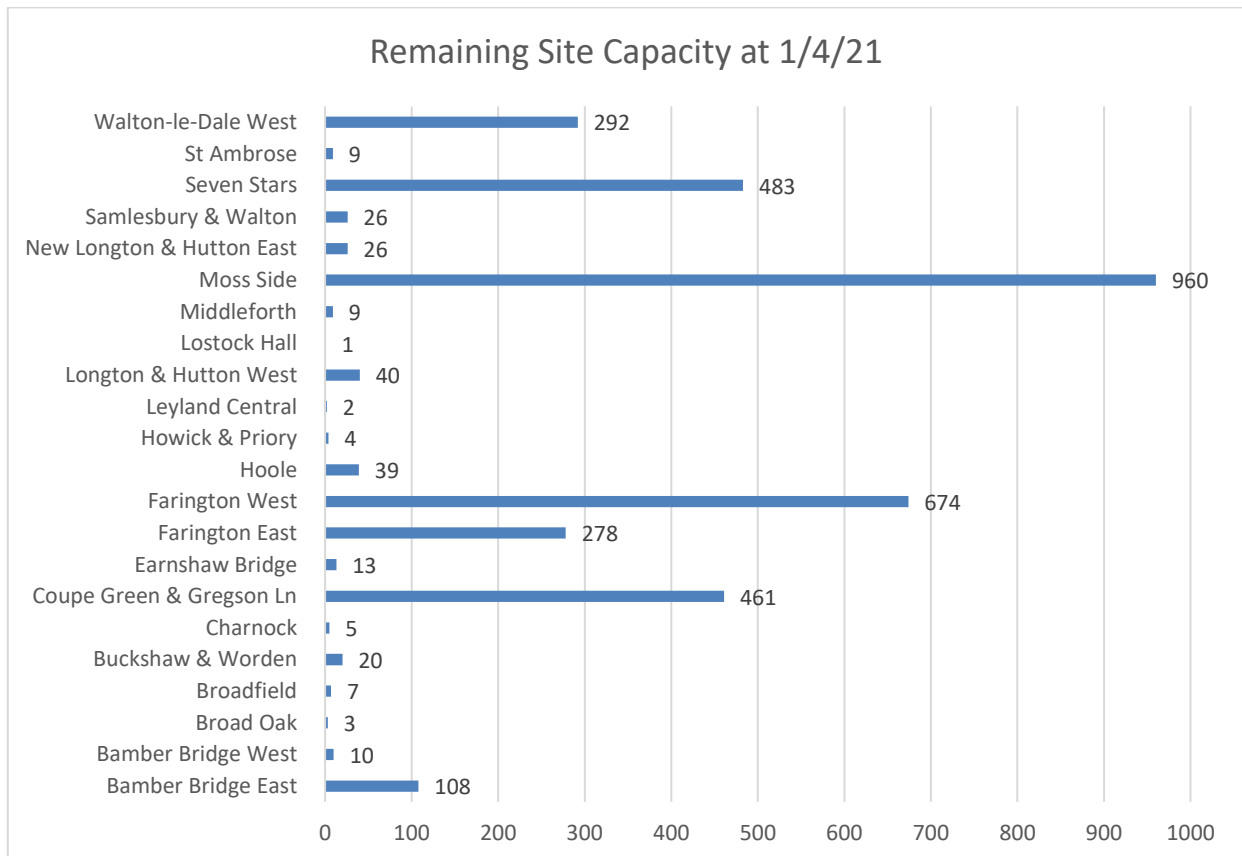
Ward	New Build Dwellings
Bamber Bridge East	1
Broadfield	2
Coupe Green & Gregson Lane	45
Farington East	92
Farington West	33
Farington West/Earnshaw Bridge	22
Hoole	17
Howick & Priory	1
Leyland Central	64
Longton & Hutton West	20
Lostock Hall	2
Moss Side	5
New Longton & Hutton East	4
Seven Stars	75
Walton-le-Dale West	26
TOTAL	409

Current Position – Ward

At 1 April 2021, there was permission for 3,470 dwellings across the following wards, with the greatest numbers in:

- Moss Side (including the Test Track site)
- Farington West (including the Heatherleigh/Croston Road sites)
- Seven Stars (including the Altcar Lane sites)
- Coupe Green & Gregson Lane (including the Brindle Road and Olive Farm sites)

Chart 7 - Remaining Capacity - Dwellings by Ward



Density

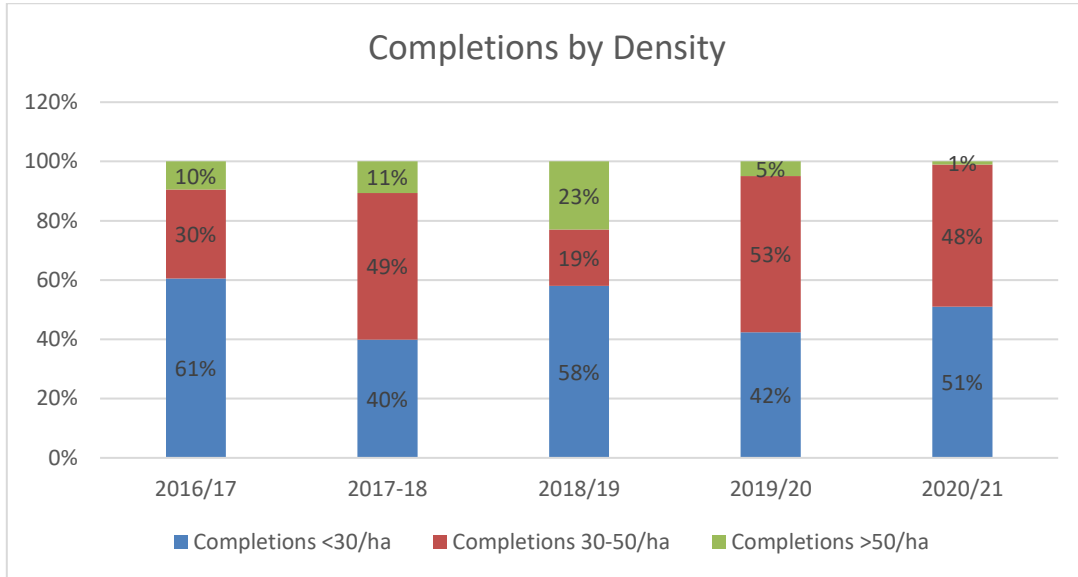
The NPPF (2019) requires planning policies and decisions to support development that makes efficient use of land, considering:

- the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- local market conditions and viability;
- the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- the importance of securing well-designed, attractive and healthy places.

Additional Dwellings – Density

During 2020/21, only 1% of dwellings were completed at a density of over 50 dwellings per hectare, all of which were flats.

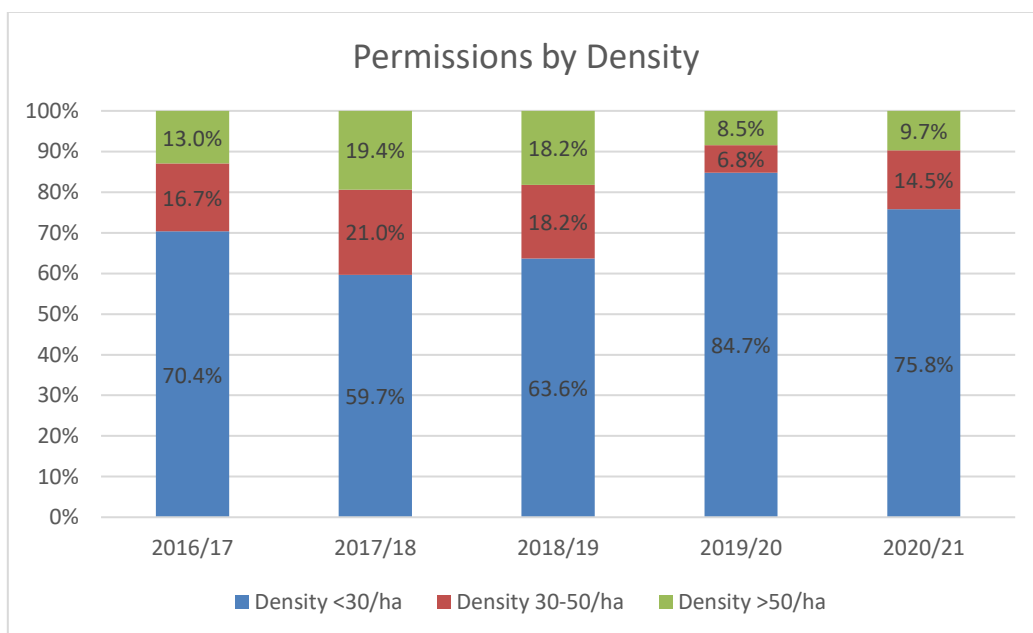
Chart 8 - Completions by Density



Permissions Granted – Density

Permissions were granted on 62 sites in 2020/21. Over 75% of these sites had a density of less than 30 dwellings per hectare. Fewer than 10% (six sites) had an overall density greater than 50 dwellings per hectare. Five of these six sites related to flats/apartments, and one a house in multiple occupation.

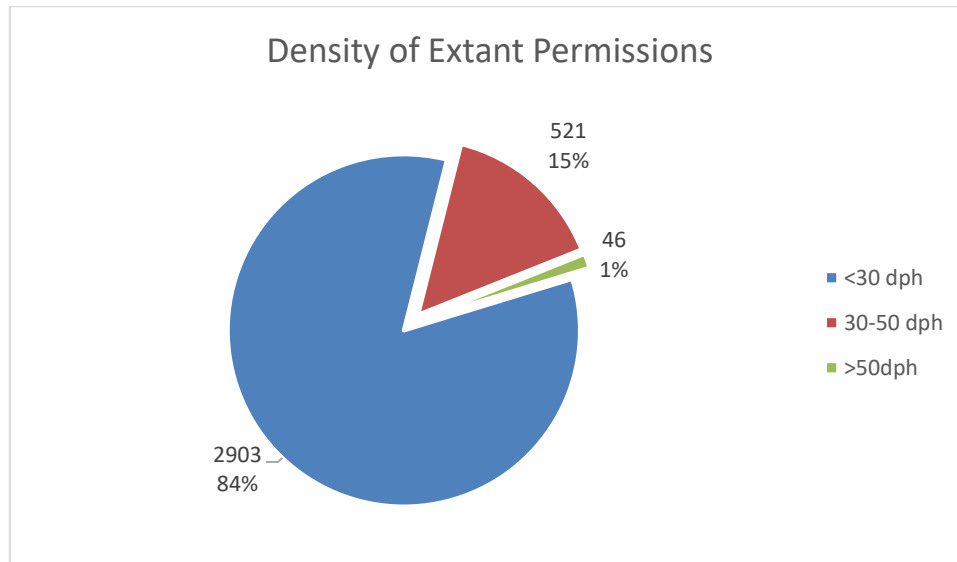
Chart 9 - Permissions by Density



Current Position – Density

At 1 April 2021, there was permission for 3,470 dwellings in the borough. These were on sites with the following densities.

Chart 10 - Density of Extant Permissions



There was permission for a total of 46 dwellings on sites with a density of 50 or more dwellings per hectare. Of these 46 dwellings, 36 are flats, three are townhouses and the remainder are due to changes of use.

Affordable Dwellings

The National Planning Policy Framework 2019 ([NPPF](#)) sets out the definition of affordable housing as follows:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: ...

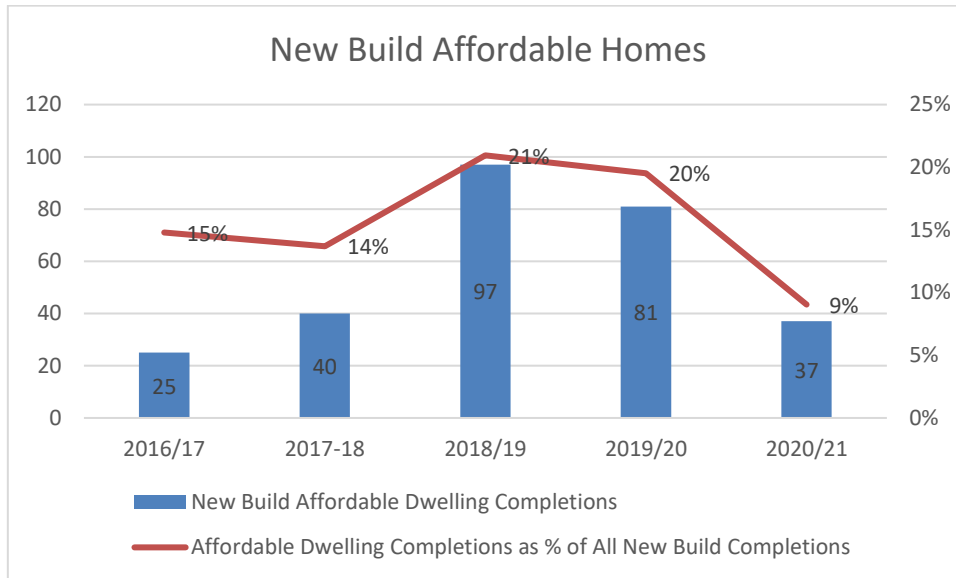
For the purpose of this report only, the completions of affordable houses take account of new build additions to the overall affordable housing stock and do not include additions created through the transfer of housing stock. The figures recorded in this report may differ from the council's Housing Flows Reconciliation return (required by the Ministry of Housing, Communities and Local Government) and any completion rates that might be 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.

Additional New Build Affordable Dwellings

Core Strategy Target: 30 **2020/21 Actual: 37**

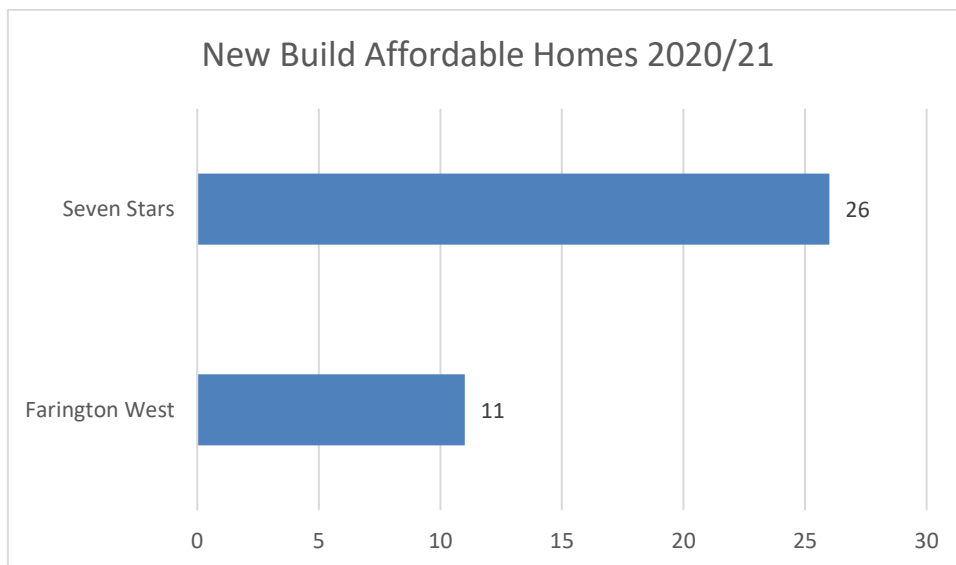
A total of 37 new build affordable homes have been completed during 2020/21 across two allocated housing sites – Lovell at Altcar Lane and Kier at Heatherleigh/Croston Road sites. Lovell is delivering 30% on-site and Kier delivering 15% on-site and 15% off-site by way of a financial contribution. Affordable homes made up 9% of all new build homes delivered in the borough during the year.

Chart 11 - New Build Affordable Homes - Completions by Year



The new build affordable homes were completed in the following wards.

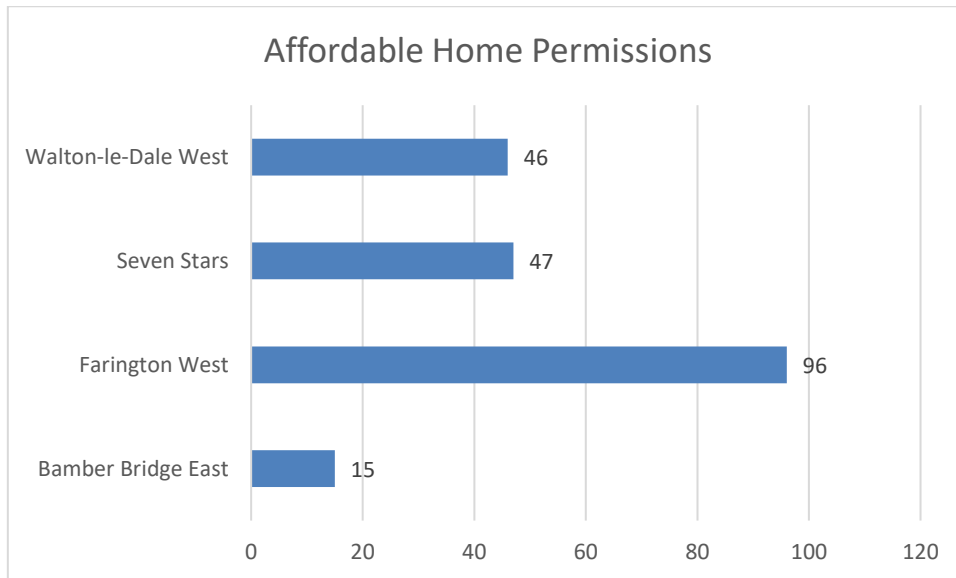
Chart 12 - New Build Affordable Homes - Completions by Ward



Permissions Granted – Affordable Dwellings

During 2020/21, new/amended permission was granted on five sites which included affordable homes in the following wards.

Chart 13 - New Build Affordable Home Permissions by Ward



Current Position – Affordable Dwelling Permissions

At 1 April 2021, extant permissions include:

- 15 sites providing affordable dwellings on-site;
- five sites making a financial contribution for off-site provision in addition to on-site provision;
- one site making a financial contribution for off-site affordable housing.

Demolitions and Other Gains/Losses

Gains/Losses

During 2020/21, the following net changes in dwellings were seen in the housing supply due to:

Table 6 - Net Change in Number of Dwellings (excluding New Build)

	Net Gain/Loss
Mobile and temporary dwellings	8
Conversions (eg dwellings combined)	3
Changes of Use (eg dwelling to non-dwelling)	7
Demolitions	-3
OVERALL	15

The Future

[Figures published](#) by the MHCLG in March 2021 indicated that the number of homes being built since the lifting of the first period of national coronavirus restrictions is continuing to rise, with completions for the quarter (October to December 2020) at their highest since their peak in the March quarter 2007.

Recent government support for housebuilders and homebuyers includes:

- National Home Building Fund for land remediation, infrastructure investment and land assembly.
- Flexible construction site working hours have been extended until the end of September 2021.
- There are plans for the MHCLG to create a taskforce for modern methods of construction (MMC) with the aim of accelerating the delivery of homes built using these methods.
- Extension of the stamp duty holiday until 30 September 2021.
- The Housing Accelerator Fund, launched by Homes England in February 2021, improves access to finance offered to smaller builders in a bid to drive diversification of the housing market.
- New Help to Buy (Equity Loan Scheme), for first-time buyers only, will run until March 2023, supporting people onto the housing ladder.
- Mortgage Guarantee Scheme to help buyers get a mortgage with a 5% deposit with the government providing a guarantee to lenders.
- Lifetime ISA offering under 40s a 25% bonus of up to £1,000 a year on savings deposited.
- Help to Build scheme to make self-build more accessible and affordable, allowing for low-deposit mortgages through equity loans on self and custom build homes (similar to the Help to Buy scheme).

Permissions Which Will Result in Future Losses

Extant planning permissions at 1 April 2021 result in the potential loss of 11 dwellings in the future due to demolition. All involve either the replacement of these dwellings or the creation of additional dwellings.

Annual Housing Land Requirement 2021/22

The standard method of calculating the minimum housing requirement, as set out in national planning guidance, results in the following requirement for South Ribble in 2021/22. Paragraph 30 of the [Appeal Decision](#) dated 24 June 2021 in respect of the Land to the South of Chain House Lane, Whitestake, clarified that this is the appropriate method by which to calculate the local housing need in respect of South Ribble.

“30. For the above reasons, I conclude that for the purposes of this appeal, it is appropriate to calculate the housing requirement against LHN using the SM due to the significant difference between the LHN figure and that of policy 4(a) amounting to a significant change in circumstances which renders policy 4(a) out of date.”

Table 7 - Minimum Housing Requirement

2020 Households based on 2014 projections (published 2016)	47,995
2030 Households based on 2014 projections (published 2016)	49,712
Projected Growth over ten years	1,717
<i>Average over 10 years (ie divided by 10)</i>	171.7
<i>Affordability Adjustment</i>	
Most Recent Median Workplace-based Affordability Ratio (published March 2021)⁹	5.43
Adjustment factor ie $(\text{Local Affordability Ratio} - 4)/4 \times 0.25$	0.09
As a percentage	8.94%
Minimum Annual Local Housing Need Figure = Baseline plus Affordability Adjustment	187.05

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA is an assessment of land availability used to identify the future supply of land which is suitable, available and achievable for housing uses. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a [5-year supply](#) of housing land. It should be noted that this assessment does not determine whether a site should be permitted for development. Sites considered ‘suitable’ in South Ribble, which are neither permitted nor allocated, are shown at [Appendix 4](#). A more extensive assessment, which has included Calls for Sites, is currently being undertaken as part of the review of the Central Lancashire Local Plan. The [methodology](#) for this assessment is available on the Central Lancashire Local Plan website – <https://centrallocalplan.lancashire.gov.uk/>.

Five Year Housing Land Supply

The five year housing land supply calculation, using 1 April as the base date, must demonstrate a supply of specific [deliverable](#) sites sufficient to provide five years’ worth of housing (and appropriate buffer¹⁰) against a [housing requirement](#) set out in adopted strategic policies, or against a local housing need figure using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework. [Annex 2 of the NPPF](#) defines a deliverable site.

⁹ Affordability ratio is calculated by dividing house prices by gross annual workplace-based earnings. Based on the median and lower quartiles of both house prices and earnings in England and Wales. The figure is updated and published annually by the government in March.

¹⁰ Paragraph 73 of the [NPPF](#) (2019), requires that the supply should include a buffer of 5% to ensure choice and competition in the market for land.

For decision-taking purposes, an authority is required to be able to demonstrate a five-year housing land supply when dealing with applications and appeals.

Methodology

Identification of Sites included in the five-year supply

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 sites¹¹

Forecasting rates of future additional dwellings is carried out by planning officers, using information gathered during site visits, discussions with developers and professional experience. In addition, developers/house builders¹² are invited to submit their views. The intelligence gathered provides a robust evidence base for the calculation of the housing land supply.

Windfall Allowance

Paragraph 70 of the NPPF states:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

An allowance of 100 units per annum on these sites has been included in the trajectory. Please note, the windfall allowance in the trajectory is stepped to take account of the fact that planning permissions last for three years, so it is likely we are already aware of many of the windfalls which will come forward this year, but less so for following years.

Sites included in the five-year supply are identified at [Appendix 3](#).

Calculation of the Five Year Supply

At 1 April 2021, the borough had in excess of a five-year supply of dwellings.

¹¹ The term 'windfall sites' is used to refer to those sites which are not specifically identified in the development plan. Historically, an average of over 100 windfall dwellings have been achieved per year since 2003/04.

¹² 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 may be over ambitious.

Table 8 - Calculation of Five Year Housing Land Supply

		Requirement
Annual Requirement 2021/22		182.14
Requirement plus 5% buffer		191.25
Five-year supply at start of year (see Appendix 3)		2432.00
Supply excluding 10% of small sites¹³		2417.20
Annual Need figure (incl 5% buffer)		191.25
	Supply (Years)	12.64

Developable and Deliverable Supply

As set out in the National Planning Policy Framework, local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

At 1 April 2021, the council was able to identify the following numbers of developable dwellings in five or more 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 9 - Developable Housing Land Supply

Type of Site	Developable	Developable
	2026/27- 2030/31 (Years 6-10)	2031/32 - 2035/36 (Years 11-15)
Large sites with permission ≥10 dwellings	864	340
Medium sites 5 ≤ Permissioned Dwellings ≤ 9 with permission	0	0
Small sites with permission <5 (incl PD and permission not required)	0	0
Additional allocated Local Plan sites	911	786
TOTALS	1775	1126

When considering future delivery, the following should be borne in mind:

- The anticipated cumulative additional dwellings over the plan period predict an overall supply in excess of that required.
- Calls for sites have been undertaken for the next Local Plan as part of the review of the Local Plan. Some of these additional sites will undoubtedly come forward prior to 2026
- Anticipated windfall completions have not been included in the above figures.

¹³ Based on experience, it is estimated that 10% of these dwellings on small sites (sites of fewer than 5 dwellings) will not be built.

Summary of Dwellings Expected to Come Forward by Year

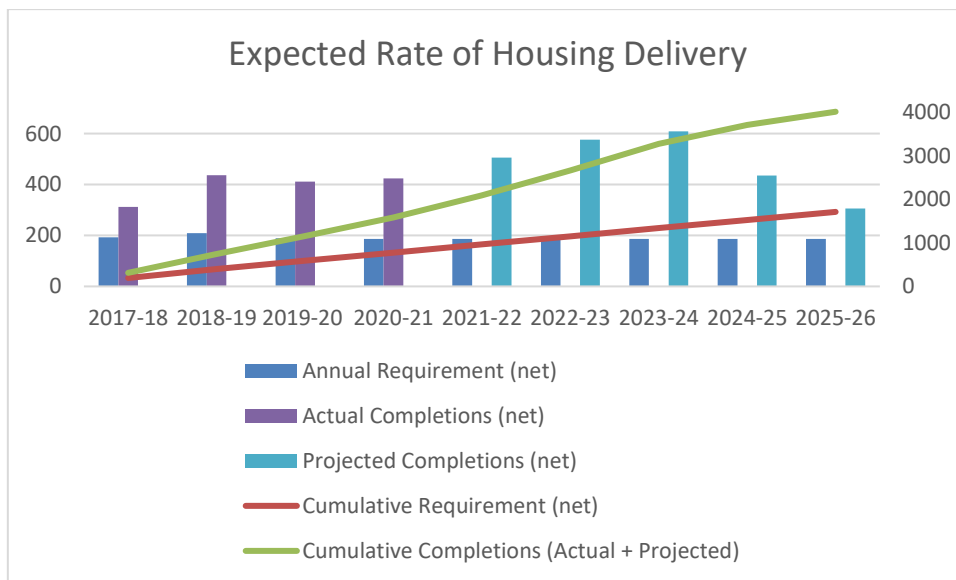
Table 10 - Anticipated Completions - Next Five Years

Type of Site	Estimated Remaining site capacity	2021-22	2022-23	2023-24	2024-25	2025-26	Deliverable post 1/4/26
Large sites with permission ≥ 10 dwellings	3236	346	448	395	297	196	1554
Medium sites $5 \leq$ Permitted Dwellings ≤ 9 with permission	86	40	19	27	0	0	0
Small sites with permission < 5 (incl PD and permission not required)	148	87	28	33	0	0	0
Additional allocated Local Plan sites	1954	0	15	54	38	10	1837
Unidentified Windfalls estimate	2499	33	66	100	100	100	
		506	576	609	435	306	

Trajectory

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 could 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.

Chart 14 - Expected Rate of Delivery



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 already under construction. Some of these large sites, for example Moss Side Test Track, 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 1 April 2021, the council could demonstrate a housing supply of 12.64 years. This figure also allows for a 5% buffer.

Appendix 1 – Net Gains/Losses During 2020/21¹⁴

New Build

Ward	Site	Permission	Allocated/ Windfall	Net Gain 2020/21	Affordable Dwelling Cumulative	Gross Density - dph	Brownfield/ Greenfield
Bamber Bridge East	Lancaster Cttg, Brindle Rd	Conversion of existing garage to form separate residential accommodation.	W	1	0	33.33	BF
Broadfield	49 Leyland Ln	Erection of pair of semi-detached dwellings	W	2	0	18.18	GF
Coupe Green & Gregson Ln	Land At Olive Frm and Land North Of Methuen Dr	Erection of 70 dwellings (including 18 Affordable rent and 12 shared ownership properties) details of access, landscaping and associated works (Amended description)	W	4	0	31.25	GF
Coupe Green & Gregson Ln	Brindle Rd, Bamber Bridge (Bellway - Grey Gables Farm) - Ph 2	Erection of 193 dwellings with associated parking, landscaping and public open space with access off Brindle Rd following demolition of Grey Gables Frm and associated buildings)	A	40	0	30.20	GF
Coupe Green & Gregson Ln	350 Brindle Rd, Bamber Bridge	Erection of 1 No. detached dormer bungalow (Re-submission of 07/2019/0868/FUL)	W	1	0	48.08	GF
Farington East	West of Grasmere Ave, Farington (McDermott Homes - Farington Green)	Reserved Matters application for the erection of 160 dwellings with associated landscaping, public open space, cycle and footpath links, accessed off Grasmere Ave (Amended Plans)	A	44	0	36.36	GF
Farington East	Farington Business Park - Ph 2 (Rowland Homes - Meadowgate)	Reserved Matters application for the erection of 199 dwellings following outline approval 07/2013/0288/FUL as varied by 07/2018/0868/VAR (Access, appearance, landscaping, layout and scale applied for)	A	48	0	31.59	BF

¹⁴ Please note, the loss of one caravan and six demolitions should also be taken into account to calculate net additional dwellings.

Ward	Site	Permission	Allocated/ Windfall	Net Gain 2020/21	Affordable Dwelling Commitments	Gross Density - dph	Brownfield/ Greenfield
Farington West	Land between Heatherleigh and Moss Ln (Kier - The Pastures)	Reserved Matters application for the erection of 174 residential units	A	24	11	29.00	GF
Farington West	Land Adj to Naptha Cttg, Naptha Ln	Agricultural worker's dwelling	W	1	0	6.25	GF
Farington West	Alben Depot, Moss Ln, Farington	Erection of eight detached dwellings with associated infrastructure.	W	8	0	28.57	BF
Farington West & Earnshaw Bridge	Land between Heatherleigh and Moss Ln (Miller Homes) - Croston Meadow	Reserved Matters application for the erection of 175 residential dwellings	A	22	0	27.34	GF
Hoole	Land off Oldfield and Long Meadow, Much Hoole	Erection of 14no adaptable and accessible bungalows for over 55 age group	W	3	0	7.38	GF
Hoole	Tusons Frm, Gill Ln, Walmer Bridge	Residential development for the erection of one detached dwelling house a pair of semi-detached dwelling houses and a linked detached dwelling house following demolition/removal of equestrian buildings/equipment and the removal of caravan/horsebox storage areas - layout amended (07/2020/01010/VAR) resulting in three detached dwellings.	W	2	0	3.95	GF
Hoole	Land at Orchard Gdns (incl land off Swallowfield)	Reserved Matters application for residential development of 9 dwellings (including 3 true bungalows) with associated highway works (All matters applied for).	W	9	0	19.05	GF
Hoole	Land adj Banks Frm, Station Rd, Little Hoole	Erection of two detached dwellings (access, layout and scale applied for)	W	2	0	7.69	BF
Hoole	Moss View Frm, Wham Ln	Erection of 1no two storey detached dwelling following demolition of existing farmhouse	W	1	0	1.56	BF

Ward	Site	Permission	Allocated/ Windfall	Net Gain 2020/21	Affordable Dwelling Commitments	Gross Density - dph	Brownfield/ Greenfield
Howick & Priory	Land adj to 30 Moor Ave, Penwortham	Proposed detached 2 bedroom bungalow dwelling and associated access drive and garden works	W	1	0	33.33	BF
Leyland Central	Land to rear of 61 Church Rd, Leyland	Erection of 2no detached bungalows and detached garages on land to rear of No 61 Church Rd with associated new access & Outline application for the erection of 5 dwellings (all matters reserved except access)	W	2	0	8.00	GF
Leyland Central	Wellington Park, Church Rd, Leyland (Balshaw Crt)	Erection of 62 apartments for older people with associated landscaping and car parking following demolition of existing building	W	62	0	44.93	BF
Longton & Hutton West	Golden Ball Hotel, 150 Liverpool Rd, Longton	Erection of two pairs of semi detached three bed dwellinghouses on part of car park and the erection of a single storey extension to the rear/side of the public house	W	2	0	15.38	BF
Longton & Hutton West	Peartree Cttg, 91 Chapel Ln, Longton	Erection of a new dwelling	W	2	0	3.45	GF
Longton & Hutton West	Longton Equestrian Centre, Chapel Ln, Longton	Erection of 9no. dwellings following demolition of existing equestrian centre buildings	W	6	0	8.57	GF
Longton & Hutton West	7 Marsh Ln, Longton	Residential development for the erection of 9 dwellings together with associated infrastructure following demolition of existing bungalow and ancillary buildings	W	9	0	5.77	GF
Longton & Hutton West	Land adj to Belmont, Grange Ln, Hutton	Reserved matters application for the erection of 1 detached dormer bungalow	W	1	0	9.09	GF
Lostock Hall	111 Todd Ln North, Lostock Hall	Reserved matters application for erection of one 2 storey detached dwelling following demolition of stable block and associated outbuildings.	W	1	0	11.11	BF

Ward	Site	Permission	Allocated/ Windfall	Net Gain 2020/21	Affordable Dwelling Commitment	Gross Density - dph	Brownfield/ Greenfield
Lostock Hall	35 Green Dr, Lostock Hall	Erection of a two storey detached dwelling following demolition of existing bungalow	W	1	0	14.29	GF
Moss Side	Land to rear of 60-64 Fossdale Moss, Leyland	Erection of 6 detached dwellings and ancillary works	W	4	0	12.24	GF
Moss Side	192 Longmeanygate, Midge Hall	Erection of one detached dwelling and detached garage following demolition of existing buildings	W	1	0	2.17	GF
New Longton & Hutton East	Greenacres, 57 Chain Hse Ln, Whitestake (northern part - plots 1 - 4)	Reserved Matters application for erection of 4 No. detached bungalows with associated access following the demolition of the existing dwelling and outbuildings following Outline permission 07/2016/0597/OUT	W	2	0	17.39	GF
New Longton & Hutton East	Land adj Woodside, Woodside Ave, New Longton	Erection of 1no. two storey dwelling	W	1	0	20.00	BF
New Longton & Hutton East	Brookfield, 66 Chain Hse Ln, Whitestake	Erection of one detached dwellinghouse with accommodation in roofspace and detached double garage to rear	W	1	0	9.09	BF
Seven Stars	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow) aka Worden Gdns	Application for Reserved Matters for residential development for 232 dwellings (Appearance, Landscaping, Layout and Scale applied for) - for part of site only, overall number unaffected - 07/2019/0300/REM altered this to 246 dwellings. Permission 07/2020/00935/REM reduced this to 236.	A	23	0	20.47	GF
Seven Stars	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Homes England/Lovell), aka Shawbrook Manor	Application for Reserved Matters for residential development for 200 dwellings (Appearance, Landscaping, Layout and Scale applied for) (Outline 07/2016/0310/OUT)	A	51	26	21.46	GF
Seven Stars	Land adj to 74 Slater Ln	Erection of a two-storey detached 3 bedroomed dwelling with associated parking	W	1	0	25.00	BF

Ward	Site	Permission	Allocated/ Windfall	Net Gain 2020/21	Affordable Dwelling Commitments	Gross Density - dph	Brownfield/ Greenfield
Walton-le-Dale West	Lostock Hall Gas Works, (Morris Homes - St Mary's Park) aka Land between Lyme Rd and The Cawsey	Proposed development for the erection of 12 dwellings with associated infrastructure and landscaping (amended plan and description) AND Reserved matters application for the erection of 281 dwellings with associated infrastructure and landscaping (amended plans)	A	26	0	24.42	BF
TOTAL				409	37		

Other Gains/Losses

	Before	After	Net Gain	Net additional Greenfield	Net additional Brownfield
Sub-Divisions	3	6	3	0	3
Change of use	6	13	7	2	5
Other	1	9	8	8	0
Demolitions	3	0	-3	0	-3
TOTAL	13	28	15	10	5

Appendix 2 – Extant Planning Permissions¹⁵ as at 1/4/21

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
New Mill, Wesley St - Phs 1 & 2 (Countryside - Wren Green)	07/2012/0728/OUT	07/2017/2333/REM			196	93
McKenzie Arms, Station Rd			07/2020/00396/FUL		15	15
Bamber Bridge East Total						108
Pearson Hse, Station Rd			07/2019/0402/FUL		9	9
11 West View			07/2020/00214/FUL		2	1
Bamber Bridge West Total						10
Willow Ctng, 9 Hill Rd, Penwortham			07/2019/12520/FUL		1	1
Land at Crownlee, Crownlee,			07/2020/00922/FUL		2	2
Broad Oak Total						3
The Warren, Broadfield Dr		07/2021/00148/REM			6	6

¹⁵ Includes Permitted Development.

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
131 Broadfield Dr,	07/2018/2430/OUT				1	1
Broadfield Total						7
Land fronting to Langdale Rd, (Lanley Homes - Woodlands)	07/2018/0334/OUT	07/2020/00373/REM			14	14
Occleshaw Hse, 2 Worden Ln				07/2019/12130/PIP	5	5
Land to the rear of 28 Wyresdale Dr			07/2020/00284/FUL		1	1
Buckshaw & Worden Total						20
Land adj 323 Leyland Rd			07/2018/4892/FUL		2	2
316 Leyland Rd			07/2019/2217/FUL		1	1
Lostock Hall Medical Centre, 410 Leyland Rd			07/2020/00914/FUL		2	2
Charnock Total						5
Land at Olive Frm/ Nrth of Methuen Dr			07/2017/3843/FUL		70	66
Brindle Rd, Ph 1 (Persimmon - Pear Tree Gdns)			07/2017/2325/FUL		261	261

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Brindle Rd, Ph 2 (Bellway - Grey Gables Farm)			07/2017/2900/FUL		193	130
Brookfield, Alma Row			07/2007/0332/FUL		2	1
Hoghton Ln Frm, Hoghton Ln	07/2016/1335/OUT	07/2020/00158/REM			1	1
Duckworth Hse Frm, Bank Head Ln				07/2017/2892/APD	1	1
Land to rear of Edenfield, Gregson Ln			07/2018/1382/FUL		1	1
Coupe Green & Gregson Ln Total						461
Rear of 247 - 251 Leyland Ln	07/2018/5911/OUT				7	7
4-6 Slater Ln			07/2019/3693/FUL		2	2
12 Slater Ln			07/2019/6354/FUL		2	2
Land north of 14 Cocker Ln				07/2020/00770/PIP	1	1
Rear of 128 Dunkirk Ln			07/2021/00055/FUL		1	1
Earnshaw Bridge Total						13

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
West of Grasmere Ave (McDermott Homes - Farington Green)	07/2011/0711/ORM	07/2016/0186/REM			160	39
Farington Business Park, east of Wheelton Ln (northern section) - Ph 2 (Rowland Homes - Meadowgate)	07/2013/0288/FUL	07/2018/0865/REM			199	100
Cuerden Strategic Site (Part 2)	07/2017/0211/ORM - Part 2 Outline				128	128
Brookhouse Frm, Stanifield Ln	07/2019/12523/OUT				9	9
Fieldside, Old School Ln			07/2020/00732/FUL		2	2
Farington East Total						278
Land between Heatherleigh and Moss Ln (Kier - The Pastures)	07/2012/0627/ORM	07/2019/2313/REM			174	150
Land between Heatherleigh & Moss Ln (Keepmoat Homes - Farington Mews)	07/2014/0184/ORM	07/2020/00544/REM	07/2020/00552/FUL		520	520
Naptha Frm, Naptha Ln, Whitestake			07/2020/00779/FUL		1	1
196A Croston Rd	07/2017/1438/OUT 07/2018/9678/OUT	07/2021/00250/REM			1	1
Rose Ctng, 42 Bannister Ln				07/2020/00432/PIP	1	1
Land Off Church Ln			07/2020/00885/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Farington West Total					674	
Land off Oldfield and Long Meadow			07/2020/00277/FUL		14	11
Lunds Ln Frm, Town Ln			07/2018/4134/FUL 07/2017/2632/FUL		6	3
Avondale, Dob Ln				07/2019/0351/APD	5	5
Goose Green Frm, Moss Hse Ln			07/2018/2917/FUL		2	2
Chestnut Hse Frm, Wham Ln,				07/2016/0483/APD	1	1
Joyston, 10 Town Ln			07/2018/0589/FUL		1	1
Agricultural Bldng, Moss Hse Ln			07/2019/5218/FUL		1	1
Land Adj 365 Liverpool Rd, Walmer Bridge				07/2019/0231/PIP	1	1
Former Storage Sheds, adj Hillock Barn, Knoll Ln			07/2019/1075/FUL		1	1
Carver Hey Frm, Moss Ln			07/2020/00197/FUL		1	1
Land adj Penny Barn, Carr Ln			07/2020/00529/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Strathyre, Pine Ave			07/2020/00442/FUL		1	1
Land adj Barnfield, Brook Ln	07/2020/00633/OUT				1	1
The Poultry Frm, Moss Hse Ln				07/2020/00375/APD	3	3
Tuson's Frm, Gill Ln			07/2018/9754/FUL		2	2
Tuson's Frm, Gill Ln			07/2019/0591/FUL	07/2020/01010/VAR	3	1
Land adj Langdale, Brook Ln	07/2020/00295/OUT				2	2
Land at Brook Ln	07/2020/00906/OUT				1	1
Hoole Total						39
Land fronting Stanley Gr (aka Land adj 96 Stanley Gr)	07/2019/4597/OUT				3	3
Land adj to 30 Moor Ave			07/2017/0516/FUL		1	1
Howick & Priory Total						4
106 Canberra Rd			07/2018/4679/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
66 Hough Ln			07/2020/00789/FUL		1	1
Leyland Central Total						2
Winston, Drumacre Ln East				07/2019/2130/APD	5	5
Brenfield, 56 Hall Ln			07/2019/0138/FUL		2	2
Ribble Kirn Frm, Skip Ln				07/2020/00343/APD	1	1
Barn at Clare Frm, Grange Ln				07/2020/00218/APD	1	1
Golden Ball Hotel, 150 Liverpool Rd			07/2018/0416/FUL		4	2
212 Liverpool Rd				07/2016/1339/APD	3	3
Ranch Hse Frm, Brownhill Ln		07/2020/00829/REM			1	1
Diamond Hall Frm, Moorside Fold			07/2018/6334/FUL		1	1
Pilot's Cttg Frm, Grange Ln				07/2019/0382/APD	1	1
Rosedale, Gill Ln			07/2019/3420/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Fiddler's Frm, Grange Ln				07/2016/0868/APD	3	3
The Knoll, Grange Ln			07/2019/6766/FUL		1	1
Danesway, 52 Hall Ln	07/2019/7582/OUT				2	2
The Holliers, Shirley Ln				07/2019/12541/TBC	1	1
Fields Frm, 102 Chapel Ln			07/2019/0587/FUL		1	1
Four Acres, Drumacre Ln Wst	07/2019/3091/OUT				2	2
Land to rear of 3 & 5 Orchard Ln	07/2019/1319/OUT				2	2
266 Liverpool Rd			07/2019/5828/FUL		1	1
183 Liverpool Rd	07/2020/00467/OUT				1	1
Hill View, Gill Ln			07/2020/00572/FUL		1	1
Marsh End Frm, Back Ln				07/2020/00424/PIP	1	1
7 Avalwood Ave			07/2020/00534/FUL		1	1
124 Liverpool Rd			07/2020/00756/FUL	07/2019/4231/TBC 07/2018/7644/PIP	3	3

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Land adj 195 Chapel Ln			07/2020/00694/FUL		1	1
Land to rear of 270 Liverpool Rd			07/2020/00635/FUL		1	1
Longton & Hutton West Total						40
60 Wateringpool Ln			07/2016/1174/FUL		1	1
Lostock Hall Total						1
Middleforth Hall Frm, Factory Ln			07/2019/5266/FUL		6	6
84 Pope Ln			07/2020/00859/FUL		2	2
1-3 Leyland Rd			07/2019/5035/FUL		1	1
Middleforth Total						9
Moss Side Test Track, (Ph 2) (Centurion Village) (Barratt and David Wilson Homes)	07/2017/3361/ORM				197	197
Moss Side Test Track, (Phs 3 - 5)	07/2017/3361/ORM				753	753
Land adj Rhoden Hse, Rhoden Rd (north side)			07/2021/00054/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
188 Longmeanygate,			07/2020/01072/FUL		1	1
Earnshaw Business Centre, Hugh Ln	07/2018/6648/OUT	07/2020/00669/REM			7	7
Land adj 92 Longmeanygate			07/2019/1498/FUL		1	1
Moss Side Total						960
Green Fold, Wham Ln			07/2015/1389/FUL		1	1
Greenacres, 57 Chain Hse Ln (northern part - plots 1 - 4)	07/2016/0597/OUT	07/2017/0950/REM			4	1
Greenacres, 57 Chain Hse Ln (southern part - plot 5)			07/2018/7536/FUL 07/2017/3114/FUL		1	1
310 Chapel Ln			07/2019/7464/FUL		1	1
Chain Hse Nursery, Chain Hse Ln			07/2018/5600/FUL 07/2018/1315/FUL		1	1
Sth View (East Side), 128 Chain Hse Ln, Whitestake				07/2021/00168/PIP	1	1
Sth View (West Side), 128 Chain Hse Ln				07/2021/00167/PIP	1	1
Land adj 136 Liverpool Rd			07/2019/1497/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Land between 222 & 230 Chapel Ln	07/2019/4199/OUT				2	2
Greenfields, Parker Ln, Whitestake			07/2020/00582/FUL	07/2019/0519/APD	3	3
Land to rear of 328 Chapel Ln			07/2019/7352/FUL		1	1
Land adjacent to Rose Bank, 91 Chain Hse Ln				07/2019/0873/TBC 07/2019/2227/PIP	1	1
57 Ratten Ln			07/2020/00489/FUL		1	1
Whitestake PO, Chain Hse Ln			07/2020/01079/FUL		1	1
Whitestake Garage, Long Moss Ln			07/2020/00884/FUL		4	4
Land Adj Beechwood, Chain Hse Ln				07/2020/00950/PIP	3	3
Fold Frm, Pope Ln				07/2020/00151/PIP	1	1
9 Parker Ln			07/2020/01094/FUL		1	1
New Longton & Hutton East Total						26
Roach Bridge Paper Mill			07/2011/0813/FUL		9	8

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Silverholme, Cuerdale Ln			07/2017/1811/FUL		3	2
Knights Frm, Green Ln				07/2018/5750/APD	1	1
Blue Slate Frm, Spring Ln			07/2019/12529/FUL		1	1
New Sthworth Hall, Cuerdale Ln			07/2015/0648/FUL	07/2015/0649/LBC	2	2
Aspden Fold Frm, Nabs Head Ln			07/1997/0344/FUL	07/2001/0687/REN	2	2
9 Princes Rd, Walton-le-Dale			07/2019/0931/FUL		1	1
308 Higher Walton Rd			07/2019/3682/FUL		1	1
Brook Hse Frm, Goosefoot Ln, Samlesbury (outbuilding)			07/2019/6574/FUL		1	1
Brook Hse Frm, Goosefoot Ln (stables)			07/2020/00944/FUL		1	1
287 Higher Walton Rd			07/2019/9013/FUL		1	1
Sumner's Frm, Whalley Rd			07/2019/12567/FUL		1	1
Mather Fold Frm, Hoghton Ln	07/2020/00026/OUT				3	3
Goosefoot Barn, Goosefoot Ln,			07/2015/1434/FUL		1	1

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Samlesbury & Walton Total						26
Land between Altcar Ln/Shaw Brook Rd (Redrow – Worden Gdns)	07/2016/0591/OUT	07/2020/00935/REM			236	204
Land between Altcar Ln/Shaw Brook Rd (Redrow/Coulthurst - north east and south east part)	07/2016/0591/OUT				164	164
Land between Altcar Ln/Shaw Brook Rd (Lovell Shawbrook Manor)	07/2016/0591/OUT	07/2018/3247/REM			200	108
Land at Butler’s Frm Crt			07/2018/4782/FUL		6	6
Oakland Frm, Hollins Ln			07/2018/0844/FUL		1	1
Seven Stars Total						483
The Old Police Station, Golden Hill				07/2020/00765/PIP	9	9
St Ambrose Total						9
Lostock Hall Gasworks, (Morris Homes - St Mary's Park)	07/2013/0008/ORM	07/2015/0315/REM	07/2020/00365/FUL		293	222
Land off Carrwood Rd (Lancet Homes)			07/2020/00440/FUL		61	61
The Crest, 121 Duddle Ln			07/2020/01037/FUL		8	8

Site	Outline Ref	Reserved Ref	Full Ref	Other Ref	Dwellings Permitted	Remaining Capacity
Walton Hall Croft			07/2019/3692/FUL		1	1
Walton-le-Dale West Total						292
Overall Total						3470

Appendix 3 – Sites included in five year supply

Please note, figures shown under **Estimated Capacity at 1/4/21** take account of completions up to this date, so only show outstanding dwellings.

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved Full Other	Permissioned																			
Bamber Bridge East	New Mill, Wesley St - Phs 1 & 2 (Countryside - Wren Green)	07/2012/0728/OUT 07/2017/2333/REM n/a n/a	Y	27/03/18	Reserved matters application for the erection 188 dwellings following outline approval 07/2012/0729/OUT. Matters of layout, scale, appearance and landscaping are applied for (Amended Site Layout Plan)	Under construction. Ph 1 complete.	6.50	Y	Y	Y	Y	A	Y	196	93	8	85	0	0	0	93	BBE01 (eastern part)
	McKenzie Arms, Station Rd	n/a n/a 07/2020/00396/FUL n/a	Y	04/09/20	Proposal for a 15 unit development consisting of three townhouses and an apartment block with a combination of 1 and 2 bedroom apartments	Not commenced. A procurement strategy has been approved and a tendering programme developed to allow for a start on site July 2021.	0.20	Y	Y	Y	Y	A	N	15	15	15	0	0	0	0	15	BBE01 (western part)
	Brindle Rd, Bamber Bridge (Land adj Cttg Gdns) - Dorbcrest Homes	n/a n/a n/a n/a	N	n/a	Erection of 11 dwellings with associated works	Application 07/2020/00443/FUL - refused at Planning Cttee 15/10/20. Appeal lodged.	0.36	Y	Y	Y	Y	A	N	11	11	0	0	11	0	0	11	BBE02d
Bamber Brdg West	Pearson Hse, Station Rd	n/a n/a 07/2019/0402/FUL n/a	Y	21/11/19	Conversion of existing vacant building to form 9 flats	Under construction.	0.14	Y	Y	Y	Y	W	Y	9	9	9	0	0	0	0	9	2057
	11 West View	n/a n/a 07/2020/00214/FUL n/a	Y	24/04/20	Subdivision of house to create 2 dwellings	Not commenced	0.04	Y	Y	Y	Y	W	Y	2	1	1	0	0	0	0	1	2082

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref			
		Outline Reserved	Full Other																						
Broad Oak	Land at Crownlee, Crownlee, Penwortham	n/a	n/a	07/2020/00922/FUL	n/a	Y	12/02/21	Erection of 8 two-bedroomed retirement bungalows and change of use of the first floor Community Centre flat to office	Not commenced.	0.29	Y	Y	Y	Y	W	N	2	2	0	0	2	0	0	2	2113
	Willow Cttg, 9 Hill Rd, Penwortham	n/a	n/a	07/2019/12520/FUL	n/a	Y	30/01/20	Erection of one dwelling following demolition of the existing dwelling	Under construction	0.08	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2074
	The Warren, Broadfield Dr, Leyland	n/a	n/a	07/2021/0148/REM	n/a	Y	23/03/21	Change of use of funeral parlour to dwelling, and erection of new dwellings	Not commenced. (Commenced 4/5/21)	0.76	Y	Y	Y	Y	W	N	6	6	6	0	0	0	0	6	2058
Broadfield	131 Broadfield Dr, Leyland	07/2018/2430/OUT	n/a	n/a	n/a	Y	13/06/18	Erection of 1 dwelling	Not commenced.	0.05	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1995
Buckshaw & Worden	Land fronting to Langdale Rd, Lanley Homes (Woodlands)	07/2018/0334/OUT	07/2020/0373/REM	n/a	n/a	Y	22/09/20	Reserved matters application pursuant to outline permission 07/2018/0334/OUT for erection of 14 dwellings and associated landscaping and infrastructure.	Site under construction and reservations available.	1.63	Y	Y	Y	Y	W	Y	14	14	7	7	0	0	0	14	LSM03
	Occleshaw Hse, 2 Worden Ln	n/a	n/a	n/a	07/2019/12130/PIP	Y	20/12/19	Change of use from offices to apartments	Not commenced.	0.21	Y	Y	Y	Y	W	N	5	5	0	5	0	0	0	5	2073
	Land to the rear of 28 Wyresdale Drive	n/a	n/a	07/2020/00284/FUL		Y	07/05/20	Erection of a two storey dwelling	Not commenced.	0.09	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2084

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved	Full Other																			
		n/a																				
Charnock	East of Leyland Rd/Land off Claytongate Dr/Land at Moor Hey School/Bellefield	n/a n/a n/a n/a	N	n/a	Local Plan para 7.62 - This site forms part of the wider housing development, the rest of which is now complete or under construction. Planning permission for residential development was granted on land to the east of this site in December 2010 and this is under construction.	Contracts have been exchanged for the sale of this land for residential development and LCC has confirmed that the developers, an established housebuilder, are now under a contractual obligation to submit a planning application for their scheme, within a few months. Completed preliminary work and the exchange of contracts gives confidence in the predicted delivery rate.	1.90	Y	Y	Y	Y	A	N	63	63	0	15	30	18	0	63	TG07b
	Land adj 323 Leyland Rd, Lostock Hall	n/a n/a 07/2018/4892/FUL n/a	Y	16/10/18	Erection of 2 detached bungalows	Not commenced.	0.06	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2014
	Lostock Hall Medical Centre, 410 Leyland Rd	n/a n/a 07/2020/00914/FUL n/a	Y	17/12/20	Change of Use of First Floor [Former Office Space to Medical Centre] to 2 Self Contained Apartments	Under construction	0.22	Y	Y	Y	Y	W	Y	2	2	2	0	0	0	0	2	2109
	316 Leyland Rd, Penwortham	n/a n/a 07/2019/2217/FUL n/a	Y	17/04/19	Erection of 1 house to replace existing bungalow	Under construction	0.06	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2038

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref	
		Outline Reserved	Full Other																				
Coupe Green & Gregson Ln	Brindle Rd, Bamber Bridge Ph 1 (Persimmon - Pear Tree Gdns)	n/a	n/a	15/02/19	Erection of 261 dwellings including 30% affordable homes, associated road infrastructure, landscaping and open space following demolition of 215 Brindle Rd	Not commenced. (Commenced April 2021.)	9.76	Y	Y	Y	Y	A	N	261	261	17	35	35	35	35	157	BBE02b	
	Brindle Rd, Bamber Bridge (Bellway - Grey Gables Farm) - Ph 2	n/a	n/a	31/08/18	Erection of 193 dwellings with associated parking, landscaping and public open space with access off Brindle Rd following demolition of Grey Gables Frm and associated buildings)	Under construction. 40 dwellings completed during 2020/21.	6.39	Y	Y	Y	Y	A	Y	193	130	35	35	35	25	0	130	BBE02c	
	Land At Olive Frm and Land North Of Methuen Dr	n/a	n/a	13/12/19	Erection of 70 dwellings (including 18 Affordable rent and 12 shared ownership properties) details of access, landscaping and associated works (Amended description)	Under construction. 4 completions in 6 months ended 31/3/21.	2.24	Y	Y	Y	Y	W	Y	70	66	20	20	20	6	0	66	CG03a	
	Brookfield, Alma Row	n/a	n/a	04/08/15	Erection of 2 dwellings	Under construction	0.31	Y	Y	Y	Y	W	Y	2	1	1	0	0	0	0	0	1	1551
	Hoghton Ln Frm, Hoghton Ln, Hoghton	07/2016/1335/OUT	07/2020/0158/REM	17/04/20	1 detached house following	Not commenced.	0.03	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	0	1	1936

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		Outline Reserved	Full Other																			
		n/a			demolition of Dutch barn.																	
	Duckworth Hse Frm, Bank Head Ln	n/a n/a 07/2017/2892/APD	Y	07/11/17	Prior approval for a proposed change of use of agricultural building to 1 dwelling	Not commenced	0.01	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1964
	Land to rear of Edenfield, Gregson Ln	n/a n/a 07/2018/1382/FUL	Y	23/04/18	Conversion of agricultural building into dwelling with roof lift.	Not commenced.	0.11	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1991
Earnshaw Bridge	Rear of 247 - 251 Leyland Ln	07/2018/5911/OUT n/a n/a	Y	31/05/19	Residential development of 7 dwellings following demolition of existing dwelling	Not commenced.	0.30	Y	Y	Y	Y	W	N	7	7	7	0	0	0	0	7	SS06
	4-6 Slater Ln, Leyland	n/a n/a 07/2019/3693/FUL	Y	05/07/19	Conversion of existing first floor flat to 2 flats	Not commenced.	0.00	Y	Y	Y	Y	W	N	2	2	0	2	0	0	0	2	2075
	12 Slater Ln, Leyland	n/a n/a 07/2019/6354/FUL	Y	23/08/19	Conversion of existing house into 2 self-contained flats	Not commenced.	0.02	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2076
	Land north of 14 Cocker Ln, Leyland	n/a n/a 07/2020/00770/PIP	Y	28/10/20	Erection of a dwelling	Not commenced.	0.19	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2102
	Rear of 128 Dunkirk Ln	n/a n/a 07/2021/00055/FUL	Y	02/03/21	Erection of 1 dwelling	Not commenced.	0.03	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	1701
Farington East	Farington Business Park, east of Wheelton Ln (northern section) - Ph 2 (Rowland Homes - Meadowgate)	07/2013/0288/FUL 07/2018/0865/REM n/a n/a	Y	06/09/18	Reserved Matters application for the erection of 199 dwellings following outline approval 07/2013/0288/FUL as varied by	Under construction. 48 dwellings completed during 2020/21.	6.30	Y	Y	Y	Y	A	Y	199	100	30	30	30	10	0	100	FW09b

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		Outline Reserved	Full Other																			
					07/2018/0868/VAR (Access, appearance, landscaping, layout and scale applied for)																	
	West of Grasmere Ave, Farington (McDermott Homes - Farington Green)	07/2011/0711/ORM	07/2016/0186/REM	Y	28/07/16	Reserved Matters application for the erection of 160 dwellings with associated landscaping, public open space, cycle and footpath links, accessed off Grasmere Ave (Amended Plans)	4.40	Y	Y	Y	Y	A	Y	160	39	39	0	0	0	0	39	FW07
	Brookhouse Frm, Stanifield Ln, Lostock Hall	07/2019/12523/OU	T	Y	31/01/20	Erection of 9 dwellings	0.46	Y	Y	Y	Y	W	N	9	9	0	5	4	0	0	9	FE07
	Fieldside, Old School Ln, Lostock Hall	n/a	n/a	Y	09/12/20	Erection of 2 detached dwellings	0.08	Y	Y	Y	Y	W	N	2	2	0	2	0	0	0	2	2083
Farington West	Land between Heatherleigh & Moss Ln (N, SW and NE of Northern Section) (Homes England/Keepmoat Homes - Farington Mews)	07/2014/0184/ORM	07/2020/00544/REM	Y	18/12/20	07/2020/00544/REM - Application for approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 399 residential dwellings, internal access roads, garages, public open space and	18.18	Y	Y	Y	Y	A	Y	520	520	24	48	48	48	48	216	FW02a(i)rv (previously FW02f(i), FWO2f(ii) and FWO2e)

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref	
		Outline Reserved	Full Other																				Permissioned
					associated infrastructure AND 07/2020/00552/FUL - Demolition of existing farm buildings and construction of 121 dwellings (Use Class C3), including access, internal roads, garages, car parking and associated infrastructure	month over a 10-year period.																	
	Land between Heatherleigh and Moss Ln, aka Croston Rd/Sth of Bannister Ln, aka Croston Rd Sth, aka Rear of 2 Leyland Ln - 420 Croston Rd north of Heatherleigh - North of Sthern Section (Kier - The Pastures)	07/2012/0627/ORM 07/2019/2313/REM n/a n/a	Y	27/06/19	Reserved Matters application for the erection of 174 residential units	Under construction. 21 dwellings completed during 6 months ended 31/3/21 giving confidence that 35 dwellings per annum will be achieved.	6.00	Y	Y	Y	Y	A	Y	174	150	35	35	35	35	10	150	FW02g(i) and (ii)	
	Naptha Frm, Naptha Ln, Whitestake	n/a n/a 07/2020/00779/FUL n/a	Y	12/11/20	Demolition of the storage building and erection of 1 dwelling	Under construction.	0.17	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2025	
	196A Croston Rd, Farington Moss	07/2018/9678/OUT 07/2021/00250/RE M n/a n/a	Y	28/06/19	Outline Application for 1 house	Not commenced. Reserved Matters application pending decision. (Approved 4/5/21)	0.02	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1980	
	Rose Cttg, 42 Bannister Ln, Farington Moss	n/a n/a n/a	Y	07/07/20	Erection of 1 dwelling	Not commenced. No Technical Details	0.06	Y	Y	Y	Y	A	N	1	1	0	0	1	0	0	1	2091	

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		Outline Reserved	Full Other																				
		07/2020/00432/PIP				Consent. Forms part of allocated site W.																	
	Land Off Church Ln, Farington Moss	n/a n/a 07/2020/00885/FUL n/a	Y	05/03/21	Erection of 1 dwelling	Not commenced.	0.47	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2115	
Hoole	Land off Oldfield and Long Meadow, Much Hoole	n/a n/a 07/2020/00277/FUL n/a	Y	13/07/20	Erection of 14 adaptable and accessible bungalows for over 55 age group	Under construction. Commenced September 2020. Addresses issued November 2020. 3 dwellings completed.	1.90	Y	Y	Y	Y	W	Y	14	11	11	0	0	0	0	11	LMH02	
	Lunds Ln Frm, Town Ln, Much Hoole	n/a n/a 07/2018/4134/FUL n/a	Y	12/09/18	Erection of 3 dwellings to replace plot 4 of planning permission 07/2017/2632/FUL	Under construction.	0.22	Y	Y	Y	Y	W	Y	6	3	3	0	0	0	0	3	1808	
	Avondale, Dob Ln, Walmer Bridge	n/a n/a n/a 07/2019/0351/APD	Y	08/02/19	Application for prior approval for a change of use of agricultural building to 5 dwellings	Not commenced.	0.13	Y	Y	Y	Y	W	N	5	5	5	0	0	0	0	5	2026	
	The Poultry Frm, Moss Hse Ln, Much Hoole	n/a n/a n/a 07/2020/00375/APD	Y	29/05/20	Prior approval for a change of use of agricultural building to 3 dwellings	Not commenced. Supersedes 07/2019/9312/APD.	1.06	Y	Y	Y	Y	W	N	3	3	0	3	0	0	0	0	3	2087
	Tusons Frm, Gill Ln, Walmer Bridge	n/a n/a 07/2019/0591/FUL 07/2020/01010/VAR	Y	25/01/21	Erection of 3 detached dwelling houses following demolition/removal of equestrian buildings/equipment and the removal of caravan/horsebox storage areas	Under construction. Address issued.	0.76	Y	Y	Y	Y	W	Y	3	1	1	0	0	0	0	0	1	2033

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		Outline Reserved	Full Other																			
	Goose Green Frm, Moss Hse Ln, Much Hoole	n/a	n/a	18/07/18	Conversion of existing dwelling to form 2 dwellings	Not commenced	0.01	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2001
	Tusons Frm, Gill Ln, Walmer Bridge	n/a	n/a	05/03/19	Conversion of detached dwelling into a pair of semi detached dwellings	Not commenced	0.49	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2031
	Land adj Langdale, Brook Ln, Little Hoole	07/2020/00295/OU	T	28/05/20	Erection of up to 2 dwellings	Not commenced	0.63	Y	Y	Y	Y	W	N	2	2	0	0	2	0	0	2	1415
	Chestnut Hse Frm, Wham Ln, Little Hoole	n/a	n/a	16/08/16	Application for prior approval for the conversion of an agricultural building to form 1 dwelling	Not commenced	0.40	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1988
	Joyston, 10 Town Ln, Much Hoole	n/a	n/a	09/03/18	Erection of a two-storey dwelling following demolition of bungalow	Not commenced.	0.12	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1983
	Agricultural Bldng, Moss Hse Ln, Much Hoole	n/a	n/a	01/08/19	Erection of dormer bungalow following partial demolition of existing stables/storage building	Under construction. Address issued.	0.14	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2053
	Land Adj 365 Liverpool Rd, Walmer Bridge	n/a	n/a	12/11/19	Application in principle for the erection of 1 bungalow	Not commenced.	0.04	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2067
	Former Storage Sheds, adj Hillock Barn, Knoll Ln	n/a	n/a	13/05/20	Erection of 1 dwelling following demolition of storage shed	Not commenced	0.10	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2085

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		Outline Reserved	Full Other																			
	Carver Hey Frm, Moss Ln, Little Hoole	n/a	n/a	21/05/20	Demolition of stables and farmhouse and erection of 1 dwelling	Under construction. Address issued.	0.30	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2086
	Land adj Penny Barn, Carr Ln, Much Hoole	n/a	n/a	03/09/20	Demolition of cottage and erection of house	Not commenced.	0.06	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	1645
	Strathyre, Pine Ave, Little Hoole	n/a	n/a	22/09/20	Erection of bungalow following demolition of existing office/store and workshop	Not commenced.	0.11	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2118
	Land adj Barnfield, Brook Ln, Little Hoole	07/2020/00633/OUT	n/a	16/10/20	Erection of one dwelling	Not commenced	0.08	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2099
	Land at Brook Ln, Much Hoole	07/2020/00906/OUT	n/a	27/11/20	Erection of 1 dwelling, following the demolition of the existing domestic storage building.	Not commenced	0.08	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2104
	Land fronting Stanley Gr (aka Land adj 96 Stanley Gr)	07/2019/4597/OUT	n/a	05/07/19	Erection of 3 detached bungalows	Not commenced	0.12	Y	Y	Y	Y	W	N	3	3	3	0	0	0	0	3	297
Howick & Priory	Land adj to 30 Moor Ave, Penwortham	n/a	n/a	10/10/17	Proposed conversion, extension and change of use of shop into one dwelling	Not commenced. Address issued.	0.01	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1963
	106 Canberra Rd, Leyland	n/a	n/a	14/11/18	Erection of one detached dwelling	Not commenced.	0.04	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2018

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		Outline Reserved	Full Other																			
	66 Hough Ln, Leyland	n/a	n/a	30/11/20	Change of use from PO to a mixed use as PO and Hse in Multiple Occupation (HMO)	Not commenced.	0.01	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2120
Longton & Hutton West	Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton (aka Kitty's Frm) - central part	n/a	n/a	n/a	Local Plan para 7.30 - This development would be expected to provide on-site affordable housing to meet the needs in this area as well as contribute towards local infrastructure schemes. There are also drainage and flooding risks within Longton, so any new development should contribute to improvements to the drainage network in the area.	Application pending for erection of 33 new residential units with associated garages and works with access from Reynard Cl. 1/4/21 Cttee - application deferred to allow the applicant to provide revised drawings in line with discussions at committee meeting.	1.53	Y	Y	Y	Y	A	N	33	33	0	0	13	20	0	33	LHU02a (part)
	Winston, Drumacre Ln East, Longton	n/a	n/a	02/04/19	Prior approval for a proposed change of use of agricultural building to 5 dwellings	Not commenced.	4.04	Y	Y	Y	Y	W	N	5	5	5	0	0	0	0	5	2035
	Golden Ball Hotel, 150 Liverpool Rd, Longton	n/a	n/a	10/04/18	Erection of two pairs of semi detached houses on part of car park	Under construction	0.26	Y	Y	Y	Y	W	Y	4	2	2	0	0	0	0	2	1987
	212 Liverpool Rd, Hutton	n/a	n/a	15/02/17	COU of agricultural building to 3 residential units	Not commenced	0.05	Y	Y	Y	Y	W	N	3	3	3	0	0	0	0	3	1930

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		Outline Reserved	Full Other																			
	Fiddler's Frm, Grange Ln, Longton	n/a	n/a	Y	06/02/19	Proposed change of use of agricultural building to 3 dwellings	0.06	Y	Y	Y	Y	W	Y	3	3	3	0	0	0	0	3	2040
	124 Liverpool Rd, Longton	n/a	n/a	Y	04/11/20	Erection of 3 detached dwelling	0.15	Y	Y	Y	Y	W	N	3	3	3	0	0	0	0	3	1824
	Brenfield, 56 Hall Ln, Longton	n/a	n/a	Y	21/01/20	Erection of two dwellings and demolition of existing buildings.	0.60	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2028
	Danesway, 52 Hall Ln, Longton	07/2019/7582/OUT	n/a	Y	18/09/19	Erection of 2 dwellings with associated works following demolition of existing outbuildings	0.27	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2061
	Four Acres, Drumacre Ln West, Longton	07/2019/3091/OUT	n/a	Y	21/06/19	Erection 2 detached two storey dwellings	0.31	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2045
	Land to rear of 3 & 5 Orchard Ln, Longton	07/2019/1319/OUT	n/a	Y	21/06/19	Erection of 2 detached dwellings following demolition of existing detached garages	0.12	Y	Y	Y	Y	W	N	2	2	0	2	0	0	0	2	2046
	Ribble Kirn Frm, Skip Ln, Hutton	n/a	n/a	Y	03/07/20	Change of use of agricultural building to dwelling	0.97	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2089
	Barn at Clare Frm, Grange Ln, Hutton	n/a	n/a	Y	03/04/20	Change of use of agricultural building to 1 dwelling	0.48	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	1937

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved	Full Other																			
	Ranch Hse Frm, Brownhill Ln	n/a	07/2020/00829/RE M	12/01/21	Erection of 1 detached dwelling following demolition of 2 existing outbuildings	Under construction. Address issued.	0.04	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1973
	Diamond Hall Frm, Moorside Fold, Longton	n/a	07/2018/6334/FUL	26/10/18	Erection of 1 detached bungalow following demolition of part of existing stables	Not commenced. Address issued.	0.15	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2015
	Pilot's Cttg Frm, Grange Ln, Longton	n/a	07/2019/0382/APD	06/02/19	Proposed change of use of agricultural building to 1 dwelling	Not commenced.	0.02	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2027
	Rosedale, Gill Ln, Longton	n/a	07/2019/3420/FUL	29/07/19	Erection of detached dormer bungalow following demolition of existing nursing kennels and incinerator.	Not commenced. Address issued.	0.25	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2024
	The Knoll, Grange Ln	n/a	07/2019/6766/FUL	17/09/19	Demolition of existing property and erection of larger semi-detached dwelling	Not commenced.	0.05	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2063
	The Holliers, Shirley Ln, Longton	n/a	07/2019/12541/TBC	26/02/20	1 detached dwelling	Under construction. Address issued.	0.17	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2051
	Fields Frm, 102 Chapel Ln, Longton	n/a	07/2019/0587/FUL	05/12/19	Erection of 1 detached dwelling and garage following demolition of existing storage building.	Not commenced.	0.35	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2072

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permissioned/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved	Full Other																			
	266 Liverpool Rd, Longton	n/a	n/a	Y	30/10/19	Erection of eco-dwelling with subterranean level. Replacement of existing stable block with associated works	0.20	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2066
	183 Liverpool Rd, Hutton	07/2020/00467/OU	T	Y	26/08/20	Erection of a single detached dwelling	0.04	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2095
	Hill View, Gill Ln, Longton	n/a	n/a	Y	04/09/20	Demolition of existing outbuildings and erection of one dwelling	0.29	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2098
	Marsh End Frm, Back Ln, Longton	n/a	n/a	Y	30/06/20	Conversion of existing building to residential dwelling	0.06	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	740
	7 Avalwood Ave, Longton	n/a	n/a	Y	07/10/20	Part demolition of existing dwelling and erection of replacement dwelling	0.03	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2119
	Land adj 195 Chapel Ln, Longton	n/a	n/a	Y	26/11/20	Erection of a two storey detached dwelling	0.03	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2105
	Land to rear of 270 Liverpool Rd, Longton	n/a	n/a	Y	24/11/20	Erection of a detached eco-dwelling following demolition of the existing garage	0.07	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2106
	Lostock Hall Primary School, Avondale Dr	n/a	n/a	N	n/a	Planning permission does not currently exist for the residential development of the	This site was subject of a Disposals Circular from LCC in July 2020.	1.40	Y	Y	Y	Y	A	N	20	20	0	0	0	0	10	10

Ward	Site	Application Refs		Permissioned	Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permissioned/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved	Full Other																				
						site but it is estimated as being able to accommodate approximately 30 dwellings in the adopted Local Plan. The development must provide for an appropriate area of on-site open space to mitigate against the loss of the school playing field. (Excerpt from Local Plan - adopted July 2015.)	Developer has been selected.																
	60 Wateringpool Ln, Lostock Hall	n/a	n/a	Y	17/01/16	Change of use of first floor to baby unit and second floor to a self contained flat.	This permission remains extant. The work to create the second floor flat has not yet commenced.	0.05	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1925
Middleforth	Middleforth Hall Frm, Factory Ln	n/a	n/a	Y	29/10/19	Erection of 6 dwellings, following partial demolition and conversion of the existing agricultural buildings and barns.	Not commenced.	0.33	Y	Y	Y	Y	W	N	6	6	0	6	0	0	0	6	2068
	84 Pope Ln, Penwortham	n/a	n/a	Y	14/01/21	Erection of 2 detached, dwellings with additional accommodation in roofspace following the demolition of existing property	Not commenced.	0.10	Y	Y	Y	Y	W	N	2	2	0	0	2	0	0	2	1975
	1-3 Leyland Rd, Penwortham	n/a	n/a	Y	19/07/19	Single storey extension and	Not commenced	0.02	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2054

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref	
		Outline Reserved	Full Other																				
		n/a			formation of a ground floor flat.																		
Moss Side	Moss Side Test Track, Aston Way/Titan Way (Ph 2) (Centurion Village) (Barratt and David Wilson Homes)	07/2017/3361/ORM n/a n/a n/a	Y	07/11/19	Hybrid planning application comprising of Full and Outline development - Part A FULL – including the provision of 197 dwellings, Part B OUTLINE - for the remainder of the proposed development site for the development of mixed use including between 653 and 753 new homes.	Under construction. Commenced on site 19/10/20. Addresses issued . There will be two outlets – David Wilson Homes and Barratt Homes. First completions anticipated 2022/23.	15.44	Y	Y	Y	Y	A	Y	197	197	0	18	68	73	38	197	MS02	
	Earnshaw Business Centre, High Ln, Leyland	07/2018/6648/OUT 07/2020/0669/REM n/a n/a	Y	18/12/20	Erection of 7 houses following demolition of existing offices/workshops	Under construction.	0.28	Y	Y	Y	Y	W	Y	7	7	0	0	7	0	0	7	2017	
	Land adj Rhoden Hse, Rhoden Rd (north side)	n/a n/a 07/2021/00054/FUL n/a	Y	16/03/21	Erection of detached dwellinghouse	Under construction.	0.11	Y	Y	Y	Y	W	Y	1	1	0	1	0	0	0	0	1	1801
	188 Longmeanygate, Midge Hall	n/a n/a 07/2020/01072/FUL n/a	Y	03/03/21	1 detached dwelling following demolition of existing barn	Not commenced.	0.45	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	0	1	1968
	Land adj 92 Longmeanygate, Midge Hall, Leyland	n/a n/a 07/2019/1498/FUL n/a	Y	05/07/19	Erection of 1 dwelling following demolition of existing barn.	Not commenced.	0.07	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	0	1	2003
New Longton & Hutton	Greenacres, 57 Chain Hse Ln, Whitestake	07/2016/0597/OUT 07/2017/0950/REM	Y	19/02/18	Erection of 4 detached bungalows with	Under construction. Addresses issued.	0.23	Y	Y	Y	Y	W	Y	4	1	1	0	0	0	0	1	1917	

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref	
		Outline Reserved	Full Other																				Permissioned
	(northern part - plots 1 - 4)	n/a	n/a		associated access following the demolition of the existing dwelling and outbuildings																		
	Whitestake Garage, Long Moss Ln, New Longton	n/a	n/a	Y	18/12/20	Erection of 4 detached bungalows following demolition of all existing site buildings	Not commenced	0.31	Y	Y	Y	Y	W	N	4	4	0	0	4	0	0	4	1921
	Greenfields, Parker Ln, Whitestake	n/a	n/a	Y	11/09/20	Change of use of agricultural office building to 3 dwellings OR demolition of agricultural buildings and erection of three detached dwelling	Not commenced	0.15	Y	Y	Y	Y	W	N	3	3	3	0	0	0	0	3	2069
	Land Adj Beechwood, Chain Hse Ln	n/a	n/a	Y	16/12/20	Erection of up to 3 dwellings	Not commenced	0.27	Y	Y	Y	Y	W	N	3	3	0	0	3	0	0	3	2108
	Land between 222 and 230 Chapel Ln, Longton	07/2019/4199/OUT	n/a	Y	06/08/19	Erection of 2 dwellings	Not commenced.	0.13	Y	Y	Y	Y	W	N	2	2	2	0	0	0	0	2	2078
	Green Fold, Wham Ln, Whitestake	n/a	n/a	Y	14/08/15	Conversion of redundant barn and demolition of outbuildings	Under construction. Address issued.	0.17	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1864
	Greenacres, 57 Chain Hse Ln, Whitestake (southern part - plot 5)	n/a	n/a	Y	04/10/16	Erection of 1 dwelling following demolition of existing stables (in addition to the 4 detached bungalows)	Under construction	0.03	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1917

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permissioned/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref
		Outline Reserved	Full Other																			
	310 Chapel Ln, New Longton	n/a	n/a	15/01/20	Erection of one 2 bed dwelling	Not commenced	0.15	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1998
	Chain Hse Nursery, Chain Hse Ln, Whitestake	n/a	n/a	08/10/18	Conversion of existing agricultural store to form a detached dwelling following demolition of existing greenhouses including demolition of the existing gable end and raising the height of the existing ridge.	Not commenced	0.05	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1996
	Sth View (East Side), 128 Chain Hse Ln, Whitestake	n/a	n/a	17/03/21	Erection of up to 1 dwelling	Not commenced.	0.07	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2122
	Sth View (West Side), 128 Chain Hse Ln, Whitestake	n/a	n/a	17/03/21	Erection of up to 1 dwelling	Not commenced..	0.07	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2121
	Land adj 136 Liverpool Rd, Hutton	n/a	n/a	15/07/19	Erection of detached dwelling with associated access	Under construction. Address issued.	0.08	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2050
	Land to rear of 328 Chapel Ln, New Longton	n/a	n/a	19/09/19	Erection of detached house	Not commenced.	0.11	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2062
	Land adjacent to Rose Bank, 91 Chain Hse Ln, Whitestake	n/a	n/a	17/12/19	Erection of detached dwelling	Under construction. Address issued.	0.21	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2036

Ward	Site	Application Refs		Permission Date	Proposed Development	Position at 1/4/21	Ha	Deliverable	Suitable	Available	Achievable	Allocated/Windfall Site	Under Construction	Dwellings Permitted/Estimated	Remaining Site Capacity	2021/22 Est	2022/23 Est	2023/24 Est	2024/25 Est	2025/26 Est	2021/22 - 2025/26 Est	Site Ref	
		Outline Reserved	Full Other																				Permissioned
	57 Ratten Ln, Hutton	n/a	n/a	Y	21/08/20	Erection of dwelling following demolition of existing dwelling and outbuildings	Under construction.	0.07	Y	Y	Y	Y	W	Y	1	1	0	1	0	0	0	1	2096
	Whitestake Post Office, Chain Hse Ln	n/a	n/a	Y	19/02/21	Erection of detached house following demolition of former PO	Under construction	0.15	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	2114
	Fold Frm, Pope Ln, Whitestake	n/a	n/a	Y	17/03/20	Erection of dwelling	Not commenced. No Technical Details Consent.	0.09	Y	Y	Y	Y	W	N	1	1	0	0	1	0	0	1	2080
	9 Parker Ln, Whitestake	n/a	n/a	Y	18/02/21	Erection of a detached bungalow.	Not commenced.	1.34	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2111
Samlesbury & Walton	Roach Bridge Paper Mill	n/a	n/a	Y	14/11/12	Erection of 9 houses	Under construction.	1.03	Y	Y	Y	Y	W	Y	9	8	5	3	0	0	0	8	SW19
	Silverholme, Cuerdale Ln	n/a	n/a	Y	04/10/17	Erection of 3 dwellings - 1 replacement dwelling (Silverholme) and 2 detached dwellings	Under construction.	1.24	Y	Y	Y	Y	W	Y	3	2	2	0	0	0	0	2	1962
	Mather Fold Frm, Hoghton Ln	07/2020/0026/OUT	n/a	Y	03/04/20	Erection of 3 detached bungalows	Reserved Matters application pending consideration 07/2021/00283/REM . (Approved 5/5/21.)	0.12	Y	Y	Y	Y	W	N	3	3	0	0	3	0	0	3	1852
	New Sthworth Hall, Cuerdale Ln, Samlesbury	n/a	n/a	Y	23/06/15	Conversion of former restaurant	Dwellings not yet started (adj offices have been completed). Addresses issued.	0.09	Y	Y	Y	Y	W	Y	2	2	2	0	0	0	0	2	1855

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		Outline Reserved Full Other	Permissioned																			
	Aspden Fold Frm, Nabs Head Ln	n/a n/a 07/1997/0344/FUL 07/2001/0687/REN	Y	05/11/01	Conversion of barn into two dwellings.	Under construction.	0.25	Y	Y	Y	Y	W	Y	2	2	2	0	0	0	0	2	1038
	Knights Frm, Green Ln, Samlesbury	n/a n/a n/a 07/2018/5750/APD	Y	01/10/18	Change of use of agricultural building to dwelling	Not commenced. Address issued.	3.45	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2011
	Blue Slate Frm, Spring Ln, Samlesbury	n/a n/a 07/2019/12529/FUL n/a	Y	30/07/20	Erection of dwelling following demolition of barn	Under construction.	0.08	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1133
	9 Princes Rd, Walton-le-Dale	n/a n/a 07/2019/0931/FUL n/a	Y	20/12/19	Erection of dwelling	Under construction.	0.40	Y	Y	Y	Y	W	Y	1	1	0	1	0	0	0	1	1449
	308 Higher Walton Rd, Higher Walton	n/a n/a 07/2019/3682/FUL n/a	Y	24/06/19	Erection of dwelling	Not commenced.	0.04	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2047
	Brook Hse Frm, Goosefoot Ln, Samlesbury (outbuilding)	n/a n/a 07/2019/6574/FUL n/a	Y	30/08/19	Conversion and alterations to existing outbuilding to form dwelling	Not commenced.	0.09	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1485
	Brook Hse Frm, Goosefoot Ln, Samlesbury (stables)	n/a n/a 07/2020/00944/FUL n/a	Y	15/01/21	Conversion of redundant stables to form detached dwelling	Not commenced.	0.17	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1485
	287 Higher Walton Rd, Higher Walton	n/a n/a 07/2019/9013/FUL n/a	Y	21/11/19	Erection of bungalow	Not commenced.	0.05	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	2071
	Sumner's Frm, Whalley Rd, Samlesbury	n/a n/a 07/2019/12567/FUL n/a	Y	03/04/20	Replacement house	Not commenced. Self build	0.43	Y	Y	Y	Y	W	N	1	1	0	1	0	0	0	1	2097
	Goosefoot Barn, Goosefoot Ln,	n/a n/a 07/2015/1434/FUL	Y	26/09/17	Erection of part subterranean dwelling (over two	Under construction	0.94	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1959

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		Outline Reserved	Full Other																			
		n/a			floor levels) following demolition of existing outbuildings on the site																	
Seven Stars	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow) aka Worden Gdns	07/2016/0591/OUT 07/2020/0935/REM n/a n/a	Y	15/01/21	Application for Reserved Matters for residential development for 232 dwellings (Appearance, Landscaping, Layout and Scale applied for) - for part of site only, overall number unaffected - 07/2019/0300/REM altered this to 246 dwellings. Permission 07/2020/00935/REM reduced this to 236.	Under construction. 23 dwellings completed during 2020/21.	11.53	Y	Y	Y	Y	A	Y	236	204	30	30	30	30	30	150	LOW01b(i)
	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Homes England/Lovell), aka Shawbrook Manor	07/2016/0591/OUT 07/2018/3247/REM n/a n/a	Y	06/09/18	Application for Reserved Matters for residential development for 200 dwellings.	Under construction. 51 dwellings completed during 2020/21.	9.32	Y	Y	Y	Y	A	Y	200	108	40	40	28	0	0	108	LOW01a
	Land at Butlers Frm Crt, Leyland	n/a n/a 07/2018/4782/FUL n/a	Y	11/10/18	Erection of 6 apartments	Not commenced	0.14	Y	Y	Y	Y	W	N	6	6	0	0	6	0	0	6	2012
	Oakland Frm, Hollins Ln, Leyland	n/a n/a 07/2018/0844/FUL n/a	Y	26/04/18	Erection of 1 dwelling with detached garage, erection of domestic	Not commenced.	0.35	Y	Y	Y	Y	W	N	1	1	1	0	0	0	0	1	1992

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		Outline Reserved	Full Other																			
					stable block together with the erection of a single storey building to be used as a cattery following the demolition of existing buildings																	
St Ambrose	The Old Police Station, Golden Hill	n/a	n/a	15/10/20	Change of use from restaurant and hair and beauty salon to up to 9 apartments	Not commenced.	0.06	Y	Y	Y	Y	W	N	9	9	0	0	9	0	0	9	2100
Walton-le-Dale West	Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall (Morris Homes - St Mary's Park) aka Land between Lyme Rd and The Cawsey	07/2013/0008/ORM	07/2015/0315/REM	31/03/21	Proposed development for the erection of 12 dwellings with associated infrastructure and landscaping (amended plan and description) AND Reserved matters application for the erection of 281 dwellings with associated infrastructure and landscaping (amended plans)	Under construction. 37 dwellings were completed in 2019/20 and a further 26 during 2020/21.	12.00	Y	Y	Y	Y	A	Y	293	222	35	35	35	35	35	175	TG03
	Land off Carrwood Rd, Lostock Hall (Lancet Homes)	n/a	07/2020/00440/FUL	12/02/21	Erection of 61 dwellings, formation of associated site accesses, roads, footways, parking areas, drainage, services, landscaping, walls and fences	Site clearance underway. Commencement anticipated by end of 2021, with first completions towards the end of 2021/22.	1.83	Y	Y	Y	Y	W	N	61	61	0	30	31	0	0	61	2112

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		Outline Reserved	Full Other																				
	The Crest, 121 Duddle Ln	n/a	n/a	Y	26/03/21	Erection of 8 dwellings	Under construction.	0.22	Y	Y	Y	Y	W	Y	8	8	0	0	8	0	0	8	WLD02
	Walton Hall Croft, Walton-le-Dale	n/a	n/a	Y	18/09/19	Erection of dwelling.	Under construction.	0.10	Y	Y	Y	Y	W	Y	1	1	1	0	0	0	0	1	1970
	Unidentified Windfall Sites																33	66	100	100	100	399	
	TOTALS																506	576	609	435	306	2432	

Appendix 4 – Other Sites Identified as Suitable as part of the Strategic Housing Land Availability Assessment at 1 April 2021 (excluding permissioned/allocated)

An assessment of land availability identifies a future supply of land which is suitable, available and achievable. Sites in existing development plans or with planning permission are generally considered suitable unless circumstances have changed which would alter their suitability. **These sites have been excluded from this list to reduce duplication.** Sites are only included which are considered to a capacity of at least 10 dwellings.¹⁶ Please note, a full assessment is currently being undertaken as part of the review of the Central Lancashire Local Plan.

SHLAA Ref	Ward	Site	Ha	Site Type	Dwellings Estimated	Comments
BBE05	Bamber Bridge East	Kellet Ln, Bamber Bridge	2.65	Previous Allocation Site Suggestion	40	Allocated site in 2000 Local Plan. Identified in 2009 SHLAA (SA6). Local Plan 2015 site suggestion (SR148). Owned largely by SRBC. Currently used for grazing.
BBW05	Bamber Bridge West	Baxi new offices, Brownedge Rd	0.46	Urban Potential Site Suggestion	28	Would form part of larger residential estate. Still in use for employment, current building would require demolition. Site suggestion for 2015 Local Plan (SR125) and identified as suitable in 2009 SHLAA (UPS2).
BO01	Broad Oak	Land to rear of Cornwood, Broad Oak Ln	0.29	Urban Potential Site Suggestion	19	Identified as suitable as part of 2009 SHLAA (UPS7). 2015 Local Plan site suggestion (SR130). Site has now been part developed.
EB02	Earnshaw Bridge	Land Rear of Pasturefield Cl	0.73	Urban Potential	28	Identified as suitable as part of 2009 SHLAA (UPS13). Would require policy change (currently G7 - Green Infrastructure). Access issues would need to be overcome.
FE05	Farington East	Farington Saw Mills, Stanifield Ln	0.34	Site Suggestion	19	Site suggestion for 2015 Local Plan which has previously had developer interest. Identified as suitable in 2009 SHLAA (SS45).

¹⁶ This was the threshold used for the Central Lancashire Strategic Housing Land Availability Assessment (2009) which stated, "a threshold has been applied and sites that have a capacity of fewer than 10 dwellings are not included and assessed in the study."

SHLAA Ref	Ward	Site	Ha	Site Type	Dwellings Estimated	Comments
GH03	Broadfield	Golden Hill Garage, 208 - 216 Golden Hill Ln	0.23	Unimplemented Permission	12	The principle of development has previously been established by the granting of permission for dwellings. In use as a car dealership/garage.
HP01	Howick & Priory	Pollard's Frm, Howick Cross Ln	2.40	Unimplemented permission Site Suggestion	10	This site was considered unsuitable in the 2009 SHLAA due to being in the Green Belt (NLUD2). However, the principle of development has previously been established by the granting and renewal of a previous permission for dwellings. Local Plan 2015 site suggestion (SR125).
HP02	Howick & Priory	Former Rydal Motors, Liverpool Rd	0.23	Unimplemented Permission	13	Identified in 2009 SHLAA as suitable (NLUD5). The principle of development has previously been established by the granting of permission for dwellings. In use as car dealership.
LHU09	Longton & Hutton West	Land adj 19 & 21 Chapel Ln	0.61	Urban Potential Site Suggestion	14	Identified as suitable in 2009 SHLAA (UPS36). Local Plan 2015 site suggestion (SR134). Submitted as site suggestion in recent Local Plan Call for Sites. Demolition work would be required.
LSM04	Leyland Central	Land at Eden Street, North Star Court	0.15	Unimplemented Permission	11	Identified as suitable in 2009 SHLAA (UP116). The principle of development has previously been established by the granting of permission for dwellings. Business in operation.
SW09	Samlesbury & Walton	St Leonards Vicarage, Church Brow	0.64	Site Suggestion	32	Identified as suitable as part of 2009 SHLAA (SS5). Local Plan 2015 site suggestion (SR012). Currently in use as a vicarage which would require demolition.
SW16	Samlesbury & Walton	Bannister Hall Frm, Bannister Hall Ln, Higher Walton	0.72	Unimplemented Permission	11	The principle of development has previously been established by the granting of permission for dwellings (07/2014/0092/FUL).

SHLAA Ref	Ward	Site	Ha	Site Type	Dwellings Estimated	Comments
TG02	Tardy Gate	85 Todd Ln North (Cartmell & Barlow Ltd/BJ Watsons)	0.29	Site Suggestion	15	Identified as suitable in 2009 SHLAA (SS52). Local Plan 2015 site suggestion (SR100). In use as an undertaker's.

Appendix 5 – Allocated Sites – Current Position

Local Plan 2015 Ref	Site	Planning Status	Dwellings Permitted/ Estimated	Under Construction (Y/N) or Complete (C)											Total Completions	Remaining Site Capacity
					2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21			
A	Group One, Buckshaw	Complete	220	C	24	106	90	0	0	0	0	0	0	220	0	
AA	Fishwick's Depot, Hewitt Street, Leyland	Complete	33	C	0	0	0	33	0	0	0	0	0	33	0	
B	Farington Business Park, east of Wheelton Ln (Nrthern section) – Ph 2 (Rowland Homes - Meadowgate)	Permissioned	199	Y	0	0	0	0	0	0	0	51	48	99	100	
B	Farington Business Park, east of Wheelton Ln (Sthern section) – Ph 1 (Taylor Wimpey)	Complete	234	C	0	0	48	54	33	69	30	0	0	234	0	
C	Land West and Sth of Farington Lodge Hotel/Sth of Centurion Way, Farington	Complete	68	C	19	17	23	8	1	0	0	0	0	68	0	
CC	East of Leyland Rd/Land off Claytongate Dr/Land at Moor Hey School/Bellefield	Not Permissioned	63	N	0	0	0	0	0	0	0	0	0	0	63	
D	Former Prestolite premises, Golden Hill Ln	Complete	79	C	0	39	40	0	0	0	0	0	0	79	0	
DD	Gas Holders Site (Morris Homes) (aka Land off Wateringpool Ln)	Not Permissioned	22	N	0	0	0	0	0	0	0	0	0	0	22	
E	Arla Dairies, School Ln	Complete	209	C	0	35	45	75	17	24	13	0	0	209	0	
EE	Pickering's Frm (Nrth of farm track running east west) – Homes England & Taylor Wimpey	Not Permissioned	1100	N	0	0	0	0	0	0	0	0	0	0	1100	
F	Roadferry Depot, Carr Lane, Farington	Complete	70	C	0	0	0	0	0	29	41	0	0	70	0	
FF	Moss Side Test Track, Aston Way/Titan Way (Ph 2) (Centurion Village) (Barratt and David Wilson Homes)	Permissioned	197	Y	0	0	0	0	0	0	0	0	0	0	197	
FF	Moss Side Test Track, Aston Way/Titan Way (Phs 3 - 5)	Permissioned	753	N	0	0	0	0	0	0	0	0	0	0	753	

Local Plan 2015 Ref	Site	Planning Status	Dwellings Permitted/ Estimated	Under Construction (Y/N) or Complete (C)											Total Completions	Remaining Site Capacity
					2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21			
G	Expac, Dunkirk Mill, Dunkirk Ln	Complete	34	C	0	0	0	0	0	0	25	9	0	34	0	
GG	Land off Wateringpool Ln, Lostock Hall	Complete	80	C	0	0	0	11	42	20	7	0	0	80	0	
H	Vernon Carus Site/Penwortham Mills, Factory Ln excl Sumpter Horse Site	Not Permitted	301	N	0	0	0	0	0	0	0	0	0	0	301	
H	Sumpter Horse (part of Vernon Carus Site/Penwortham Mills, Factory)	Not Permitted	29	N	0	0	0	0	0	0	0	0	0	0	29	
I	Brindle Rd to south east of Hospital Inn Railway Crossing, Bamber Bridge	Complete	46	C	0	14	15	17	0	0	0	0	0	46	0	
J	Cuerden Strategic Site (Part 2)	Permitted	128	N	0	0	0	0	0	0	0	0	0	0	128	
JJ	Shakespeare Foundry (previously Coupe's Foundry), Kittlingborne Brow	Not Permitted	0	N	0	0	0	0	0	0	0	0	0	0	0	
K	Lostock Hall Gas Works, Leyland Rd/The Cawsey/Land at Leyland Rd, Lostock Hall (Morris Homes - St Mary's Park) aka Land between Lyme Rd and The Cawsey	Permitted	293	Y	0	0	0	0	0	0	8	37	26	71	222	
KK	Land off The Cawsey (aka Land at Saxon Place)	Complete	75	C	0	0	16	55	4	0	0	0	0	75	0	
L	West of Grasmere Ave, Farington (McDermott Homes - Farington Green)	Permitted	160	Y	0	0	0	0	0	0	16	61	44	121	39	
LL	Land at Sheephill Ln/Long Moss Ln	Complete	29	C	0	23	6	0	0	0	0	0	0	29	0	
M	Land to south/rear of Longton Hall, Chapel Ln, Longton	Not Permitted	95	N	0	0	0	0	0	0	0	0	0	0	95	
N	Schoolhouse Fm Development, Liverpool Rd, Hutton aka Land to rear of 110-120 and Adj to 136 Liverpool Rd, aka Meadow View Cl/Liverpool Rd	Complete	46	C	0	0	0	0	0	19	27	0	0	46	0	
O	LCC Social Services Offices, Brindle Rd	Complete	34	C	0	0	29	5	0	0	0	0	0	34	0	

Local Plan 2015 Ref	Site	Planning Status	Dwellings Permitted/ Estimated	Under Construction (Y/N) or Complete (C)											Total Completions	Remaining Site Capacity
					2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21			
P	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow - Worden Gdns)	Permissioned	236	Y	0	0	0	0	0	0	0	0	9	23	32	204
P	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Redrow/Coulthurst - Nrth east and south east part)	Permissioned	164	N	0	0	0	0	0	0	0	0	0	0	0	164
P	Land between Altcar Ln and Shaw Brook Rd (Wade Hall), Leyland (Lovell - Shawbrook Manor)	Permissioned	200	Y	0	0	0	0	0	0	0	41	51	92	108	
Q	Land at Chapel Park Rd/rear of Chapel Meadow, Longton (To the rear of 1-6 Chapel Meadow and 134a-154 Chapel Ln)	Complete	14	C	0	0	14	0	0	0	0	0	0	0	14	0
R (part)	New Mill, Wesley St - Phs 1 & 2 (Countryside - Wren Green)	Permissioned	196	Y	0	0	0	0	0	0	52	51	0	103	93	
R (part)	McKenzie Arms, Station Rd	Permissioned	15	N	0	0	0	0	0	0	0	0	0	0	0	15
S (part)	Brindle Rd, Bamber Bridge Ph 1 (Persimmon - Pear Tree Gdns)	Permissioned	261	N	0	0	0	0	0	0	0	0	0	0	0	261
S (part)	Brindle Rd, Bamber Bridge (Bellway - Grey Gables Farm) - Ph 2	Permissioned	193	Y	0	0	0	0	0	0	0	23	40	63	130	
S (part)	Brindle Rd, Bamber Bridge/Land adj Cttg Gdns - Dorbcrest Homes	Not Permissioned	11	N	0	0	0	0	0	0	0	0	0	0	0	11
S (part)	Brindle Rd, Bamber Bridge (off Shutlingfields Ln)	Not Permissioned	0	N	0	0	0	0	0	0	0	0	0	0	0	0
S (part)	Brindle Rd, Bamber Bridge (land beyond Cttg Gdns)	Not Permissioned	0	N	0	0	0	0	0	0	0	0	0	0	0	0
S (part)	Brindle Rd, Bamber Bridge (Rimmer Hse Frm)	Not Permissioned	0	N	0	0	0	0	0	0	0	0	0	0	0	0
T	Land off Browndge Rd	Not Permissioned	100	N	0	0	0	0	0	0	0	0	0	0	0	100
U	Rear of Dunkirk Mill, Slater Ln, Leyland (aka Rear 102-118 Slater Ln)	Not Permissioned	47	N	0	0	0	0	0	0	0	0	0	0	0	47

Local Plan 2015 Ref	Site	Planning Status	Dwellings Permitted/ Estimated	Under Construction (Y/N) or Complete (C)											Total Completions	Remaining Site Capacity
					2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21			
V (central part)	Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton (aka Kitty's Frm)	Not Permitted	33	N	0	0	0	0	0	0	0	0	0	0	0	33
V (east part)	Land off School Ln/Old School Dr/Land to east of Reynard Cl, Longton	Not Permitted	15	N	0	0	0	0	0	0	0	0	0	0	0	15
V (west part)	Land off Old School Dr, Longton	Complete	14	C	0	10	4	0	0	0	0	0	0	14	0	
W (part)	Land between Heatherleigh and Moss Ln (Kier - The Pastures)	Permitted	174	Y	0	0	0	0	0	0	0	0	24	24	150	
W (part)	Land between Heatherleigh & Moss Ln (Keepmoat Homes - Farington Mews)	Permitted	520	Y	0	0	0	0	0	0	0	0	0	0	520	
W (part)	Rose Cttg, 42 Bannister Ln, Farington Moss	Permitted	1	N	0	0	0	0	0	0	0	0	0	0	1	
W (part)	Nrth of Bannister Ln and rear of 398 - 414 Croston Rd, Farington Moss – SE of Nrthern section	Not Permitted	70	N	0	0	0	0	0	0	0	0	0	0	70	
W (part)	Land between Heatherleigh and Moss Ln - Nrth of Sthern Section	Not Permitted	0	N	0	0	0	0	0	0	0	0	0	0	0	
W (part)	Gdn to rear of 338 Croston Rd, Farington Moss	Expired	0	Expired	0	0	0	0	0	0	0	0	0	0	0	
W (part)	Land adjacent to 2 Murray Ave	Complete	17	C	0	5	12	0	0	0	0	0	0	17	0	
W (part)	Casa de Flores, Moss Ln, Farington Moss	Complete	3	C	0	0	3	0	0	0	0	0	0	3	0	
W (part)	Land between Heatherleigh and Moss Ln (Oaklands Nursery, Moss Ln) (Wainhomes)	Complete	12	C	0	0	0	12	0	0	0	0	0	12	0	
W (part)	Land between Heatherleigh and Moss Ln (Miller Homes - Croston Meadow)	Complete	175	C	0	0	0	0	31	44	33	45	22	175	0	
X	Land adjoining Longton Hall Frm, Sth of Chapel Ln, Longton	Not Permitted	48	N	0	0	0	0	0	0	0	0	0	0	48	

Local Plan 2015 Ref	Site	Planning Status	Dwellings Permitted/ Estimated	Under Construction (Y/N) or Complete (C)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total Completions	Remaining Site Capacity
Y	Land off Liverpool Rd/Jubilee Rd, Walmer Bridge (Redrow & Hollinwood Homes)	Complete	72	C	0	40	32	0	0	0	0	0	0	72	0
Z	Lostock Hall Primary School, Avondale Dr	Not Permitted	20	N	0	0	0	0	0	0	0	0	0	0	20
		TOTALS	7208		43	289	377	270	128	205	252	327	278	2169	5039

Glossary

Affordable Housing	<p>Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none">a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
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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.
Deliverable	To be considered deliverable, sites for housing 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 five years. In particular: <ul style="list-style-type: none"> a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Dwelling	A dwelling is defined (in line with the Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self-contained household spaces at the same address.
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	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

	<p>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>
Allocated	Site allocated/protected for a particular use in the Local Plan.
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>
Permission in Principle (PIP)	<p>The Permission in Principle consent route has two stages:</p> <ul style="list-style-type: none"> • the first stage ("Permission in Principle") establishes whether a site is suitable in-principle for development. This grant of Permission in Principle is for five years and N planning conditions can be attached to it • the second ('technical details consent') stage is when the detailed development proposals are assessed, and conditions can be attached <p>A grant of Permission in Principle plus a grant of technical details consent together equates to full planning permission.</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 are not specifically identified in the development plan.