

**CENTRAL LANCASHIRE  
STRATEGIC HOUSING  
LAND AVAILABILITY  
ASSESSMENT**

**September 2010**

Although not published until later the main work on the Central Lancashire SHLAA was carried out prior to the revocation of the North West Regional Spatial Strategy (RSS) and therefore refers to RSS policies and housing targets. The Central Lancashire authorities are currently in the process of proposing local housing targets. The SHLAA will therefore be updated to remove references to the RSS and reflect local housing targets when these have been approved for publication within the joint Central Lancashire LDF Core Strategy.

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# CENTRAL LANCASHIRE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT September 2010

## INTRODUCTION

National Planning Policy Statement 3 (PPS3: Housing) stresses the need for a thorough evidence-based policy approach to achieve strategic housing objectives. In particular it stipulates the need for the assessment of housing land availability, through the use of Strategic Housing Land Availability Assessments (SHLAA).

The Central Lancashire Authorities of Chorley, Preston and South Ribble are collaborating on development planning documents that are part of the Local Development Framework. National and regional policy advocates joint working between authorities whose housing markets cross administrative boundaries and therefore Chorley, Preston and South Ribble Councils are producing a joint SHLAA for the Central Lancashire Housing Market Area.

The North West Regional Spatial Strategy sets a housing provision target for the period 2003-2021 of a total of 24,120 for the three Central Lancashire authorities and the SHLAA's primary aim is to identify potential land supplies for meeting at least this need. This document has been produced for the period April 2009 to March 2024 (whereby the year April 2009 – March 2010 is considered as the 'reporting year' in terms of AMR guidance) with a forward looking 5 year supply period from 2010/11 – 2014/15. The document therefore supersedes the previous SHLAA which was published in March 2009.

The SHLAA provides an evidence base on the potential housing land supply across Central Lancashire. This document **does not allocate specific sites for housing development** but will be used as a key piece of evidence to inform the Core Strategy and Site Allocations Development Plan Document work.

## **PLANNING POLICY CONTEXT**

### **National Policy Context**

#### **Planning Policy Statement 12: Local Spatial Planning**

Planning Policy Statement 12 (PPS12) highlights the need for a robust and credible evidence base to inform development documents that make up the Local Development Framework. The Strategic Housing Land Availability Assessment will form an important component of that evidence base.

#### **Planning Policy Statement 3: Housing**

Planning Policy Statement 3 (PPS3) sets out the national planning policy framework for achieving the government's strategic housing objectives, and emerged as a response to the Barker Review of Housing Supply (2004). PPS3 sets out the framework needed to achieve a new, more responsive approach to land supply at the local level.

PPS3 requires local authorities to assess housing need and demand through Strategic Housing Market Assessments (SHMA), and land supply and availability through a SHLAA. It states that where two or more Local Planning Authorities form a housing market area, they should work together by preparing joint assessments or by ensuring consistency in methodology. Chorley, Preston and South Ribble constitute the Central Lancashire housing market area and therefore have produced this joint Strategic Housing Land Availability Assessment. The three councils have also collaborated on a joint Strategic Housing Market Assessment which has been reported on separately.

#### **Strategic Housing Land Availability Assessments Practice Guidance**

The Strategic Housing Land Availability Assessments Practice Guidance (The Practice Guidance), produced by the government department of Communities and Local Government in 2007, provides practical guidance for local authorities on how to carry out an assessment to identify land for housing and to assess the deliverability of sites. The Practice Guidance stresses the importance of Strategic Housing Land Availability Assessments as a key component of the evidence base needed to support the delivery of sufficient land for housing to meet local communities' needs. It states that the primary role of a SHLAA is to:

- identify sites with potential for housing
- assess their housing potential, and
- assess when and whether they are likely to be developed.

A SHLAA should:

- identify specific, deliverable sites for the next five years that are ready for development, and to keep this updated in response to market conditions;
- identify specific, developable sites for 6-10 years into the future, and ideally for years 11-15, to enable the five year supply to be continuously topped up in the years to come;
- where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth.

This SHLAA follows the approach set out in PPS3 and the Practice Guidance which outlines the minimum requirements of a SHLAA. These are to:

- Provide a list of sites, cross referenced to maps showing locations and boundaries of specific sites

- Assess the deliverability/developability of each identified site (in terms of suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- Assess the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
- Identify constraints on the delivery of identified sites
- Make recommendations on how these constraints could be overcome and when

## Regional Policy Context

The North West Regional Spatial Strategy was published in September 2008 and provides housing provision target figures for each local authority area in the region. Table 1 below shows the targets for the Central Lancashire authorities.

**Table 1: Central Lancashire authority RSS housing targets**

Local Authority Area	Total Housing Provision 2003-2021 (net of clearance replacement)	Annual Average rates of Housing Provision (net of clearance replacement)
Chorley	7,500	417
Preston	9,120	507
South Ribble	7,500	417

Policy L4 of the Regional Spatial Strategy states that local planning authorities should monitor and manage the availability of land for housing and that they should use the results of up-to-date Strategic Housing Land Availability Assessments to inform the allocation of, and development control decisions upon specific sites. It also echoes national policy in that it advocates joint working between local authorities where housing markets extend across administrative boundaries.

Policy L4 states that in the Central Lancashire housing market area, at least 70% of new housing development should be located on brownfield land, which will inevitably influence which sites are allocated for residential use.

Policy L4 also states that for the purpose of producing LDFs, local planning authorities should assume that the average annual requirement will continue for a limited period beyond 2021. The RSS annual targets have therefore been rolled forward until the end of the SHLAA period.

## Local Policy Context

### Local Development Frameworks

Existing Local Plans are being replaced by Local Development Frameworks (LDFs) which comprise a series of documents that cover up to 15 years into the future. The main overarching document is a Core Strategy which sets the broad policy approach that other more detailed and site specific Development Plan Documents (DPDs) need to conform with.

For the combined Central Lancashire area, Chorley, Preston and South Ribble Councils are producing a joint Core Strategy which will be finalised and adopted in 2011. The Publication Draft which is due to be made available in autumn 2010, sets out the preferred spatial development strategy for Central Lancashire and is therefore of relevance to the SHLAA. Firstly Policy 1 (Locating Growth) states that growth and investment should be focussed on brownfield sites and key regeneration areas in Preston, the key service centres of Chorley

and Leyland as well as Longridge in Ribble Valley, Strategic sites, and the other main urban areas in South Ribble, whilst protecting the character of suburban areas. Some growth and investment is also encouraged at the Urban Local Service Centres of Adlington, Clayton Brook/Green, Clayton-le-Woods (Lancaster Lane), Coppull, Euxton and Whittle-le-Woods, with limited growth and investment encouraged at identified Rural Local Service Centres. The policy also recognises that there may be a need for some greenfield development on the fringes of main urban areas and also in specified local service centres.

Policy 4 is also of relevance to the SHLAA as it states that Chorley, Preston and South Ribble Councils should aim to provide for and manage the delivery of new housing by ensuring that there is enough deliverable land suitable for house building.

The Strategic Housing Land Availability Assessment will be an important evidence base for the Site Allocations work (DPD issues and options stage planned for Autumn 2010) which will set out site specific allocations to meet the Borough's development needs and protect areas from inappropriate development.

### **Local Plans & Interim Planning Statements on Housing**

Whilst work is well advanced on the Core Strategy and other Local Development Framework Documents (Chorley Council has already adopted a Sustainable Resources DPD), the three Central Lancashire authorities each have adopted Local Plans that currently remain in force. Preston and South Ribble Councils also have interim planning policies that relate to housing.

#### Housing Policies

Key Housing policies from each authority that are of relevance to the SHLAA are highlighted below:

#### Chorley Local Plan

Policy HS1 of the Chorley Local Plan provides a list of allocated sites for housing development for the period 1991-2006, and this policy was saved and extended beyond 2007 whilst Local Development Framework documents are being prepared. Many of these housing sites are now completed, but there are still a significant number of units that remain to be built on a number of the sites. Policy HS2 was also saved and this policy refers to the former Royal Ordnance Site at Euxton, which is now known as Buckshaw Village. A major urban village is developing here and a substantial number of housing units remain to be built.

#### Preston Local Plan

Policy DS1: Housing Land Requirement and Policy H1: Housing Development outside Allocated Areas both addressed the allocation of land for housing development in the Preston Local Plan but neither of these policies were saved beyond 2007.

#### Interim Planning Statement 5: Housing Provision in Preston

Preston's Interim Planning Statement (IPS) on Housing Provision was adopted in December 2008 and was produced in response to the updated housing provision targets in the Regional Spatial Strategy. It replaces the previous draft Supplementary Planning Guidance 9 – Housing Provision in Preston: The Monitoring and Managed Release of New Sites for Development produced by the council in 2004. IPS 5 states that where the council can demonstrate a 5-year supply of housing sites, planning applications for additional development will only be approved if it can be demonstrated that they are deliverable in the next 5 years. The policy gives priority to sites on previously developed land, and exceptionally, greenfield sites allocated in the Local Plan. The policy states that development will not be permitted on other greenfield sites unless exceptional circumstances can be

shown, for example sites in accordance with Local Plan Policy H3 – Affordable Housing in Rural Areas. IPS 5 also states that applications for housing on sites that are existing employment sites, or that were last used for employment, will normally be resisted unless the applicant can justify the change from employment use. IPS 5 will remain a material consideration in planning applications until it is superseded by the Local Development Framework Core Strategy.

#### South Ribble: Local Plan

The saved policies of the South Ribble Local Plan provide the current policy framework for decision-making on the use of land and buildings within the Borough. Policy HP1 lists sites that were identified to meet housing needs in the borough up until 2006, and since the Local Plan was adopted, 10 of the 15 sites have been fully developed.

#### South Ribble: Interim Planning Policy: Housing

South Ribble Borough Council adopted this interim planning policy in September 2008 in order to reflect updated national and regional planning policy. It will apply until the council adopts the Central Lancashire Local Development Framework documents. The policy promotes a flexible approach to managing housing land, informed by regular monitoring of the Borough's supply of housing land. If the council can demonstrate an oversupply of housing of up to 20% over RSS targets, the council will restrict the release of further housing land to sites which make an essential contribution, for example affordable or special needs housing.

#### Other Relevant Policy Designations

There are a number of other key local policy designations that are of relevance to the SHLAA.

Both Chorley and South Ribble boroughs have extensive areas of Green Belt land, whilst Green Belt land is far more limited in extent in Preston. Most types of development including nearly all forms of housing development are not appropriate in the Green Belt.

In both South Ribble and Chorley there are large areas of designated Safeguarded Land on the edge of towns and villages. This land could be used for development including housing if there is a need and it is otherwise appropriate to allocate the land for residential development.

To the east of Chorley town and around the west, north and east of Preston City the open countryside is protected from most forms of development including most types of housing, although land adjoining the urban areas could be suitable subject to its policy status being changed.

In all three districts public and privately owned open space used for amenity, sport and other recreational purposes is protected from development and not normally allowed for housing

### **The Central Lancashire and Blackpool Growth Point**

The aim of Growth Points is to improve the availability of housing by increasing new construction. This national initiative was conceived prior to the 2008 recession when it was hoped that public pump priming monies for infrastructure provision and advance planning would stimulate the house building industry. However the recession, with its associated reductions on loan finance availability severely restricted both potential home buyer purchasing power and developers' ability to pre-fund schemes. In response to the wide scale effects of the recession the government reduced Growth Point funding by redistributing some



of the monies to other housing associated incentives across the country. Growth Point funding has yet to be announced for 2011/12 onwards.

Across Central Lancashire and Blackpool the aim in the Growth Point bid submitted by the participating councils was to increase the numbers of new home built by 2017 by more than 30% above the provision levels in the Regional Spatial Strategy (RSS). The RSS annual housing provision levels for the three Central Lancashire Districts add up to approximately 1340 dwellings. However instead of this annual figure being exceeded house building rates fell substantially with the onset of the recession. This is especially so in Preston with the high number of City Centre apartment schemes dependent on buy to let mortgages which were withdrawn by lenders.

The amount of Growth Point related finance so far available has not convinced the local house building industry that rates of residential development can be significantly increased in the near future. Industry representatives predict that no overall excess of house building completions above SHLAA provision levels will be achieved during the Growth Point period to 2017.

Within the Central Lancashire Draft Core Strategy the authorities consider that the developers' view of future house building activity is too pessimistic by being overly influenced by the short term problems of restricted loan availability. The Growth Point uplift in housing delivery remains an aspiration of the authorities but may not now be achievable.

## **METHODOLOGY**

### **STAGE 1 – PLANNING THE ASSESSMENT**

The approach taken to the SHLAA follows that set out in the Practice Guidance. This advocates carrying out the assessment with other local planning authorities in a housing market area. The three authorities of Chorley, Preston City and South Ribble form a single housing market area, so have worked together to produce a joint SHLAA for Central Lancashire. However, each district has its own housing targets in the Regional Spatial Strategy and the SHLAA Report has been structured to enable the housing land availability situation in each district to be clearly identified.

The Assessment has been produced in partnership, with the lead taken by officers at the three Central Lancashire Authorities. Central Lancashire has a Strategic Housing Market Partnership that meets on a regular basis. The Housing Market Partnership includes key stakeholders such as house builders, social landlords and property agencies. The Partnership has been kept informed of progress on the SHLAA and partners' comments have helped to influence the approach taken and the assumptions made.

Drawn from the Partnership, and supplemented by additional developers a Panel has been established to directly inform the SHLAA work. Three Panel meetings were held in January, February and March 2009 to assist with the production of the first SHLAA. At these meetings, both local and regional housebuilders, gave their views on the deliverability and developability of sites and other assumptions made, which were reflected in the SHLAA Report published in March 2009. In order to further review the SHLAA assumptions and to incorporate opinions on the deliverability and developability of new sites added into the SHLAA a further Developer Panel meeting was held in October 2009.

In order to provide further expertise on the achievability of housing development GVA Grimley were commissioned to undertake stage 7c of the SHLAA process for the first SHLAA in 2009 (see Appendix 2). This information informs the SHLAA review and has been supplemented by any new information received from the Developer Panel and landowners/developers. Any new sites that have come forward within this SHLAA review have been assessed by the Developer Panel and internally based on GVA Grimleys assessment of market areas, any known cost factors (flood risk, contamination etc) and delivery factors, taking account of developers own phasing proposals where known.

## STAGE 2 – DETERMINING WHICH SOURCES OF SITES WILL BE INCLUDED IN THE ASSESSMENT

The Guidance indicates the sources and types of sites that should be included in the SHLAA. The following types of site have all been included in the Central Lancashire SHLAA.

<b>Sites in the planning process</b>
<ul style="list-style-type: none"> <li>• Existing housing allocations and sites with development briefs</li> <li>• Unimplemented/outstanding planning permissions for housing</li> <li>• Planning permissions for housing that are under construction</li> <li>• Land allocated (or with permission) for employment or other land uses which are no longer required for those uses</li> <li>• Land identified in current Local Plans as Safeguarded</li> </ul>
<b>Sites not currently in the planning process</b>
<ul style="list-style-type: none"> <li>• Vacant and derelict land and buildings</li> <li>• Surplus public sector land</li> <li>• Land in non-residential use which may be suitable for re-development for housing, including as part of a mixed use development</li> <li>• Additional housing opportunities in established residential areas, such as under-used garage blocks</li> <li>• Sites in rural settlements, and rural 'exception' sites (such as for local needs affordable housing)</li> <li>• Urban extensions (larger sites adjoining built up areas such as Safeguarded Land)</li> </ul>

There are no current plans for the large scale redevelopment and re-design of existing residential areas in Central Lancashire and no free standing new settlements have been identified by the Regional Spatial Strategy, so the SHLAA does not include these types of sites, which are listed in the Practice Guidance.

Given the large number of sites that are included in the SHLAA, a threshold has been applied and sites that have a capacity of less than 5 dwellings are not included and assessed in the study. Sites under 5 dwellings do however contribute towards the 5 year supply. A figure has therefore been included within the study which takes into account all sites under 5 dwellings that have planning permission. It is acknowledged that not all these sites will be built out in 0-5 years and therefore the overall figure allows for 10% of these sites not being developed.

### Policy Exclusions

The SHLAA must enable the three authorities to be in the best possible position for deciding their strategies for delivering housing targets and objectives. The Guidance recommends that the scope of the assessment should not be narrowed down by existing policies designed to constrain development. The joint working on Local Development Framework Documents will mean that new policies are adopted relating to the use and development of land. Therefore, at the initial stage, very few types of land that might have potential for housing were excluded from the study. This will help to ensure that the assessment is as thorough as possible. However, the following types of land have been excluded from the assessment and the reason for these exclusions are set out below.

The following land types were excluded:

Nature Conservation Designations	Sites that are designated as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) have been excluded from the study, due to their importance for nature and conservation.
Flood Zones 3a and 3b	Parts of Central Lancashire are vulnerable to flooding. PPS25

	states that more vulnerable uses, such as residential dwellings, are only appropriate in Flood Zone 3a if the exception test is passed. Therefore, sites that are predominantly located in this zone have generally been excluded from the study, unless they already have planning permission for housing, or form part of an existing housing or mixed-use allocation. Occasionally parts of larger housing sites fall within Flood Zone 3a. In these circumstances, the net developable area of these sites has normally been reduced to reflect this designation. Residential dwellings are not permitted in Flood Zone 3b.
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## Policy Inclusions

The following land types were all included within the scope of the assessment at the initial stage. However, some of these land types were excluded later on in the process. These issues are considered in Stage 7a of this report.

Brownfield Land	Brownfield land is generally preferred for development, although the SHLAA will take into account current planning policies, locational circumstances, and the need for other land uses, when brownfield sites are assessed for their suitability for housing.
Greenfield sites	Planning policies recognise that the priority is to develop brownfield sites. However, some greenfield sites will be appropriate for development. The SHLAA therefore assesses greenfield sites to determine their suitability.
Green Belt Land	The importance of Green Belt is recognised both nationally and locally in maintaining the openness between built up areas. There is no intention at the present time to review Green Belt boundaries, but Green Belt sites were initially included in the assessment in case a review should take place.
Safeguarded Land	Safeguarded Land, identified in Chorley and South Ribble's Local Plans, is to be kept safeguarded from development in order to help meet long term development needs without encroaching onto Green Belt land. It is therefore appropriate to assess this land for development suitability.
Public Open Space	Some sites that predominantly comprise public open space were initially included in the assessment.
Flood zones 1 & 2	Sites within Floodzones 1 & 2 have not been excluded from the assessment as measures can be taken in a development to mitigate the risk of flooding. The flood risk element and the cost of mitigation would be considered at the viability stage of the assessment.
Nature Conservation Areas	Locally designated conservation sites have a lower status than national designations and some sites were initially included in this assessment.
Open Countryside (Preston) & The Area of Other Open Countryside (Chorley)	As with Green Belt land, the designated Open Countryside in Preston and designated Area of Other Open Countryside in Chorley is currently strictly protected. However some land adjoining built up areas may be suitable housing so these sites were initially included in the assessment.

### STAGE 3 – DESKTOP REVIEW OF EXISTING INFORMATION

A desktop review was undertaken of sites in the planning process and sites from other sources to identify sites with potential for housing. The table below identifies sources from which sites have been identified for inclusion in the Central Lancashire SHLAA.

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permission/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Site suggestions submitted by landowners/developers as part of a call for sites to inform the Site Allocations DPD	To identify sites
Other information sources that were used to identify sites	
Urban Potential Studies	To identify buildings and land, and any constraints to delivery
National Land use Database (NLUD)	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Joint Employment Land Review	To identify surplus employment buildings and land
Ordnance survey maps	To identify land
Aerial photography	To identify land

Sites within the Central Lancashire SHLAA therefore include:

- Existing allocations for residential development or mixed use development from the existing Local Plans for each area.
- Large and small sites with planning permission in Preston, South Ribble and Chorley. This includes sites on which development has commenced, and sites that have planning permission for residential development, that has not yet commenced.
- Urban Potential Studies – All three authorities have undertaken and completed Urban Potential Studies for their areas. Sites identified in these studies where development on the site has not been completed have been included in the SHLAA. Sites with a capacity for 5 or more dwellings have been included.
- Joint Employment Land Review (Summer 2008) – The three Councils have recently published a comprehensive Employment Land Review which was completed by consultants. The study split the employment sites in the three boroughs into six categories. The lowest quality sites were identified as “Other” in the review and have been included in the SHLAA along with those classed as ‘Mixed Use’. Sites in the Employment Land Review classified as “Other” are sites that are moderate to poor quality, with significant constraints, and often in inappropriate locations. Such sites may have potential for (partial) de-allocation or release to other forms of development.

These sites have therefore been included in the SHLAA to assess their suitability for residential development. Sites which were classified as 'Mixed Use' are sites that were identified as having potential for mixed use development as a means of enhancing their current contribution to townscape quality as well as the quality of the local employment offer.

- Sites identified in suggestions submitted by landowners/developers as part of a call for sites to inform the Site Allocations DPD which closed at the end of January 2010. The three Councils have asked any interested parties to suggest sites to be considered as part of the LDF process. There were over 500 suggestions across the three areas, with the majority being for residential development or mixed use development. Sites that were suggested that have a capacity of more than 5 dwellings have been included in the SHLAA.
- National Land Use Database (NLUD) Sites – Vacant and derelict land as identified in the annual NLUD returns has also been included in the study.

#### **STAGE 4 – DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED**

All sites identified by the desk top review have been visited. This is to ensure that there are no inconsistencies and to get an up to date view of all the sites. The Practice Guidance states that the site survey should also be used to identify further sites with potential for housing, and a number of additional sites have been identified as a result.

#### **STAGE 5 – CARRYING OUT THE SURVEY**

Site visits were carried out for all of the sites included in the SHLAA. While on site, the following characteristics were either recorded or checked if they had been previously identified:

- Site size
- Site boundaries
- Current use(s)
- Surrounding land use(s)
- Character of surrounding area
- Physical constraints e.g. access, steep slopes, potential for flooding, natural features of significance and location of pylons
- Development progress, e.g. ground works completed, number of homes started and number of homes completed
- Initial assessment of whether the site is suitable for housing or housing as part of a mixed use development

A database was created to record all the information collected on the sites during the survey process, and during the desktop review of all the sites.

#### **STAGE 6 – ESTIMATING THE HOUSING POTENTIAL OF EACH SITE**

The Guidance states that the estimation of the housing potential of each site should be guided by existing or emerging plan policies, particularly the approach to housing densities at the local level. However, it is not considered that existing or emerging policies provide a sufficient basis to make a local judgement, so a range of density classifications with associated density ranges were developed at the start of the SHLAA process for different types of locations in Central Lancashire. These ranges reflect typical densities that can be expected in these types of locations, with an emphasis on higher densities in more sustainable locations.

The density classifications/ranges have been amended over time as a result of Developer Panel consultation to reflect changing market conditions. The following table shows the various changes that have been applied to the density classifications/ ranges:

	Initial ranges applied in 2008	Ranges applied in March 09 SHLAA	Ranges applied in updated May 2010 SHLAA
Preston City Centre	120 - 150 dph	50 – 100 dph	50 – 100 dph
Preston Docks	60 - 120 dph	50 – 100 dph	50 – 100 dph
Inner Urban	50 - 120 dph	50 – 100 dph	30 – 50 dph
Suburban	30 - 60 dph	30 – 60 dph	30 – 40 dph
Rural Settlements	30 - 60 dph	30 – 60 dph	30 – 40 dph
Other Rural	30 - 40 dph	30 – 40 dph	30 – 40 dph

Each site in the assessment has been given a density classification and a site specific density multiplier, which has been used to calculate the housing potential of the site. Density multipliers are based on an assessment of the area immediately surrounding the site. The only exceptions relate to sites that already have planning permission for housing. On these sites the number of housing units submitted with the planning application has been used, except in circumstances where evidence suggests that re-planning of the site may be necessary due to changes in market conditions.

Not all of the total site area will be developed for housing. Therefore, we have made the following assumptions about the net developable area on sites of different sizes.

On sites of:

less than 0.4 hectares:	90% of site developed for housing
0.4 – 4.9 hectares:	80% of site developed for housing
5 – 10 hectares	60% of site developed for housing
Over 10 hectares	50% of site developed for housing

Each site has then been assessed to reflect any individual site characteristics and physical constraints and the net developable area adjusted accordingly.

Therefore, the potential capacity of a housing site has been calculated as:

Site size x net developable area x density multiplier

Each site in the assessment has been given a housing capacity figure. However, other than when a site already has planning permission, the capacities are not based on detailed designs for each site and are purely indicative.

Through developer consultation, GVA Grimley produced a set of build-out rates in 2008 for the SHLAA. However due to changes in market conditions since the initial work by GVA Grimley in 2008 the issue of build-out rates has been reviewed by the Developer Panel. The developers voiced concerns that the build out rates were set too high from 2010 onwards and that a more realistic build-out rate figure for 2010 onwards would be 30 units per site per developer.

The amended build-out rates were confirmed as an accurate reflection of the present circumstances at the Developer Panel meeting in October 2009 and are as follows (except where there is site-specific recent information to the contrary):

- 2009-2010 – anticipated build out rates of 24 units per site per developer

- 2010-2011 – anticipated build out rates of 30 units per site per developer
- 2011-2012 and years beyond – return to build out rate of 30 units per site per developer

## **STAGE 7 – ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED**

The Guidance splits stage 7 into 4 steps, which relate to assessing when and whether sites are likely to be developed.

Assessing the suitability, availability and achievability of a site allows judgements to be made as to whether a site can be considered deliverable, developable or not currently developable for housing development.

To be considered **deliverable**:

A site should be available now, offer a suitable location for housing development now and there should be a reasonable prospect that housing will be delivered on the site.

To be considered **developable**:

A site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.

### **Stage 7a: Assessing suitability for housing**

The Guidance states that a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities.

The Guidance advises that factors such as policy restrictions, physical problems or limitations, potential impacts and the environmental conditions which would be experienced by prospective residents should be considered when assessing a site's suitability for housing.

The sites have been split into three categories and the maps which accompany this document show these sites using the following colours:

- Green – Suitable
- Orange – Suitable with policy restrictions
- Red – Unsuitable

The suitability of the sites for housing does not mean that a decision has been taken to identify these for actual housing development. This is a matter for the Site Allocations and Development Management Policies Development Plan Documents to determine.

### **Policy Restrictions**

At the initial stage of the assessment very few types of land that might have potential for housing were excluded from the study, to help to ensure that the assessment was as thorough as possible. However, a number of sites were considered unsuitable at Stage 7a in terms of policy restrictions.

When assessing suitability of sites, those in the Green Belt were considered unsuitable for housing purposes. This accords with policy in the Regional Spatial Strategy, which states that there is no need for any exceptional strategic change to the Green Belt in Lancashire before 2011 and a presumption against substantial strategic change to the Green Belt in Lancashire after this period. The Publication Draft Core Strategy also has a presumption against development in the Green Belt, although it does state that it may be necessary to alter Green Belt boundaries locally and on a small scale to accommodate appropriate local



developments. Many of the Green Belt sites also score badly in terms of sustainability largely due to their location away from most services.

Some sites that predominantly comprise public open space were initially included in the assessment. However, public open space is very important for local communities and the three Councils aim to protect it. Therefore, when assessing the suitability of these sites they were generally excluded from the assessment. Occasionally public open space forms part of a larger housing site that is included in the assessment. In these circumstances, the net developable area of these sites was generally reduced to allow the retention of the public open space.

Locally designated conservation sites, such as Biological Heritage Sites, have a lower status than national designations and some sites were initially included in this assessment. However, they are still of importance for nature and conservation purposes and were generally considered unsuitable when assessing the suitability of sites for housing.

When assessing suitability, sites in Open Countryside separate from existing settlements were mainly considered unsuitable for housing purposes unless they already have planning permission. This approach accords with national policy PPS7: Sustainable Development in Rural Areas which states that new development in the open countryside, away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled. Sites on the edge of the Preston urban area and Longridge as a key service centre, which could provide potential sustainable urban extensions in the future were considered suitable as these fit with the Publication Draft Central Lancashire Core Strategy. Any other 'Open Countryside' sites on the edge of existing settlements within Preston City Council area were included as 'suitable but with policy restrictions' as they go against the policies within the current Preston Local Plan and Draft Core Strategy.

Employment sites included within the study as a result of the Joint Employment Land Review (ELR) have been assessed on a site by site basis. The ELR identified only a small number of "Other" sites which were generally moderate to poor quality. The ELR did however identify a number of potential 'Mixed Use' sites as well.

The following tables set out those sites in each of the three authorities that were assessed as being unsuitable for residential development:

**Table 2: Chorley sites considered unsuitable**

Site Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Suitable for Housing?	Reasons
ADL02	Land off Railway Road	Adlington	0.66	No	Site is a residential garden
ADL04	Railway Road	Adlington	2.5	No	Application submitted for 75 units in 2009 but withdrawn. Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR
ADL06	Westhoughton Road	Adlington	0.5	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR. Operational but site suggested for housing redevelopment
ADL13	The Common	Adlington	0.5	No	Site is located in Green Belt. Not adjacent to designated settlement
ADL14	Allanson Hall Farm Westhoughton Road	Adlington	15.6	No	Site is located in Green Belt
ADL15	Woodward House Fields Bolton Rd	Adlington	17.71	No	Site is located in Green Belt. Not adjacent to designated settlement
ADL16	Back Lane, Heath Charnock	Adlington	0.78	No	Site is located in Green Belt. Not adjacent to designated settlement
ADL17	Hole House Farm Heath Charnock	Adlington	4.2	No	Site is located in Green Belt
ADL18	Bramblewood Nursery & Garden Centre	Adlington	3.2	No	Site is located in Green Belt. Not adjacent to designated settlement
ADL19	Weldbank Plastics Westhoughton Rd	Adlington	0.77	No	Policy preference to retain for employment purposes. Not assessed in ELR. Operational but site suggested for housing redevelopment
ADL20	Remainder of Land off Bolton Road	Adlington	6.37	No	Site is located in Green Belt. Requires development of ADL09
ADL21	120 Rawlinson Lane	Adlington	2.7	No	Site is located in Green Belt. Not adjacent to designated settlement
ADL22	Acresfield	Adlington	-	No	Site is protected Open Space
ADL23	Fairport, Railway Road	Adlington	3.58	No	Policy preference to retain for employment purposes. Rated ' <b>Good Urban</b> ' in ELR. Operational but site suggested for housing redevelopment
ADL25	Land North of Lower Hale Drive, Heath Charnock	Adlington	4.39	No	Site is located in Green Belt
BRW02	Land off Heather Lea Drive	Brinscall	2.83	No	Majority of site is allocated as a proposed playing field
BRW03	Withnell Mill	Withnell	0.36	No	Policy preference to retain for employment purposes. Rated <b>Good Urban</b> in ELR. Predominantly industrial/commercial area.
BRW04	Land off Fellstone Vale	Brinscall	4.6	No	Green Belt
BRW05	Boardman's Heights, Bury Lane	Withnell	11.2	No	Green Belt
BRW06	Abbey Village Mill	Abbey Village	3	No	Operational employment site. Landowners intentions currently unknown so would need to agree to make land available. Abbey Village not identified as a location for growth in draft Core Strategy
BRW08	Bolton Road	Abbey Village	0.87	No	Green Belt
CHO14	Saville Street & Adjoining Land	Chorley	0.55	No	Site allocated for housing redevelopment in Local Plan but large section of site now redeveloped for this purpose. Remaining section of site is a busy operational garage and a school. Landowners intentions currently unknown so would need to agree to make site available
CHO15	Yarrow Mill, Yarrow Road	Chorley	1.5	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR. Operational but site suggested for housing redevelopment. Demolition required
CHO17	Cowling Mill, Cowling Brow	Chorley	2.41	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR. Operational but site suggested for housing redevelopment. Demolition required
CHO18	William Lawrence Site, Townley Street	Chorley	1.32	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR. Operational but site suggested for housing redevelopment. Demolition required
CHO22	Chorley Social Club, Friday Street	Chorley	0.76	No	Demolition needed. Policy preference to retain majority of site for employment purposes. Rated 'Good Urban' in ELR
CHO24	Botany/Great Knowley	Chorley	15.7	No	Policy preference to retain for employment purposes. Allocated Employment Site. Rated ' <b>Good Urban</b> ' in ELR. Small part Green Belt. Mixed Use Site suggestion
CHO31	FDC (Holdings) Ltd & Ferax Premises, Moorland Gate, Cowling Brow	Chorley	6	No	Policy preference to retain for employment purposes. Rated 'Owner Specific' in ELR. Site suggested for mixed uses. Demolition required
CHO41	Land south of Crosse Hall Lane	Chorley	2.72	No	Steep slope of site makes development for housing unlikely and site is very close to motorway. Landowners intentions unknown so would need to agree to make site available. Chorley is identified Key Service Centre in draft Core Strategy
CHO42	South of Lower Healey Farm, Froom Street	Chorley	3.5	No	Site is located in Area of Other Open Countryside detached from settlement. Access Issues
CHO43	Lower Healey, Froom Street	Chorley	2.02	No	Site is located in Area of Other Open Countryside detached from settlement. Access Issues
CHO44	Former Rover Dealership, Bengal Street	Chorley	0.5	No	Policy preference to retain for employment purposes. Not rated in the ELR.
CHO46	Froom Street	Chorley	2.48	No	Site is located in Area of Other Open Countryside detached from settlement. Access Issues
CHO47	Land at Botany Bay, Bagganley Lane	Chorley	0.4	No	Site is located in Area of Other Open Countryside detached from settlement. Water based leisure allocation
CHO48	Land at Bagganley Lane	Chorley	15.92	No	Site is located in Area of Other Open Countryside detached from settlement. Access Issues
CHO49	Land adjacent to Bagganley Lane & Lower Healey Business Park	Chorley	14.42	No	Site is located in Area of Other Open Countryside detached from settlement. Water based leisure allocation

CHO51	Land off Preston Road	Chorley	3.23	No	Site is located in Green Belt & Structural Landscaping Belt
CHO52	Euxton Park Golf Centre, Euxton Lane	Chorley	8	No	Site is located in Green Belt
CHO53	Lower Healey Farm, Bagganley Lane North	Chorley	23.33	No	Site is located in Area of Other Open Countryside detached from settlement.
CHO61	St Georges Institute, Trinity Road	Chorley	0.54	No	Part of site is protected open space (bowling green) with associated club and car parking so unsuitable. Housing site very restricted if bowling green, club and parking is retained. There would also be access issues to remainder of site
CHO62	Former Long Row, Bagganley Lane	Chorley	0.21	No	Site is located in Area of Other Open Countryside
CHO63	Yarrow Farm	Chorley	18.9	No	Site is located in Green Belt and Valley Park. Not adjacent to designated settlement
CHR03	Pole Green Nursery, Church Lane	Charnock Richard	1.73	No	Development would require nursery relocation to Green Belt & protected open space
CHR04	Coppull Road	Charnock Richard	1.4	No	Site is located in Green Belt. Not adjacent to designated settlement
CHR05	Park Hall	Charnock Richard	51.5	No	Major Developed Site in the Green Belt. Not adjacent to designated settlement
CHR06	Land to east of Chorley Lane	Charnock Richard	3.8	No	Site is located in Green Belt & Part Biological Heritage Site
CHR07	Hindle's Town Lane	Charnock Richard	19.8	No	Site is located in Green Belt. Not adjacent to designated settlement
CHR08	Hunters Lodge Hotel, Preston Road	Charnock Richard	0.5	No	Site is located in Green Belt. Not adjacent to designated settlement
CHR09	Land at Chorley Lane	Charnock Richard	4	No	Site is located in Green Belt
CLB05	Westwood Road	Clayton Brook/Green	1.25	No	Site would need to be accessed via protected open space
CLB06	Preston Road	Clayton Brook/Green	0.4	No	Site is protected open space
CLW08	Land south of Thorntree House, Wigan Road	Clayton-le-Woods	1	No	Site is located in Green Belt
CLW09	Land at the corner of Wigan Road/Lydiate lane	Clayton-le-Woods	7	No	Site is located in Green Belt. Not adjacent to designated settlement. Site has proposed playspace allocation
CLW10	Land between Wigan Road & A6	Clayton-le-Woods	4	No	Site is located in Green Belt. Not adjacent to designated settlement
CLW14	Thorntrees Service Station, Wigan Road	Clayton-le-Woods	1.03	No	Site is located in Green Belt. Not adjacent to designated settlement
COP04	Blainscough Works	Coppull	2.99	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR
COP05	Land adjacent to Blainscough Works	Coppull	1.24	No	Site is located in Green Belt. Not adjacent to designated settlement
COP10	263 Spendmore Lane	Coppull	0.6	No	Policy preference to retain for employment purposes. Site not in ELR. Operational but site suggested for housing redevelopment. Requires demolition of existing buildings. May be needed to provide access to COP07
COP11	Coppull Enterprise Centre, Mill Lane	Coppull	1.5	No	Policy preference to retain for employment purposes. Rated 'Good Urban' in ELR. Lake restricts area of site
COP12	Land adjacent to Glover Road	Coppull	0.4	No	Site is located in Green Belt. Not adjacent to designated settlement
COP13	Land at Green Lane/Chapel Lane	Coppull	2.1	No	Site is located in Green Belt. Not adjacent to designated settlement
COP14	Land off Coppull Hall Lane	Coppull	8.3	No	Site is located in Green Belt.
COP15	Clancutt House, Clancutt Lane	Coppull	1	No	Site is located in Green Belt (Majority of Site)
COP16	Orchard Heys Farm, Park Road	Coppull	14.2	No	Green Belt & part Biological Heritage Site
COP17	1 Jolly Tar Lane	Coppull	1.25	No	Site is located in Green Belt. Not adjacent to designated settlement
COP18	Green Lane Farm, Green Lane	Coppull	0.78	No	Site is located in Green Belt - Demolition of farm buildings required. Not adjacent to designated settlement
COP19	Land at Green Lane Farm, Green Lane	Coppull	3.31	No	Site is located in Green Belt. Not adjacent to designated settlement
COP20	Land opposite 35 Preston Road	Coppull	0.55	No	Site is located in Green Belt. Not adjacent to designated settlement
COP21	Discover Leisure, Chapel Lane	Coppull	1.2	No	Policy preference to retain for employment purposes. Rated 'Good Urban' in ELR
COP22	Regent Street	Coppull	0.49	No	Policy preference to retain for employment purposes. Site not in ELR. Operational but site suggested for housing redevelopment. Requires demolition of existing buildings
COP24	Chisnall Hall Reclamation Site, Preston Road	Coppull	1.01	No	Site is located in Green Belt. Not adjacent to designated settlement
CRO04	Land to North of Brickcroft Lane	Croston	6.8	No	Site is located in Green Belt. Not adjacent to designated settlement. Partly located in floodzones 2 & 3
CRO05	Land to the east of Out Lane	Croston	1.9	No	Site is located in Green Belt
CRO06	Land off Westhead Road	Croston	3.1	No	Site is at risk of flooding. It is located in floodzones 2 & 3.
CRO07	289 Moor Road	Croston	0.5	No	Site is located in Green Belt and is not adjacent to designated settlement
ECC08	Grove Mill (Bygone Times) Langton Brow	Eccleston	2.4	No	Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR. Operational but site suggested for housing redevelopment. Demolition required.
ECC09	Parr Hall Farm, Parr Lane	Eccleston	4.5	No	Site is located in Green Belt.
ECC10	Nursery House Farm, Parr Lane	Eccleston	1.22	No	Site is located in Green Belt
ECC11	Shelley Drive	Eccleston	1.51	No	Site is located in Green Belt
ECC12	Land to the north of Wrenalls Lane	Eccleston	32.3	No	Site is located in Green Belt. Not adjacent to designated settlement
ECC13	Land between Lydiate Lane and New	Eccleston	7.85	No	Site is located in Green Belt. Not adjacent to designated settlement

	Lane				
ECC15	Land known as the Croft, Bradley Lane	Eccleston	0.84	No	Site is located in Green Belt
ECC16	Glassman House, Bradley Lane	Eccleston	1.57	No	Site is located in Green Belt. Not adjacent to designated settlement
EUX03	The Railway Tavern, Wigan Road	Euxton	0.6	No	Most of site is located in Green Belt. Section of site in settlement is too small for 5+ units
EUX05	Land at Balshaw Lane & Wigan Rd	Euxton	0.4	No	Policy Preference to retain as amenity open space.
EUX06	Euxton Mill, Dawbers Lane	Euxton	1	No	Site is located in Green Belt. Not adjacent to designated settlement. Rated 'Other Urban in Employment Land Review'. Policy preference to retain for employment purposes. Site restricted by BHS & is partly in floodzone 2
EUX07	Land to rear of Euxton Hospital	Euxton	0.4	No	Site is located in Green Belt. Not adjacent to designated settlement
EUX08	Lancashire Fire and Rescue Training Establishment, Southport Road	Euxton	11	No	Major Developed Site in the Green Belt. Not immediately adjacent to designated settlement. In employment use and preference to retain for employment use.
EUX11	Land south of Runshaw Lane & West of the Croft	Euxton	8.5	No	Site is located in Green Belt
EUX12	Land west of Wigan Road	Euxton	8.3	No	Site is located in Green Belt
EUX13	Land north of Runshaw Lane and west of Cedar Avenue	Euxton	7.8	No	Site is located in Green Belt
OTV02	Sidegate Cottage & land, Pompian Brow	Bretherton	0.52	No	Much of site is located in Green Belt
OTV03	Land to rear of Gregson Lane Primary School	Gregson Lane	7.5	No	Site is located in Green Belt
OTV04	Heskin Green	Heskin	14.4	No	Site is located in Green Belt. Not adjacent to designated settlement.
OTV05	Old Sand Quarry, Kenyon Lane & Cophurst Lane	Wheelton	7.7	No	Site is located in Green Belt & is also proposed playspace
OTV06	Balderstone Farm & Low Moss Farm, Nixon Lane	Ulnes Walton	1.26	No	Site is located in Green Belt. Not adjacent to designated settlement
OTV07	Denizes Farm, Southport Road	Ulnes Walton	8.37	No	Site is located in Green Belt. Not adjacent to designated settlement
OTV08	Land at Clemonson's Farm, Ulnes Walton Lane	Ulnes Walton	5.1	No	Site is located in Green Belt. Not adjacent to designated settlement
OTV10	Flash Green Acre, Jenny Lane	Higher Wheelton	0.33	No	Site is located in Green Belt
OTV11	Land off High Street, Four Lane Ends	Mawdesley	0.6	No	Site is located in Green Belt. Not adjacent to designated settlement
WLW02	Kem Mill, Kem Mill Lane	Whittle-le-Woods	1	No	Policy preference to retain for employment purposes. Rated Other Urban in ELR. Part of site floodzone 2 & 3. Access is in floodzone 2. Requires demolition of existing buildings.
WLW03	Little Quarries, Whittle Hill Quarries, Hill Top Lane	Whittle-le-Woods	19.3	No	Part of large area of land that is safeguarded for future development needs. LDF review of land required. Site currently in use as a quarry. Majority of site unlikely to be suitable due to quarrying activity, slopes, ponds and trees
WLW08	Town Lane	Whittle-le-Woods	0.74	No	Site is Wooded
WLW15	Swansey Mill, Mill Lane	Whittle-le-Woods	1.67	No	In floodzones 2 & 3. Employment Policy preference to retain for employment purposes. Rated 'Other Urban' in ELR
WLW16	Lisieux Hall	Whittle-le-Woods	55.7	No	Site is located in Green Belt
WLW17	Land off Parkside Drive	Whittle-le-Woods	0.8	No	Site is located in Green Belt & wooded site
WLW18	Land at Back Lane	Whittle-le-Woods	1.5	No	Site is located in Green Belt & Valley Park
WLW19	Land at Town Lane/Dark Lane	Whittle-le-Woods	1.8	No	Site is located in Green Belt. Not adjacent to designated settlement
WLW20	Land behind Doorway to Value, off Preston Road	Whittle-le-Woods	5	No	Site is located in Green Belt
WLW21	Land off Lea Road	Whittle-le-Woods	4.8	No	Site is located in Green Belt

**Table 3: Preston sites considered unsuitable**

Site Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Suitable for Housing?	Reasons
NLUD05	Land Off Carlton Street	University	0.23	No	The developable area is restricted by the need for a buffer strip for adjacent railway line. Site also has contamination issues
NLUD07	Land Off Hardwicke Street	St Georges	0.23	No	Part of ELR 'Other Urban' site considered for retention and redevelopment for employment
NLUD13	The Birches, Ribbleton Lane	St Matthews	0.24	No	Site has already been redeveloped as a Homeless Shelter
P009	Broughton Vicarage, Garstang Road, Broughton	Preston Rural East	2.05	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
P015	Site of Ingol Lodge, Cottam Lane, Ashton	Ashton/ Ingol	5.26	No	Site has major access issues and the majority of the site is within Flood zone 2 and 3.
P018	Land south of Stoney Butts	Larches/Lea	4.80	No	Site is policy protected for Amenity Greenspace
P023	Lea Gate Garage, Blackpool Road	Lea	0.85	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary

Site Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Suitable for Housing?	Reasons
P028	Land to east and west of Sandy Lane, Bartle	Preston Rural North	13.60	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
P029	Land to the west of Garstang Road, Broughton	Preston Rural East	25.50	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary. The site is also subject to Flood risk and identified as an area of separation in the Draft Core Strategy
P032	Land and premises at School Street	Riversway	0.56	No	Site Suggestion put forward in 2007. The site has consequently moved forward and has permission for other uses.
P036	Grimsargh Reservoir and adjoining land, Preston Road, Grimsargh	Preston Rural East	16.06	No	Site Suggestion put forward in 2007. The sites has consequently moved forward and is now a nature reserve
P037	Queens Retail Park	Town Centre	4.10	No	Site Suggestion for mixed use including residential was put forward in 2007. Since 2007 there has been a more recent site suggestion that has removed the residential element of the proposed use.
P040	Tetrad, New Hall Lane	St Matthews	2.19	No	Part of site is duplicated in PEN1 (considered suitable). The rest is ELR 'Good Urban' site to be retained for employment
P043	Land off Tudor Avenue, Lea	Lea	3.01	No	Site is policy protected for Amenity Greenspace
P048	Grimsargh House Rest Home, Preston Road, Grimsargh	Preston Rural East	1.30	No	Site in use as community facility
P066	Parkinson House Farm, Whittingham Lane, Goosnargh	Preston Rural North	4.98	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
P071	Ingol Golf Course	Greyfriars/ Ingol	35.00	No	Site is policy protected as a Golf course
P074	Eastway Nurseries, Eastway, Fulwood	Garrison	1.44	No	Technical difficulties due to access off Eastway, levels, and it borders a landfill site. Developer Panel comments indicate that it is not considered to be buildable.
P078	Oak Nurseries, Pudding Pie Nook Lane, Goosnargh (1)	Preston Rural North	0.65	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
P079	Oak Nurseries, Pudding Pie Nook Lane, Goosnargh (2)	Preston Rural North	2.00	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
P083	Land to North of Lightfoot Lane, Preston	Greyfriars	2.70	No	Site is policy protected for Amenity Greenspace
P084	Haris Park, 253 Garstang Road, preston	Greyfriars	3.50	No	Policy Protected as Recreational Greenspace
PR/CS001	Preston Jaguar, Portway, Ashton	Riversway	0.86	No	ELR considered as 'Good Urban'. Developer Panel comments indicate that this site is not attractive for residential development
PR/CS002	271-273 Brook Street	Tulketh	0.33	No	Part of ELR 'Other Urban' site considered for retention.
PR/CS003	Land in between Dorest and Saunders Rake, Cumeragh Lane, Longridge	Preston Rural North	0.27	No	Site in 'Open Countryside' and not adjacent to the existing settlement boundary
SE01	Avenham Street (56)	Town Centre	1.19	No	ELR 'Mixed Use' site currently in use
SE02	Laurel Street/Blelock Street (64)	Town Centre	0.89	No	ELR 'Mixed Use' site considered for retention
SE03	Sharoe Green Hospital (29)	College	10.36	No	Listed Building not appropriate for residential development
SE04	Ormskirk Road (50)	Town Centre	0.71	No	ELR 'Mixed Use' site currently in use
SE05	Church Street/ Pole Street (61)	Town Centre	0.18	No	Site has had recent residential led redeveloped
SE06	25-109 Garstang Road (14)	Moor Park	5.18	No	ELR 'Mixed Urban' site not appropriate as a residential only site
SE07	Land at New Hall Lane/ St Mary's Street (39)	St Matthews	1.54	No	ELR 'Mixed Use' site currently in use
SE08	The Brick House (6)	Fishwick	0.98	No	Although this is an ELR 'Other' site which could be considered for release from employment there are major access and contamination issues which restrict the potential for its redevelopment
UPS07	Langcliffe Road	Brookfield	0.23	No	Not appropriate location due to close proximity to local shopping parade
UPS21	Oyston Mill	Riversway	0.79	No	Site is Flood Zone 3. Also identified in the ELR as 'GU'.
UPS39	130-138 Manchester Rd, Factory on Arno St	Town Centre	0.16	No	Landowner intentions unknown - site is currently in use
UPS48	Peel Street	University	0.15	No	Developable area restricted by the need for a buffer strip for adjacent railway line and adjacent employment sites. Developer Panel comments indicate structural ground conditions and contamination costs to be excessive making the site unsuitable
UPS50	East Cliff	Town Centre	0.16	No	Steep embankment to the rear of site and slope stability issues. Developer Panel comments indicate that the site is not considered buildable due to severe technical constraints

**Table 4: South Ribble sites considered unsuitable**

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Suitable	Comment
BBN1	Charnley Fold House Cottage Lane	Bamber Bridge North	0.69	No	Employment use. Access issues.
BBN4	Land at Brindle Road	Bamber Bridge North	4.48	No	policy restricted - open space
BBW1	Land off Cuerden Way	Bamber Bridge West	2.90	No	office development completed
BBW3	Land off London Way/Dewhurst Row/Lostock lane	Bamber Bridge West	4.73	No	policy restricted
BBW6	Cuerden Way	Bamber Bridge West	1.52	No	Employment use.
BO3	Land at Lower Valley Lodge, Valley Road	Broad Oak	1.41	No	policy restricted
CG1	Land adjoining 141 Gregson Lane	Coupe Green & Gregson Lane	1.00	No	Greenbelt
CG2	Gregson Lane Cricket Club, Gregson Lane	Coupe Green & Gregson Lane	1.50	No	policy constrained.
CG3	Olive Farm, Hoghton Lane	Coupe Green & Gregson Lane	11.00	No	Greenbelt
EB1	78 Longmeanygate	Earnshaw Bridge	2.00	No	Greenbelt
FE1	Farington Estate, Farington Road	Farington East	22.47	No	Greenbelt
FE2	Wigan Road	Farington East	5.00	No	Greenbelt
FE4	Land to rear of Farington Lodge, Centurion Way	Farington East	2.10	No	Policy restricted. Green wedge and open space
LHU3	Site A, Back lane	Longton & Hutton West	4.20	No	Greenbelt
LHU4	Collingwood Farm, Ratten Lane	Longton & Hutton West	2.70	No	Greenbelt
LHU5	Back lane	Longton & Hutton West	15.50	No	Greenbelt
LHU6	Dobson's Farm, Liverpool Road	Longton & Hutton West	10.37	No	Greenbelt
LHU7	Land rear of 132 Chapel Lane	Longton & Hutton West	1.50	No	Policy restricted
LMH1	Land off Smithy Lane	Little Hoole & Much Hoole	2.00	No	Greenbelt
LMH6	Lane Ends Farm, Liverpool Road	Little Hoole & Much Hoole	11.37	No	Greenbelt
LMH7	Land at Brook Lane	Little Hoole & Much Hoole	5.00	No	Greenbelt
LMH8	Land to the North of Goose Green Farm, Moss House Lane	Little Hoole & Much Hoole	2.54	No	Greenbelt
LOH1	Lostock Hall engine sheds site Watkin Lane	Lostock Hall	1.88	No	Policy restricted (open space) and access issues
LOH2	St Catherines Hospice, Lostock Lane	Lostock Hall	2.00	No	policy constrained, physical problems
LOH3	Land to east of watkin Lane adjacent to Lostock Hall Station	Lostock Hall	0.88	No	policy constrained
LSA1	West of Wigan Road and North of Pack Saddle Bridge	Leyland St Ambrose	2.50	No	Greenbelt
LSA5	Land fronting Heald House Lane	Leyland St Ambrose	2.11	No	Greenbelt. Very close to Motorway
LSA6	Land at Avant garden Centre, Wigan Road	Leyland St Ambrose	5.13	No	Greenbelt
LSM2	Runshaw College, Langdale Road	Leyland St Marys	10.60	No	current established sixth form college.
LSM3	Land fronting to Langdale Road	Leyland St Marys	1.77	No	Policy restricted.
MF3	Land at Factory Lane	Middleforth	2.40	No	current employment use
MS1	Bamfords Mill, Midge Hall	Moss Side	2.34	No	Greenbelt
NLH3	Land off Brownhill Lane and Moss Lane	New Longton & Hutton East	2.90	No	Greenbelt
NLH5	Land off Wham Lane	New Longton & Hutton East	9.00	No	Greenbelt
NLH7	End of Spinney Close	New Longton & Hutton East	0.68	No	garden site
NLH8	Land at Orchard Avenue	New Longton & Hutton East	1.15	No	Greenbelt
SS6	Rear of 251 Leyland Lane	Seven Stars	0.68	No	access problems.
SW1	Land at Knot Lane/Higher Walton Road	Samlesbury and Walton	1.40	No	Greenbelt
SW11	Matherfold farm, Higher Walton	Samlesbury and Walton	5.25	No	Greenbelt
SW12	Houghton Cottage, Preston New Road	Samlesbury and Walton	1.26	No	Greenbelt
SW15	Opposite the Half way House, Preston New Road	Samlesbury and Walton	0.60	No	Greenbelt
SW18	Rear of the Halfway House, Preston New Road	Samlesbury and Walton	1.21	No	Greenbelt
SW19	Land off Rosewood Avenue	Samlesbury and Walton	4.04	No	Greenbelt
SW2	Stanley Mount, Gib Lane	Samlesbury and Walton	0.40	No	Greenbelt. Unsustainable location.
SW4	Land south of London Way and North of the River Darwen	Samlesbury and Walton	7.50	No	Policy constrained
SW6	Bannister Hall Works	Samlesbury and Walton	2.21	No	Greenbelt

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Suitable	Comment
SW8	Darwenside Nursery, Higher Walton	Samlesbury and Walton	0.60	No	Greenbelt
WLD3	85 Hennel Lane	Walton Le Dale	0.64	No	policy constrained
WLD4	Land to rear of 123 Duddle Lane	Walton Le Dale	1.05	No	protected as open space and green wedge.

These tables highlight that after careful consideration over 190 sites have been 'removed' from the SHLAA on the basis of them being unsuitable for residential development. As mentioned previously the majority of sites have been removed due to policy restrictions such as Greenbelt, Green wedge, Open Space and Open Countryside. There are no plans in the LDF to review these allocations, and as such, they are not being taken forward. The only possible exceptions in terms of Open Countryside were sites on the edge of the Preston urban area and Longridge as a key service centre, which could provide potential sustainable urban extensions in the future therefore sites in these locations have been kept in the SHLAA process. Sites in the 'Open Countryside' adjacent to existing settlements do not accord with the current Local Plan or Preferred Options Core Strategy however have been included to ensure that the SHLAA is not making policy decisions on sites prior to the adoption of the Core Strategy and have therefore been included as 'suitable but with policy restrictions'.

A number of sites have also been removed due to them having an established employment use, or potential to provide locally based employment, which the Councils would prefer to retain.

After the initial assessment of suitability of sites there were a number of sites within the Preston City Council area that were grouped together to form larger sites for ease of assessment. These sites are listed below:

Site Ref	Site Name	Ward/Settlement	Comments
P010	Land to the north of Hoyles Lane and to the west of Tabley Lane	Preston Rural North	P010 - grouped in Lightfoot1
P012	Land at Higher Bartle - bounded by Sandy Lane, Hoyles Lane, Lightfoot Lane and M55	Preston Rural North	P012 - grouped in Lightfoot1/2
P013	Land west of Tabley Lane, Cottam	Preston Rural North	P013 - grouped in Lightfoot1
P017	Haydock Grange, Nog Tow	Preston Rural North	P017 - grouped in Lightfoot1
P027	Land off Lightfoot Lane, Fulwood	Preston Rural North	P027 - grouped in Lightfoot1
P030	Land off Lightfoot Lane, Fulwood	Preston Rural North	P030 - grouped in Lightfoot1
P042	Land north of Hoyles Lane, near Higher Bartle	Preston Rural North	P042 - grouped in Lightfoot1
P034	Land at 'Connemara', Lightfoot Green Lane, Fulwood	Preston Rural North	P034 - grouped in Lightfoot2
P056	Preston Grasshoppers, Lightfoot Green Lane, Fulwood	Preston Rural North	P056 - grouped in Lightfoot2
P062	Land to the north of 248 Lightfoot Lane, Higher Bartle	Preston Rural North	P062 - grouped in Lightfoot1

### Stage 7b: Assessing availability for housing

The Guidance states that when there are no legal ownership problems such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners, then a site may be considered available for development.

Sites with planning permission for housing and sites allocated for housing are considered available. Sites that have been put forward by landowners/developers for residential development as part of the site suggestions process for the proposed Site Allocations DPD have also been considered available.



## Stage 7c: Assessing achievability for housing

GVA Grimley have produced a detailed report and an update addendum thereto on Stage 7c – Appendix 2. The Guidance states that a site may be considered achievable when there is a reasonable prospect that housing will be developed on the site at a particular point in time. GVA Grimley produced a report which assesses the economic viability of sites, and the capacity of developers to complete and sell the housing over a certain period of time. Achievability is affected by market, cost and delivery factors and therefore a number of key tasks were undertaken by GVA Grimley in order to complete this stage of the assessment. These included assessing policy context, housing market performance, comparable development review, soft market testing and developing a site typology for assessing achievability. The likely rate of development on sites was also considered at this point.

The Developer Panel (October 2009) provided further information about the achievability of sites and realistic delivery rates. Landowners and developers have also provided new information about the achievability of specific sites. This information has been used to supplement the information provided by GVA Grimley and inform the assessment of sites in the SHLAA review. The Developer Panel assessed new sites that came forward and these sites have also been assessed internally utilising any known information available about market, cost and delivery factors, taking account of developers own phasing proposals where known. This achievability work is reflected in the SHLAA assessment of when sites are likely to be developed.

## Stage 7d: Overcoming constraints

Some sites are recognised as having constraints on development such as contaminated land. These constraints can normally be overcome at a cost and this was a factor taken account of when assessing the achievability of otherwise suitable sites. No sites considered suitable for housing development have insurmountable constraints.

A number of sites are subject to policy constraints such as being located in land that is safeguarded for future development needs. This land would need to be reviewed and re-allocated as part of the LDF process for residential development to be acceptable. Any identified constraints are indicated in the relevant site tables.

There are a number of sites that were assessed as suitable however do not feature in the tables in stage 8 of this report as they were not considered available or achievable or not considered suitable within the SHLAA timeframe.

Preston:

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Suitable for Housing?	Comments
UPS06	Ingleton Road	Brookfield	0.19	Yes	Although technically suitable - Developer Panel does not consider it viable
P045	Land to the north of Hoyles Lane and to the east of Lea Lane, Cottam	Larches/Lea	40.00	Yes	Potential sustainable urban extension post SHLAA period
P054	Maxy House Farm, Sandy Lane, Cottam	Preston Rural North	22.57	Yes	Potential sustainable urban extension post SHLAA period
P069	Land to rear of 154 Hoyles Lane	Preston Rural North	0.50	Yes	Potential sustainable urban extension post SHLAA period
NLUD17	Land Off Boltons Court	Town Centre	0.17	Yes	Although technically suitable - Developer Panel does not

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Suitable for Housing?	Comments
					consider it viable
NLUD20	Adjacent To Warehouse At 36 Christian Road	Riversway	0.14	Yes	Although technically suitable - Developer Panel does not consider it viable

**STAGE 8 – REVIEW OF THE ASSESSMENT**

**Table 5: Chorley sites Reporting Year and April 2010 – March 2015**

SHLAA Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
ADL01	Fairview Farm	Adlington	6.5 (Total Site)	Unimplemented Permissions	0	37	Yes	Yes	Yes	None identified	37	0	37	Affordable Housing Parcel. Funding secured and scheduled to be delivered within 5 years.
BUV01	Buckshaw Village	Buckshaw Village	44.33 (Total Site)	Under Construction	110	1119	Yes	Yes	Yes	None identified	886	886	0	At April 2010 6 housebuilders active on site and 86 units under construction.  Parcels F1, F, J (West), H4, I+H6, VCS, J1, F (West) & H8 are all under construction and considered likely to be completed within 5 years.  Parcel WF has reserved matters permission and is considered likely to start within 5 year period. A Reserved Matters application has been received for 38 units at Parcel J (East) and scheme is considered deliverable within 5 years.  Completions also expected on Parcels F (East) and L (North & South) & M within 5 years.  233 further units considered developable during 2015/16 to 2019/20
BUV02	Buckshaw Village Group 1	Buckshaw Village	N/A	Unimplemented Permissions	0	769	Yes	Yes	Yes	Biological Heritage Site on part of site requiring ecological work. Demolition & remediation work required.	90	90	0	Site has outline permission & detailed application expected in near future. Clearance work started.
BUV03	Buckshaw Village Group 4N	Buckshaw Village	6.64	Unimplemented Permissions	0	110	Yes	Yes	Yes	None identified	110	110	0	Site under construction and considered deliverable within 5 years.
CHO01	Gillibrand	Chorley	22.2 (Total Site)	Unimplemented Permissions	24	47	Yes	Yes	Yes	None identified	47	0	47	Site expected to be complete within 5 years.
CHO03	Crosse Hall Farm	Chorley	8.3 (Total Site)	Under Construction	12	128	Yes	Yes	Yes	None identified	128	0	128	Site under construction and expected to be complete within 5 years.
CHO04	Eaves Green	Chorley	5 (Total Site)	Under Construction	22	118	Yes	Yes	Yes	None identified	118	0	118	Site under construction and expected to be complete within 5 years.
CHO07	Red Bank	Chorley	1.29	Under Construction	22	10	Yes	Yes	Yes	None identified	10	0	10	Site under construction and expected to be complete within 5 years.

SHLAA Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
CHO08	Talbot Mill	Chorley	4.41	Unimplemented Permissions	0	149	Yes	Yes	Yes	None identified	30	30	0	Major structures on sites have been cleared. No completions assumed until end of 5 year period.
CHO09	21 - 23 Southport Road	Chorley	N/A	Under Construction	2	9	Yes	Yes	Yes	None identified	9	9	0	Units under construction and expected to be complete within 5 years.
CHO10	Former Lex Auto Logistics Site, Pilling Lane	Chorley	10.1	Under Construction	32	365	Yes	Yes	Yes	None identified	296	296	0	Site under construction. 3 housebuilders on site and 54 units under construction at April 2010.
CHO11	Land adjacent to Botany Brow	Chorley	0.41	Under Construction	0	19	Yes	Yes	Yes	None identified	19	19	0	Site under construction and expected to be complete within 5 years.
CHO21	Chorley Motor Auctions, Cottam Street	Chorley	0.25	Unimplemented Permissions	0	15	Yes	Yes	Yes	Demolition required	15	15	0	Site considered deliverable within 5 years.
CHO25	Quarry Road	Chorley	1.48	Awaiting S106	0	76	Yes	Yes	Yes	None identified	76	76	0	Site preparation underway and site considered deliverable within 5 years.
CHO34	Vertex Training and Conference Centre	Chorley	3.8	Unimplemented Permissions	0	130	Yes	Yes	Yes	None identified	90	90	0	Site has permission for 200 units Reserved Matters application expected in 2010 for fewer units. Application expected in 2010. Site cleared and completions expected within 5 years.
CHO36	Rydal House, Chorley Hall Road	Chorley	0.49	Unimplemented Permissions	0	19	Yes	Yes	Yes	Demolition required	19	19	0	Site considered deliverable within 5 years.
CHO45	Land off Duke Street	Chorley	1.4	Awaiting S106	0	71	Yes	Yes	Yes	None identified	60	60	0	Construction expected within 5 years.
CHO56	Stuart's Training Centre, Devonport Way	Chorley	0.23	Unimplemented Permissions	0	9	Yes	Yes	Yes	None identified	9	9	0	Site has permission for housing and RSL intend to build affordable units.
CHO57	Pennines, 2 Crosse Hall Lane	Chorley	0.11	Unimplemented Permissions	0	7	Yes	Yes	Yes	None identified	7	0	7	Site considered deliverable within 5 years.
CHO58	Alker Street	Chorley	0.04	Unimplemented Permissions	0	5	Yes	Yes	Yes	None identified	5	5	0	Site considered deliverable within 5 years.
CHO60	15 Southport Road	Chorley	0.06	Under Construction	0	5	Yes	Yes	Yes	None identified	5	5	0	Units under construction and expected to be complete within 5 years.
CHO64	4 Ewell Close	Chorley	0.2	Unimplemented Permissions	0	6	Yes	Yes	Yes	None identified	6	0	6	Site considered deliverable within 5 years.
CHO66	Garside & Son Plumbers, 5 - 9 Queens Road	Chorley	0.04	Awaiting S106	0	10	Yes	Yes	Yes	Demolition required	10	10	0	Site considered deliverable within 5 years.
CLB01	Rodger Bank, Gough Lane	Clayton Brook/Green	0.15	Unimplemented Permissions	0	8	Yes	Yes	Yes	Demolition required	8	0	8	Site considered deliverable within 5 years.
CLB02	Radburn Works, Radburn Brow	Clayton Brook/Green	2.87	Unimplemented Permissions	0	62	Yes	Yes	Yes	None identified	62	62	0	Site cleared and considered deliverable within 5 years.
CLB07	605 Preston Road	Clayton Brook/Green	-	Under Construction	12	18	Yes	Yes	Yes	None identified	18	0	18	Site under construction and expected to be complete within 5 years.
CLW12	Lingmell,	Clayton-le-Woods	N/A	Unimplemented	0	12	Yes	Yes	Yes	None identified	12	0	12	Site considered deliverable within 5

SHLAA Ref	Site Name	Ward/Settlement	Site Size (ha)	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
	Lancaster Lane			Permissions										years.
CLW13	54 Lancaster Lane	Clayton-le-Woods	N/A	Under Construction	1	9	Yes	Yes	Yes	None identified	9	0	9	Site under construction and expected to be complete within 5 years.
COP08	Land at Waggon & Horses Public House	Coppull	1.1	Under Construction	0	40	Yes	Yes	Yes	None identified	40	6	34	Site under construction and expected to be complete within 5 years.
CRO01	Former Woodyard, Station Road	Croston	0.75	Unimplemented Permissions	0	45	Yes	Yes	Yes	None identified	45	45	0	Site considered deliverable within 5 years.
CRO08	Rectory Farm, Town Road	Croston	0.4	Unimplemented Permissions	0	9	Yes	Yes	Yes	Demolition required	9	0	9	Site considered deliverable within 5 years.
ECC01	Sagar House, Langton Brow	Eccleston	2.73	Awaiting S106	0	70	Yes	Yes	Yes	None identified	70	45	25	Site cleared and considered deliverable within 5 years
ECC14	St Marys Church Hall, Lawrence Lane	Eccleston	0.38	Unimplemented Permissions	0	10	Yes	Yes	Yes	None identified	10	10	0	Site considered deliverable within 5 years.
EUX01	Land to rear of 37 - 41 Wigan Road	Euxton	0.62	Unimplemented Permissions	0	10	Yes	Yes	Yes	None identified	10	10	0	Site considered deliverable within 5 years.
OTV09	Crow Nest Cottage, Tarnbeck Drive	Mawdesley	0.3	Unimplemented Permissions	0	9	Yes	Yes	Yes	None identified	9	0	9	Site considered deliverable within 5 years.
WLW01	Land to rear of 243 – 289 Preston Road	Whittle-le-Woods	0.7	Unimplemented Permissions	0	14	Yes	Yes	Yes	None identified	14	14	0	Site considered deliverable within 5 years.
WLW22	Land south west of 1 Swallow Court	Whittle-le-Woods	0.37	Unimplemented Permissions	0	9	Yes	Yes	Yes	None identified	9	0	9	Site considered deliverable within 5 years.
<b>Total</b>											<b>2407</b>	<b>1921</b>	<b>486</b>	

The above figures in Table 5 does not take into account sites under 5 dwellings. Sites under 5 dwellings do however contribute towards the 5 year supply of housing land and therefore sites that have planning permission for residential development under 5 units are listed in Appendix 1 and included in the table below. It is acknowledged that not all sites with permission will be built out within the period April 2010 to March 2015 and therefore the figure for small sites with planning permission included below allows for 10% of sites not being developed.

**Table 6: 5 Year Supply Summary Table for Chorley 2010/11 – 2014/15**

Site source	Units
Sites listed in Table 5	<b>2407</b>
Sites with extant permission under 5 dwelling threshold (168 discounted by 10%)	<b>151</b>
<b>Total Deliverable Units</b>	<b>2558</b>

The housing plan requirements set out in the RSS run from April 2003. The RSS housing supply requirement to 31<sup>st</sup> March 2021 is the cumulative requirement for 2003-2021 (7500 dwellings or 417 dwellings per year) minus the cumulative net completions from 2003-2009/10 (2,757) as indicated in the table below. This gives a requirement for 4,743 dwellings over the 11 year period up until 2020/21.

The annual target from 2010/11 to 2020/21 is therefore  $4,743/11 = 431$  units.

This results in Chorley having a  $(2,558/431)$  **5.94 year** deliverable housing supply.

1921 of the units on sites of 5 units or more are on Brownfield land and 486 are on Greenfield land. 54% of the units on small sites are on Brownfield land, which equates to 82 units. Therefore, 78% of the five-year supply is on brownfield land.

### Housing supply requirement in the RSS

RSS Plan period (1 <sup>st</sup> April-31 <sup>st</sup> March)	Mean annualised requirement	Cumulative requirement	Net Completions	Cumulative net completions	Over or under supply to date
2003/04	417	417	585	585	168
2004/05	417	834	479	1064	230
2005/06	417	1251	489	1553	302
2006/07	417	1668	121	1674	6
2007/08	417	2085	288	1962	-123
2008/09	417	2502	355	2317	-185
2009/10	417	2919	440	2757	-162
2010/11	417	3336			
2011/12	417	3753			
2012/13	417	4170			
2013/14	417	4587			
2014/15	417	5004			
2015/16	417	5421			
2016/17	417	5838			
2017/18	417	6255			
2018/19	417	6672			
2019/20	417	7089			
2020/21	417	7506			

**Table 7: Preston sites - Reporting Year and April 2010 – March 2015**

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
UC01	Sharoe Green Hospital, Sharoe Green Lane	College	6.49	Under Construction	9	58	Yes	Yes	Yes	N/A	58	58		Site under construction. Expected to be completed within 0-5yrs
UC02	Sharoe Green Hospital, Sharoe Green Lane	College	0.58	Under Construction	0	26	Yes	Yes	Yes	N/A	26	26		Site under construction. Expected to be completed within 0-5yrs
UC03	Sharoe Green Hospital, Sharoe Green Lane	College	0.06	Under Construction	0	18	Yes	Yes	Yes	N/A	18	18		Site under construction. Expected to be completed within 0-5yrs
UC04	Middleton Hall Farm, Goosnargh Lane, Goosnargh	Preston Rural North	0.74	Under Construction	0	5	Yes	Yes	Yes	N/A	5		5	Site under construction. Expected to be completed within 0-5yrs
UC05	22-23 Fishergate Hill, Preston	Riversway	0.04	Under Construction	3	3	Yes	Yes	Yes	N/A	3	3		Site under construction. Expected to be completed within 0-5yrs
UC06	Land at Corner of Garstang Road / Symonds Road, Fulwood, Preston	Moor Park	0.15	Under Construction	0	6	Yes	Yes	Yes	N/A	6		6	Site under construction. Expected to be completed within 0-5yrs
UC08	Land to the rear of Library Field, Maple Drive, Ribbleton	Ribbleton	0.15	Under Construction	5	2	Yes	Yes	Yes	N/A	2		2	Site under construction. Expected to be completed within 0-5yrs
UP02	Whittingham Hospital Grounds	Preston Rural East	51.59	Unimplemented Permissions	0	650	Yes	Yes	Yes	N/A	170	170		Assumed multiple developers. Figures based on Developer Proforma
UP04	Land to rear of Ryelands Crescent and Thurnham Road	Larches/ Riversway	5.27	Unimplemented Permissions	-1	137	Yes	Yes	Yes	Potential remediation work required	137	137		New permission granted 1st March 2010 with Developer achieving kickstart funding round 2.
UP08	Former DJ Ryan Depot, Inglewhite Road	Preston Rural North	0.52	Unimplemented Permissions	0	21	Yes	Yes	Yes	N/A	21	21		Single developer. Expected to be delivered late within the 5 year period
UP14	Former Brookfield Arms, Croasdale Avenue	Brookfield	0.27	Unimplemented Permissions	0	10	Yes	Yes	Yes	Site has already been cleared	10	10		Due to market conditions it is assumed a new application for family housing would be negotiated on site for around 10 units. Assumed start date towards the end of the 0-5 year period
UP18	Land adjacent Deepdale Shopping Park	Deepdale	0.28	Unimplemented Permissions	0	6	Yes	No	Yes	Existing building needs demolishing	6	6		Assumed site will become available and be completed within 0-5yrs.
UP22	St Pauls Hall, St Pauls Road, Preston	St Georges	0.05	Unimplemented Permissions	0	5	Yes	Yes	Yes	Site has already been cleared	5	5		Assumed site will be completed within 0-5yrs
UP23	Harris Knowledge Park, Garstang Road, Fulwood, Preston	Greyfriars	2.6	Unimplemented Permissions	0	11	Yes	Not all units are vacant	Yes	N/A	11	11		Assumed units will be vacated and site will be completed within 0-5yrs
UP25	73 & 75	Preston Rural	0.24	Unimplemented	0	5	Yes	Yes	Yes	N/A	5	5		IPS 5 statement states that the site



SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
	Ribblesdale Drive, Grimsargh	East		Permissions										will be delivered within 5 yrs
UP26	Site at Corporation Street/ Marsh Lane and Edward Street	Town Centre	0.17	Unimplemented Permissions	0	36	Yes	Yes	Yes	Site has already been cleared	36	36		Site has been cleared and given permission as a temporary car park for 12 months - however still expected that development will be delivered within 5yrs
UP27	Former County Arms Hotel, 2 Deepdale Road, Preston	St Matthews	0.06	Unimplemented Permissions	0	5	Yes	Yes	Yes	Site has already been cleared	5	5		Site has been cleared - expected completion late in 0-5yr period
UP28	Jubilee Trading Estate, 157-159 Fylde Road, Preston	University	0.38	Unimplemented Permissions	0	64	Yes	Yes	Yes	Site has already been cleared	64	64		Assumed site will be completed within 0-5yrs
UP30	VIP Cabs, 106-110 Friargate and Great Shaw Street	Town Centre	0.13	Unimplemented Permissions	0	42	Yes	No - small part is still in use	Yes	Some existing buildings need cleared	42	42		Current outline permission - expected to be delivered late within the 5 year period
UP31	170 Corporation Street, Preston	Town Centre	0.03	Unimplemented Permissions	0	12	Yes	Yes/No	Yes	Some existing buildings need cleared	12	12		Assumed site will be delivered in 0-5yrs
UP32	70-74 Friargate	Town Centre	0.11	Unimplemented Permissions	0	9	Yes	Yes	Yes	Site has already been cleared	9	9		Assumed late start within 0-5yr period
UP33	Site of Former Canterbury Hall, Garstang Road	St Georges	0.28	Unimplemented Permissions	0	49	Yes	Yes	Yes	Site has already been cleared	49	49		Assumed site will be delivered in 0-5yrs
UP34	Land at corner of London Road and James Street	Town Centre	0.18	Unimplemented Permissions	0	12	Yes	Yes	Yes	Site has already been cleared	12	12		Assumed late start within 0-5yr period
UP35	The Croft, Croft Street, Preston	University	0.19	Unimplemented Permissions	0	5	Yes	Yes	Yes	N/A	5	5		Site is currently under construction
UP36	88 Gordon Street, Preston	University	0.04	Unimplemented Permissions	0	15	Yes	Yes	Yes	Existing building needs demolishing	15	15		Assumed site will be delivered in 0-5yrs
UP37	69 Bow Lane, Preston	Riversway	0.03	Unimplemented Permissions	0	6	Yes	Yes	Yes	N/A	6	6		IPS5 statement states that development will commence within 12 months of permission being granted
UP38	2 Blackbull Lane, Fulwood	Cadley	0.13	Unimplemented Permissions	0	8	Yes	Yes	Yes	Existing building needs demolishing	8	8		Assumed site will be delivered in 0-5yrs
UP39	Greenlands Labour Club, Chatburn Road, Ribbleton, Preston	Brookfield	0.32	Unimplemented Permissions	0	12	Yes	No	Yes	Existing building needs demolishing	12	12		IPS5 statement states completion within 5yrs
UP41	55A Trafford Street, Preston	Tulketh	0.19	Unimplemented Permissions	0	6	Yes	Yes	Yes	N/A	6	6		Site Visits April 2010 have highlighted that this site is under construction
UP42	Land to the Rear of Church, Adelphi Place and 16 Adelphi Street, Preston	St Georges	0.03	Unimplemented Permissions	0	6	Yes	Yes	Yes	N/A	6	6		Site Visits April 2010 have highlighted that this site is under construction
UP43	Crummock Road	Ribbleton	approx	Unimplemented	0	25	Yes	Yes	Yes	N/A	25	25		Proposed start on site Spring 2010,



SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
			0.7	Permissions										proposed completion Spring 2011 according to developer info
UP44	19 Moor Park Avenue	Moor Park	0.06	Unimplemented Permissions	0	6	Yes	Yes		N/A	6	6		Site Visits April 2010 have highlighted that this site is under construction
PEN01	Alliance Works, Goodier Street and part of Manchester Mill	St Matthews	2.81	Other	0	100	Yes	Yes	Yes	Demolition of existing buildings Potential remediation works required	90	90		Current outline application for 90 houses and 80 apartments. Developer Panel suggested more realistic 100 units completed in 3+ years
PEN02	Alstoms, Channel Way	Riversway	6.26	Other	0	169	Yes	Yes	Yes	Demolition of existing buildings Appropriate flood protection / mitigation required	60	60		Developer Panel considered 45 dph more appropriate for site and therefore assumed a further application would come in - assumed start towards end of 0-5 yr period
PEN03	GOSS Graphics	University	3.8	Other	0	358	Yes	Yes	Yes	Demolition of existing buildings	62	62		Scheme involves 208 apartments, 88 family homes and 370 student rooms. Assumed student accommodation will come first late in 0-5yr period. 370 student bed spaces assumed 6bed flats approx 62 units
PEN05	Cottam Hall Brickworks	Ingol	3.39	Other	0	205	Yes	Yes	Yes	Potential remediation works required	60	60		Assumed single developer with start on site towards the end of the 0-5 yr period
PEN06	161-171 Fylde Road, Preston	University	0.25	Other	0	35	Yes	No still in use	Yes	Demolition of existing buildings	35	35		Assumed site will be delivered in 0-5yrs
PEN07	44-62 Corporation Street, Preston	Town Centre	0.09	Other	0	55	Yes	No till in use	Yes	Demolition of existing building	55	55		Assumed site will be delivered in 0-5yrs
MRS1	Tithebarn Regeneration Area	Town Centre	22.89	Other	0	500	Yes	Yes	Yes	Demolition of existing buildings	145	145		Developer committed to residential element of scheme - assumed start towards end of the 0-5 year period
OTHER1	Howarth Road	Tulketh	Approx 0.3	Other Suggestion (RSL)	0	15	Yes	Yes	Yes	N/A	15	15		Application is pending. Expected completion within 5 years
OTHER2	Adelphi House	University	0.27	Other Suggestion (RSL)	0	13	Yes	Yes	Yes	Site has already been cleared	13	13		Application expected soon
OTHER3	Meadow House	St Georges	0.27	Other Suggestion (RSL)	0	12	Yes	Yes	Yes	Site has already been cleared	12	12		Application expected soon
OTHER4	Deepdale House	St Matthews	0.25	Other Suggestion (RSL)	0	12	Yes	Yes	Yes	Site has already been cleared	12	12		Application expected soon
P001	Cottam Hall, off Tom Benson Way, Preston	Lea	56.04	Site Suggestions	0	1321	Yes	Yes	Yes	N/A	295		295	Multiple developers assumed on 3-4 parcels of land 0-5 years. Based on HCA development proforma
P019	Parker Street, Preston	Tulketh	1.3	Site Suggestions	0	52	Yes	Yes	Yes	Potential remediation works required	52	52		Assumed single developer with start date on site towards end of 0-5year period. Site suggestion

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Type	Net Completions 2009/10	Net Housing Capacity at April 2010	Site Suitable for Housing?	Site Available for housing?	Site Achievable for housing?	Overcoming Identified Constraints	Deliverable Units 2010/11 to 2014/15	Brownfield Units	Greenfield Units	Comments
														highlights desire to develop site
P021	Land west of Lightfoot House, Lightfoot Lane	Greyfriars	0.5	Site Suggestions	0	6	Yes	Yes	Yes	N/A	6	6		Site has outline planning permission. Assumed start on site towards the end of the 0-5 year period
P022	Land adjacent to Ashton Basin (off Tulketh Brow)	Tulketh	0.37	Site Suggestions	0	12	Yes	Yes	Yes	Highways improvements and potential remediation works required	12	12		Site has outline planning permissions. Delivery proforma highlighted completion within the 0-5 year period
Total											1725	1417	308	

The figures in table 7 does not take into account sites under 5 dwellings. Sites under 5 dwellings do however contribute towards the 5 year supply of housing land and therefore sites that have planning permission for residential development under 5 units are listed in Appendix 1 and included in the table below. It is acknowledged that not all sites with permission will be built out within the period April 2010 to March 2015 and therefore the overall figure included below allows for 10% of sites not being developed.

**Table 8: 5 year supply summary table for Preston City Council**

Site source	Units
Sites listed in table 7	<b>1725</b>
Sites with extant permission under 10 dwelling threshold (discounted by 10%)	<b>107</b>
<b>Total</b>	<b>1832</b>

The housing plan requirements set out in the RSS run from April 2003. The housing supply requirement to 31<sup>st</sup> March 2014 is a cumulative requirement for 2003-2014 (5577 dwellings) minus the cumulative net completions from 2003-2009/10 (3126) as indicated below in table 9:

At the start of the 5 year supply period (April 2010) there is an undersupply of 423 units. When this is spread over the length of the RSS period (up to 2020/21) it results in a further 39 units being required per year on top of the RSS target of 507 units. The annual target from 2010/11 to 2020/21 is therefore 546 units. This means that Preston has a (1832/546) 3.36year supply.

**Table 9: Housing supply requirement in the RSS\***

RSS Plan period (1 <sup>st</sup> April-31 <sup>st</sup> March)	Mean annualised requirement	Cumulative requirement	Dwellings completed	Demolitions	Net Completions	Cumulative net completions	Over or under supply to date
2003/04	507	507	521	213	308	308	-199
2004/05	507	1014	703	159	544	852	-162
2005/06	507	1521	634	7	627	1479	-42
2006/07	507	2028	586	21	565	2044	-16
2007/08	507	2535	673	64	609	2653	+118
2008/09	507	3042	485	17	468	3121	+79
2009/10	507	3549	86	81	5**	3126	-423
2010/11	507	4056					
2011/12	507	4563					
<b>2012/13</b>	<b>507</b>	<b>5070</b>					
2013/14	507	5577					
2014/15	507	6084					
2015/16	507	6591					
2016/17	507	7098					
2017/18	507	7605					
2018/19	507	8112					
2019/20	507	8619					
2020/21	507	9126					

\* The figures provided in table 9 above have been updated from the March 2009 SHLAA to take into account a number of self contained student flat developments completed since April 2003 following the alteration of the definition of general housing by CLG.

\*\*The figures provided for 2009/10 'Reporting Year' are from site visits carried out in April 2010. The figure of 5 has been reached by taking into account the completions listed in Table

7 and the Appendix for sites under 5 dwellings and taking into account a number of demolitions

1725 of the units on sites of 5 units or more are on Brownfield land and 308 are on Greenfield land. 79% of the units on small sites are on Brownfield land, which equates to 85 units. Therefore, 85% of the land in the supply period of April 2010 to March 2015 is on brownfield land.

**Table 10: South Ribble sites Reporting Year and April 2010 to March 2015**

SHLAA Ref	Site Name	Ward/Settlement	Site Size	Site Type	Total Completions 2009/10	Housing Capacity at April 2010	Suitable	Availability of site for housing?	achievable	How to overcome identified constraints	Deliverable Units 2010/11 to 2014/15	Brownfield	Greenfield	Site comments
BBE1	Wesley Street Mills	Bamber Bridge East	1.90	Urban Potential	0	107	Yes	Yes	Yes	demolition of existing mill	107	107	0	planning permission for 22 dwellings on part of site
BBE12	51 Station Road	Bamber Bridge East	0.07	Unimplemented Permissions	0	6	Yes	Yes	Yes	n/a	6	6	0	has planning permission
BBE13	Land adjacent to 20, Ladyacre	Bamber Bridge East	0.23	Unimplemented Permissions	0	6	Yes	Yes	Yes	n/a	6	0	6	has planning permission
BBE14	Play area site, Fourfields	Bamber Bridge East	0.13	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	0	8	has planning permission
BBE15	Land to Rear of Pine Direct Station Road	Bamber Bridge East	0.2	Under Construction	0	10	Yes	Yes	Yes	n/a	10	10	0	under construction
BBE5	Kellet Lane (Site k), Kellet Lane	Bamber Bridge East	2.65	Allocated Housing Site	0	40	Yes	Yes	Yes	n/a	40	0	40	allocated site. Developer filled in proforma
BBE6	Brindle Road (Site m), Brindle Road	Bamber Bridge East	1.93	Allocated Housing Site	0	40	Yes	Yes	Yes	n/a	40	0	40	allocated site. Developer filled in proforma
BBN2	Arla Dairies, School Lane	Bamber Bridge North	5.48	Urban Potential	0	0	Yes	Yes	Yes	demolition of dairy buildings	145	145	0	has permission, agent filled in proforma
BBN6	Land off Water Street,	Bamber Bridge North	0.5	Site Suggestions	0	18	Yes	Yes	Yes	demolition of existing building	18	18	0	agent expressed intention for site redevelopment withinn 5 years
BBW2	Brownedge Road	Bamber Bridge West	2.09	Site Suggestions	0	60	Yes	yes	Yes	none	60	60	0	owners completed proforma
BBW4	Priding House Hostel, Co-Operative Street	Bamber Bridge West	0.85	Urban Potential	0	32	Yes	Yes	Yes	demolition of existing building	32	32	0	owners expressed interest to redevelop site
BBW7	Land at Riverside/Lostock Lane	Bamber Bridge West	0.92	Site Suggestions	0	56	Yes	yes	Yes	n/a	30	30	0	owner expressed intention to redevelop
BBW8	Land at St Marys Rd, Bamber Bridge	Bamber Bridge West	0.14	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	8	0	has planning permission
BO1	land to rear of Cornwood, Broad Oak Lane	Broad Oak	0.70	Unimplemented Permissions	0	10	Yes	Yes	Yes	demolition required	10	0	10	has planning permission
CH1	Rear 1 Giller Drive	Charnock	0.30	Unimplemented Permissions	0	11	Yes	Yes	Yes	n/a	11	0	11	has planning permission
FE5	Farington Saw Mills, Stanifield Lane	Farington East	0.34	Site Suggestions	0	19	Yes	yes	Yes	demolition of existing buildings	19	19	0	owner expressed intention to redevelop
FW11	Rear 214 Croston Road	Farington West	0.54	Under Construction	0	15	Yes	Yes	Yes	demolition required	15	0	15	has planning permission
FW12	Roadferry	Farington West	1.88	Unimplemented Permissions	0	80	Yes	Yes	Yes	demolition work required	80	80	0	has planning permission

FW7	West of Grasmere Avenue (Site c), Grasmere Avenue	Farington West	3.22	Site Allocations	0	200	Yes	Yes	Yes	n/a	150	0	150	developer expressed intention to submit application imminently
FW9	Farington Park, east of Wheelton Lane	Farington West	13.00	Unimplemented Permissions	0	470	Yes	Yes	Yes	demolition needed (work underway)	145	145	0	has planning permission
GH1	Rear 42-54, Hall Lane	Golden Hill	0.94	Under Construction	0	21	Yes	Yes	Yes	N/A	21	0	21	has planning permission
GH2	Leyland & Birmingham Rubber Works & Adjacent Land, Golden Hill Lane	Golden Hill	13.40	Under Construction	10	122	Yes	Yes	Yes	n/a	122	122	0	under construction
GH3	Golden Hill Garage, 208 - 216 Golden Hill Lane	Golden Hill		Unimplemented Permissions	0	12	Yes	Yes	Yes	demolition of garage	12	12	0	has planning permission
GH4	Former Prestolite premises, Golden Hill Lane	Golden Hill	2.26	Unimplemented Permissions	0	99	Yes	Yes	Yes	demolition (well underway)	99	99	0	has planning permission
HP1	Pollards Farm, Howick Cross Lane	Howick and Priory	1.40	Unimplemented Permissions	0	11	Yes	yes	Yes	demolition of farm buildings	11	11	0	has planning permission
HP2	Former Rydall Motors, Liverpool Road	Howick and Priory	0.23	NLUD	0	13	Yes	yes	Yes	demolition of garage buildings	13	13	0	active interest in redeveloping site
LHU1	Land to rear of Chapel Lane	Longton & Hutton West	0.44	NLUD	0	10	Yes	yes	Yes	n/a	10	10	0	owner expressed intention to redevelop
LHU13	Land at The Maltings	Longton & Hutton West	0.32	Under Construction	0	7	Yes	Yes	Yes	demolition of dwelling	7	0	7	has planning permission
LHU8	Rear of 28-50 Marsh Lane, Longton	Longton & Hutton West	0.47	Unimplemented Permissions	0	8	Yes	Yes	Yes	demolition of dwelling	8	0	8	has planning permission
LMH9	Orchard House, Gill Lane	Little Hoole & Much Hoole	0.084	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	8	0	has planning permission
LSA2	Parcel A1, Buckshaw Village	Leyland St Ambrose		Under Construction	40	0	Yes	Yes	Yes	n/a	0	0	0	has planning permission
LSA3	Parcel B, Dawson Lane	Leyland St Ambrose	4.13	Under Construction	40	0	Yes	Yes	Yes	n/a	0	0	0	has planning permission
LSA4	Group One, Buckshaw	Leyland St Ambrose	14.90	Unimplemented Permissions	0	256	Yes	Yes	Yes	conservation work - BHS. Demolition work. Possible remediation work due to contamination	256	256	0	has outline permission, detailed application expected in near future, clearance work started
LSA7	Parcel A3, Buckshaw Village	Leyland St Ambrose		Unimplemented Permissions	0	115	Yes	Yes	Yes	n/a	115	115	0	has planning permission
LSA8	Land of Ambrose Avenue, Buckshaw Village	Leyland St Ambrose	1.03	Unimplemented Permissions	0	40	Yes	Yes	Yes	n/a	40	40	0	has planning permission
LSA9	Land to West of Central Avenue	Leyland St Ambrose		Unimplemented Permissions	32	32	Yes	Yes	Yes	n/a	0	0	0	Has planning permission
LSM1	Former Hulmes Mill site, St Andrews Way	Leyland St Marys	0.39	Unimplemented Permissions	0	17	Yes	Yes	Yes	n/a	17	17	0	has planning permission
LSM4	land at Eden Street	Leyland St Marys	0.15	Unimplemented Permissions	0	11	Yes	Yes	Yes	demolition of buildings	11	11	0	has planning permission

LSM5	Land adjacent to 102 Towngate	Leyland St Marys	0.02	Under Construction	6	0	Yes	Yes	Yes	none	0	0	0	has planning permission
LYC2	Land at Dorothy Avenue/Bretherton Terrace	Leyland Central	0.40	Site Suggestions	0	11	Yes	yes	Yes	demolition required	11	0	11	application recently refused, another expected
MF2	Vernon Carus Site, Factory Lane	Middleforth	4.14	Urban Potential	0	450	Yes	Yes	Yes	flood mitigation works required prior to development	75	75	0	current planning application, developer filled in proforma
MS2	Moss Side Test Track, Aston Way	Moss Side	43.29	Site Allocations	0	850	Yes	Yes	Yes	New access built, removal of existing buildings and test track	125	125	0	agents filled in proforma
MS3	238 Slater Lane	Moss Side	0.22	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	0	8	has planning permission
NLH10	Land adjacent to Greenacres, Hutton	New Longton & Hutton East	0.34	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	0	8	under construction
NLH9	21 Hugh Barn Lane, New Longton	New Longton & Hutton East		Unimplemented Permissions	0	20	Yes	Yes	Yes	n/a	20	0	20	under construction
SS2	land at Mill Lane	Seven Stars	0.38	Unimplemented Permissions	0	15		Yes	Yes	flood mitigation work to be completed prior to development	15	15	0	under construction
SS5	Dunkirk Mill, Dunkirk Lane	Seven Stars	0.67	Urban Potential	0	35	Yes	Yes	Yes	n/a	35	35	0	has planning permission
SS7	148 Slater Lane	Seven Stars	0.21	Unimplemented Permissions	0	9	Yes	Yes	Yes	n/a	9	0	9	has planning permission
SS8	105 Slater Lane, Leyland	Seven Stars	0.3	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	0	8	has planning permission
SS9	Lostock Grove Rest Home, Slater Lane	Seven Stars	0.39	Unimplemented Permissions	0	8	Yes	Yes	Yes	n/a	8	8	0	has planning permission
SW13	The Foundry, Kittlingborne Brow	Samlesbury and Walton	2.30	Urban Potential	0	80	Yes	Yes	Yes	flood mitigation and possible contamination remediation works	80	80	0	current application
SW5	97 Higher Walton Road	Samlesbury and Walton	0.11	Unimplemented Permissions	0	11	Yes	Yes	Yes	Flood mitigation measures to be implemented prior to development	11	11	0	has planning permission
TG3	Lostock Hall Gas Works, Leyland Road	Tardy Gate	12.36	Site Allocations	0	200	Yes	Yes	Yes	demolition work, possible remediation, improvements to access	110	110	0	awaiting signature of S106, agents completed proforma
TG6	Lime Kiln Farm (Site h), Todd Lane North	Tardy Gate/Charnock	6.57	Site Allocations	0	190	Yes	Yes	Yes	n/a	90	0	90	owner completed proforma
TG7	South Part of allocation f, east of Leyland Road	Tardy Gate/Charnock	4.94	Site Allocations	0	50	Yes	Yes	Yes	remediation work to address any contamination	50	0	50	pre-app discussions, developer expressed intention
WLD2	121 Duddle Lane	Walton Le Dale	0.13	Unimplemented Permissions	0	10	Yes	Yes	Yes	n/a	10	10	0	has planning permission
										total	2363	1843	520	





South Ribble Council can identify a 5 year supply of 2,363 dwellings. The current RSS requirement is 417 dwellings per annum, or 2,085 dwellings over the 5 year period. South Ribble can therefore identify a realistic oversupply of 278 dwellings.

In addition to this, in the 5 years since the RSS base date of 2003, completions rates in the Borough were as follows:

April 2003 – March 2004	538 dwellings
April 2004 – March 2005	657 dwellings
April 2005 – March 2006	520 dwellings
April 2006 – March 2007	284 dwellings
April 2007 – March 2008	320 dwellings
April 2008 – March 2009	312 dwellings
April 2009 – March 2010	171 dwellings
<b>Total</b>	<b>2802</b>

The strategic requirement for this period was 2919. This has resulted in South Ribble having an undersupply in this period of 117 dwellings. This undersupply will therefore have to be spread over later years in the RSS timeframe, to ensure that the Borough meets its strategic requirement set out in the RSS.. However, given current market conditions and the low build out rates over the last few years, it is unrealistic to expect that this undersupply can be met within the 5 year supply. The undersupply will therefore need to be added to each year until the end of the RSS in 2020/2021. Therefore, from 2010/11, the Council will need enough land to accommodate an additional 11 dwellings per year, meaning the strategic requirement will be **428 dwellings per annum**.

This will result in the Borough having a 5 year supply requirement of 2140 dwellings.

Sites within the South Ribble 5 year supply are comprised of:

- Sites with planning permission;
- Allocated sites;
- Sites with current applications;
- Sites where discussions with developers are at a sufficiently advanced stage for it to be reasonable to expect the site to be at least partially developed within 5 years;
- Small sites where the developer has expressed an intention to develop within 5 years.

South Ribble also has capacity for 146 dwellings on small sites that have not been included in the SHLAA. We have assumed that 10% of these dwellings will not be built, meaning that there is a realistic capacity for 131 dwellings. These dwellings realistically form part of the 5 year supply in the Borough, meaning the Council has a 5 year supply of 2494 dwellings, 354 over the strategic requirement.

Table 11 : Chorley sites April 2015 – March 2020 and April 2020 – March 2024

2015/16 - 2023/24 sites																
SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
ADL03	Land off Westhoughton Road	Adlington	0.51	Urban Potential & NLUD	35	80%	14	Yes	No	Yes if site becomes available	Could be developable if land becomes available. Demolition required. Remediation works likely to be required	0	0	0	0	Landowner intentions currently unknown so would need to agree to make site available. Site may have development potential over period but 0 units recorded in table due to uncertainty. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
ADL05	Brook Mill, Brook Street	Adlington	0.8	Site Suggestions	35	60% due to brook	17	Yes	Yes	Yes	Demolition required. Remediation works likely to be required	17	0	17	0	Rated 'Other' in ELR so potential for release. Demolition required. Adlington identified as an Urban Local Service Centre in draft Core Strategy
ADL07	Land at Babylon Lane	Adlington	1.16	Site Suggestions	35	80%	32	Yes	Yes	Yes	LDF Review of land required	32	0	0	32	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
ADL08	Land at Babylon Lane	Adlington	0.65	Site Suggestions	35	80%	18	Yes	Yes	Yes	LDF Review of land required	18	0	0	18	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Development would be linked to development of ADL07. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
ADL09	Land off Bolton Rd Baly Place Farm	Adlington	11.9	Site Suggestions	35	50%	208	Yes	Yes	Yes	LDF Review of land required	90	118	0	208	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Adlington identified as an Urban Local Service Centre in draft Core Strategy. Site also has potential for mixed uses/employment uses.
ADL10	Land off 1 the Common	Adlington	1.3	Site Suggestions	35	50% as part of larger area of safeguarded land	23	Yes	Yes	Yes if ADL11 also developed	Could be developable if ADL11 becomes available, but road access to this area of Adlington is poor. LDF Review of land required	0	23	0	23	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Requires development of ADL11. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
ADL11	Land off the Common	Adlington	10.1	Other Sites	35	50%	177	Yes	No	Yes if site becomes available	Could be developable if land becomes available but road access to this area of Adlington is poor. LDF Review of land required	30	120	0	150	Landowner intentions currently unknown so would need to agree to make land available. Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Surrounds ADL10. Adlington identified as an Urban Local Service Centre in draft Core Strategy.

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
ADL12	Land off Park Road	Adlington	4.13	Other Sites	35	80%	116	Yes	No	Yes if site becomes available	Could be developable if land becomes available but road access to this area of Adlington is poor. LDF Review of land required	30	86	0	116	Landowner intentions currently unknown so would need to agree to make land available. Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
ADL26	Land at/adjacent to White Bear Marina, Park Road	Adlington	2.24	Site Suggestions	45	30% as mixed use site suggestion	30	Yes	Yes	Yes	Demolition potentially required on part of site. Remediation works may be required	30	0	30	0	Policy preference to retain part of site for employment purposes. Rated 'Mixed Use' in ELR. Operational but site suggested for mixed use redevelopment, including housing
ADL27	Garage Land, Acresfield	Adlington	-	Other Sites	-	90%	5	Yes	Yes	Yes	Demolition required on part of site.	5	0	5	0	Pre-application discussions taken place regarding affordable housing. Adlington identified as an Urban Local Service Centre in draft Core Strategy.
BRW01	Land at Drinkwater Farm, Windsor Drive	Brinscall	0.45	Site Suggestions	30	80%	11	Yes	Yes	Yes	Demolition required	11	0	0	11	Greenfield Site. Brinscall identified as a Rural Local Service Centre in draft Core Strategy
BRW07	Land off Miller Avenue	Abbey Village	0.47	Site Suggestions	30	80%	11	Yes but is subject to policy restrictions. Draft Core Strategy restricts to local needs	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required	11	0	0	11	Policy requirement for significant proportion of affordable housing. Abbey Village not identified as a location for growth in draft Core Strategy, which restricts development to local needs.
BUV01	Buckshaw Village	Buckshaw Village	44.33 (Total Site)	Under Construction	N/A	N/A	233	Yes	Yes	Yes	None identified	233	0	233	0	Remainder of Parcels WF, L (South), N & Q considered developable during 2015/16 to 2019/20
BUV02	Buckshaw Village Group 1	Buckshaw Village	N/A	Unimplemented Permissions	N/A	N/A	709	Yes	Yes	Yes	None identified	570	109	679	0	Remaining sections considered developable during timeframe.
CHO02	Cabbage Hall Fields	Chorley	3.4 (Total site)	Site Allocations	N/A	N/A	13	Yes	Yes	Yes	None identified	13	0	0	13	Some pre-application discussions have taken place. Site slopes down to large industrial units. Vacant site with no buildings/structures. Chorley is identified Key Service Centre in draft Core Strategy.
CHO06	Park Mills/Oakwood Road	Chorley	1.44	Unimplemented Permissions	N/A	N/A	68	Yes	Yes	Yes	Demolition required	68	0	68	0	Units considered developable during 2015/16 to 2019/20. Chorley is identified Key Service Centre in draft Core Strategy.
CHO08	Talbot Mill	Chorley	4.41	Unimplemented Permissions	N/A	N/A	119	Yes	Yes	Yes	None identified	119	0	119	0	Remaining units considered developable during 2015/16 to 2019/20. Chorley is identified Key Service Centre in draft Core

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																Strategy.
CHO10	Former Lex Auto Logistics Site, Pilling Lane	Chorley	10.1	Under Construction	N/A	N/A	69	Yes	Yes	Yes	None identified	69	0	69	0	Remainder of site considered developable during timeframe.
CHO12	Eagle & Child Hotel, Pall Mall	Chorley	0.1	Awaiting S106	130	N/A	13	Yes	Yes	Yes	Demolition required. Mixed Use scheme currently proposed	13	0	13	0	Chorley is identified Key Service Centre in draft Core Strategy.
CHO16	Cowling Farm	Chorley	8.5	Other Sites	35	60%	179	Yes	No	Yes if site becomes available	LDF Review of land required	60	119	0	179	LDF Review of land needed to permit housing development. Chorley is identified Key Service Centre in draft Core Strategy.
CHO19	Former Laundry, Harpers Lane	Chorley	1.21	Other Sites	40	50% to enable mixed uses	24	Yes	Yes	Yes	Remediation works likely to be required	24	0	24	0	Pre-application discussions have taken place. Site vacant with demolition taking place. Chorley is identified Key Service Centre in draft Core Strategy.
CHO20	Chancery Way/Westway	Chorley	6.04	Site Suggestions	35	60%	127	Yes	Yes	Yes	LDF Review of land required. Large part of site is playing fields and much of remainder of site is wooded	30	97	0	127	Land safeguarded for future development needs so has potential for development. LDF Review of land needed to permit housing development. Large part of site is playing fields with recreational open space protection and much of remainder of site is wooded. Chorley is identified Key Service Centre in draft Core Strategy. Site may have potential for mixed uses/employment uses
CHO23	Northolme, Preston Road	Chorley	0.22	Unimplemented Permissions	127	N/A	28	Yes	Yes	Yes	None identified	28	0	28	0	Application permitted for apartments. Developer Panel suggest completions in 6 – 10 year period
CHO27	Land adjacent to and adjoining 135/139 Blackburn Road	Chorley	1.6	Site Suggestions	35	60% as part of larger safeguarded site	34	Yes	Yes	Yes	LDF Review of land required	0	34	0	34	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Logical to develop with CHO28. Chorley is identified Key Service Centre in draft Core Strategy
CHO28	West of Blackburn Road	Chorley	4.76	Other Sites	35	60% as part of larger safeguarded land site	100	Yes	Yes	Yes if site becomes available	Landowners intentions currently unknown so would need to agree to make site available	0	90	0	90	Landowners intentions currently unknown so would need to agree to make site available. Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Logical to develop with CHO27. Some units considered developable after 2023/24. Chorley is identified Key Service Centre in draft Core Strategy.
CHO30	Railway Road	Chorley	0.5	Site Suggestions	40	40% due to open space	8	Yes	Yes	Yes	Protected open space restricts site area. Access may be restricted by open	8	0	8	0	Protected open space restricts site area. Planning application for housing submitted but withdrawn on site. Access may be restricted by open space.

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
											space					
CHO32	Land at Eaves Green 1	Chorley	3.77	Site Suggestions	35	50% as part of much larger safeguarded land site	66	Yes	Yes	Yes	LDF Review of land required.	66	0	0	66	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Site adjoins CHO33 & CHO04. Chorley is identified Key Service Centre in draft Core Strategy.
CHO33	Land at Eaves Green 2	Chorley	10.03	Site Suggestions	35	50% as part of much larger safeguarded land site	176	Yes	In Part	Yes	LDF Review of land required	60	116	0	176	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Landowners intentions unknown on part of site. Chorley is identified Key Service Centre in draft Core Strategy.
CHO34	Former Vertex Training and Conference Centre, Little Carr Lane	Chorley	3.8	Unimplemented Permissions	52	N/A	40	Yes	Yes	Yes	None identified	40	0	40	0	Remaining units considered developable during 2015/16 to 2019/20. Chorley is identified Key Service Centre in draft Core Strategy.
CHO35	Land behind and west of Blackburn Brow	Chorley	2.19	Site Suggestions	35	50% due to topography	38	Yes	Yes	Yes	Sloping site	38	0	0	38	Part of designated Chorley settlement. Chorley is identified Key Service Centre in draft Core Strategy.
CH037	North of Euxton Lane 1	Chorley	10	Site Suggestions	35	50%	175	Yes	Yes	Yes	LDF Review of land required	90	85	0	175	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Adjoins CHO38. Site also has potential for mixed uses/employment uses. Chorley is identified Key Service Centre in draft Core Strategy. Sloping Site.
CHO38	North of Euxton Lane 2	Chorley	2.97	Site Suggestions	35	50% as part of larger safeguarded land site	52	Yes	Yes	Yes	LDF Review of land required	0	52	0	52	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Logical to develop with or after CHO37. Site also has potential for mixed uses/employment uses. Chorley is identified Key Service Centre in draft Core Strategy.
CHO39	Hodder Avenue	Chorley	0.35	Other Sites	40	80%	11	Yes	No	Yes if site becomes available	Landowners intentions currently unknown so would need to agree to make site available	0	11	11	0	Landowners intentions currently unknown so would need to agree to make site available Site has been cleared. Chorley is identified Key Service Centre in draft Core Strategy.
CHO40	Buckingham Street Yard	Chorley	0.4	Other Sites	50	80%	16	Yes	No	Yes if site becomes available	Landowners intentions currently unknown so would need to agree to make site available	0	16	16	0	Landowners intentions currently unknown so would need to agree to make site available. Site allocated for housing redevelopment . Chorley is identified Key Service Centre in draft Core Strategy.
CHO45	Land off Duke Street	Chorley	1.4	Awaiting S106	51	N/A	71	Yes	Yes	Yes	None identified	11	0	0	11	Remaining of units considered developable during 2015/16 to 2019/20. Chorley is identified Key Service Centre in draft Core



2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																Strategy.
CHO50	Land off Froom Street	Chorley	2.24	Site Suggestions	35	80%	39	Yes	Yes	-	Part of site in Flood Zones 2 & 3	0	0	0	0	Part of site in Flood Zones 2 & 3. Proximity of motorway reduces attractiveness of the site for housing development raising doubts as to whether it is developable. Site may have development potential over period but 0 units recorded in table due to uncertainty.
CHO54	Former Mcdonalds Restaurant, Market Street	Chorley	0.26	Other Sites	60	80%	12	Yes	Yes	Yes	Demolition required	12	0	12	0	Housing would need to be part of a mixed use scheme including retail at ground level. Apartments would be appropriate on this town centre site. Chorley is identified Key Service Centre in draft Core Strategy.
CHO55	Former DTC Cars Site, Westminster Road	Chorley	0.07	Unimplemented Permissions	N/A	N/A	16	Yes	Yes	Yes	None identified	16	0	16	0	Site has planning permission for apartments. Developer Panel suggest completions in 6 – 10 year period. Chorley is identified Key Service Centre in draft Core Strategy.
CHO65	Land at Worthy Street/Buchanan Street	Chorley	0.53	Site Suggestions	45	50% due to protected open space	12	Yes	Yes	Yes	Demolition required	12	0	12	0	Chorley is identified Key Service Centre in draft Core Strategy.
CHR01	Land to the rear of the Dog & Partridge Public House, Chorley Lane	Charnock Richard	0.75	Site Suggestions	35	80%	21	Yes but is subject to policy restrictions. Draft Core Strategy restricts to local needs	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required	21	0	0	21	Application submitted for 30 units on this site. Current policy requirement for significant proportion of affordable housing. Charnock Richard not identified as a location for growth in draft Core Strategy, which restricts development to local needs.
CHR02	Land to the rear of Charter Lane	Charnock Richard	3.6	Site Suggestions	30	80%	86	Yes but is subject to policy restrictions. Draft Core Strategy restricts to local needs. Size of site means it is unlikely to be considered small-scale	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required but site likely to be of a larger scale than that envisaged for Charnock Richard in draft Core Strategy	0	0	0	0	Current policy requirement for significant proportion of affordable housing. Charnock Richard not identified as a location for growth in draft Core Strategy, which restricts development to local needs. Size of site means it is unlikely to be considered small-scale. 0 units recorded in table due to uncertainty.
CLB03	Land to rear of Ley Inn Pub, Back Lane	Clayton Brook/Green	0.6	Site Suggestions	30	50%	9	Yes	Yes	Yes	Rear of site is bowling green	9	0	9	0	Rear of site is a bowling green so this part is unsuitable, which restricts the site area. Clayton Brook/Green identified as an Urban Local Service Centre in draft Core Strategy.
CLB04	Reservoir,	Clayton	0.43	Site	30	80%	10	Yes	Yes	Yes	Reservoir requires	10	0	10	0	Reservoir requires filling in. Clayton

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
	Back Lane	Brook/Green		Suggestions							filling in					Brook/Green identified as an Urban Local Service Centre in draft Core Strategy.
CLW01	Land east of Wigan Road (north)	Clayton-le-Woods	0.86	Site Suggestions	35	50% as part of larger safeguarded land site	15	Yes	Yes	Yes	LDF Review of land required	0	0	0	0	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of later phase due to distance from settlement and consequently 0 units are recorded in the table over the time-frame. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW02	Land off Cypress Close	Clayton-le-Woods	1.49	Site Suggestions	35	50% as part of larger safeguarded land site	26	Yes	Yes	Yes	LDF Review of land required	0	26	0	26	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of early/middle phase as next to settlement. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW03	Woodcocks Farm, Wigan Road	Clayton-le-Woods	11.3	Site Suggestions	35	50% as part of larger safeguarded land site	198	Yes	Yes	Yes	LDF Review of land required	60	120	0	180	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of early/middle phase. Farm buildings on part of site. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW04	Land at Shady Lane (1)	Clayton-le-Woods	18	Site Suggestions	35	50% as part of larger safeguarded land site	315	Yes	Yes	Yes	LDF Review of land required	60	210	0	270	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of middle/late phases. Farm buildings on part of site. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW05	Land east of Wigan Road (south)	Clayton-le-Woods	13.8	Site Suggestions	35	50% as part of larger safeguarded land	242	Yes	Yes	Yes	LDF Review of land required	90	120	0	210	Part of large area of land that is safeguarded for future development needs, which also has potential for

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
						site										employment/mixed uses. LDF review of land needed to permit housing development. If developed likely to be part of early phase as access to the wider site is likely to come from this parcel. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW06	Land off Wigan Road	Clayton-le-Woods	1.93	Site Suggestions	35	50% as part of larger sa/feeguarded land site	34	Yes	Yes	Yes	LDF Review of land required	0	0	0	0	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of later phase due to distance from settlement and consequently 0 units are recorded in the table over the time-frame. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW07	Land at Shady Lane (2)	Clayton-le-Woods	3.33	Site Suggestions	35	50% as part of larger safeguarded land site	58	Yes	Yes	Yes	LDF Review of land required	0	0	0	0	Part of large area of land that is safeguarded for future development needs, which also has potential for employment/mixed uses. LDF Review of land needed to permit housing development. If developed likely to be part of later phase due to distance from settlement and consequently 0 units are recorded in the table over the time-frame. Part of site has proposed playspace allocation. Likely to be multiple builders on whole site. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
CLW11	Burrows (GM) Premises	Clayton-le-Woods	0.82	Site Suggestions	30	80%	20	Yes	Yes	Yes	Demolition required	20	0	20	0	Demolition Required. Clayton-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
COP01	Off Moss Lane	Coppull	1.2	Site Allocations	30	60% due to Biological Heritage Site	22	Yes	Yes	Yes	Development needs to take account of biological heritage site	22	0	0	22	Housebuilder expressed intention to develop site, but no application has been submitted. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP02	Land NW of Blainscough Works, Blainscough Lane	Coppull	2.51	Site Suggestions	35	60% as part of larger development site	53	Yes	Yes	Yes	LDF Review of land required	53	0	0	53	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Development could provide access to COP03. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP03	Land off	Coppull	2.57	Site	35	60% - part of	54	Yes	Yes	Yes	LDF Review of land	30	24	0	54	Land safeguarded for future development



2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
	Blainscough Lane			Suggestions		larger site					required					needs. LDF Review of land needed to permit housing development. Requires development of COP02 or COP04 for access. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP06	Blainscough Hall	Coppull	0.73	Other Sites	35	60% - part of larger site	15	Yes if site becomes available	No	Yes	LDF of Review of land required. Landowners intentions currently unknown so would need to agree to make site available	0	0	0	0	Landowner intentions unknown. Site may have development potential over period but 0 units recorded in table due to uncertainty. Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP07	Land at Mountain Road	Coppull	1.19	Site Suggestions	35	30% - due to open space	13	Yes (on land that is not Open Space)	Yes	Yes	Access to the site needs to be established	0	0	0	0	Significant part of land is protected Open Space. May require redevelopment of COP10, which is an employment site, for access if Open Space is not developed. 0 units recorded in table due to uncertainty. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP09	Clancutt Lane	Coppull	0.75	Site Suggestions	35	80%	21	Yes	Yes	Yes	LDF Review of land required	21	0	0	21	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP23	North of 246 - 248 Spendmore Lane	Coppull	0.02	Unimplemented Permissions	N/A	N/A	5	Yes	Yes	Yes	None identified	5	0	5	0	Apartment Development - Developer Panel suggest developable over 6 - 10 year period. Coppull identified as an Urban Local Service Centre in draft Core Strategy.
COP25	Land off Hewlett Avenue	Coppull	2.56	Site Suggestions	35	80%	72	Yes	Yes	Yes	LDF Review of land required	72	0	0	72	Land safeguarded for future development needs. LDF Review of land needed to permit housing development.
CRO02	Land off Moor Road	Croston	0.8	Site Suggestions	40	80%	24	Yes but is subject to policy restrictions. Draft Core Strategy restricts to local needs.	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required	24	0	0	24	Current policy requirement for significant proportion of affordable housing. Croston not identified as a location for growth in draft Core Strategy, which restricts development to local needs.
CRO03	Land to the east of Station Road	Croston	1.1	Site Suggestions	35	40% as mixed use site suggestion	12	Yes but is subject to policy restrictions. Draft Core	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required but sites may be larger	0	0	0	0	Current policy requirement for significant proportion of affordable housing. Croston not identified as a location for growth in draft Core Strategy, which restricts development to local needs. Size of site

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
								Strategy restricts to local needs. Size of site means it may not be considered small-scale.			than that envisaged for Croston in draft Core Strategy					means it may not be considered small-scale. 0 units recorded in table due to uncertainty.
ECC02	Land off Parr Lane	Eccleston	1.4	Site Suggestions	35	80%	39	Yes	Yes	Yes	LDF Review of land required	30	9	0	39	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
ECC03	Land north of Bradley Lane	Eccleston	1.2	Site Suggestions	35	30% as Biological Heritage Site pond on site and protected playing fields	13	Yes	Yes	Yes	LDF Review of land required	13	0	0	13	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Playing fields and pond that is a biological heritage site restrict site area. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
ECC04	The Carrington Centre	Eccleston	3.2	Site Suggestions	40	20% as mixed use site	26	Yes	Yes	Yes	Demolition required	26	0	26	0	Housing development would need to be part of wider mixed use development including retail & employment uses. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
ECC05	Land off Bradley Lane	Eccleston	0.79	Other Sites	35	80%	22	Yes	No	Yes if site becomes available	LDF of Review of land required. Landowners intentions currently unknown so would need to agree to make site available	0	0	0	0	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Landowners intentions unknown. 0 units recorded in table due to uncertainty. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
ECC06	Land at Tincklers Lane	Eccleston	5.6	Site Suggestions	35	60%	118	Yes	Yes	Yes	LDF Review of land required	30	88	0	118	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
ECC07	Land behind 75 Towngate	Eccleston	0.45	Site Suggestions	35	80%	11	Yes – but Local Plan requires significant proportion of affordable housing/ho using to meet local needs	Yes	Yes	Significant proportion of affordable housing / housing to meet local needs required	11	0	0	11	Current policy requirement for significant proportion of affordable housing. Eccleston identified as a Rural Local Service Centre in draft Core Strategy.
EUX02	Land to South of Euxton	Euxton	23	Site Suggestions	35	50%	403	Yes	Yes	Yes	LDF Review of land required	180	223	0	403	Land safeguarded for future development needs, which also has potential for mixed

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
	Lane															uses/employment uses. LDF Review of land needed to permit housing development. Euxton identified as an Urban Local Service Centre in draft Core Strategy.
EUX04	Land at End of Dunrobin Drive	Euxton	3.2	Site Suggestions	35	50% as part Green Belt	55	Yes	Yes	Yes	LDF Review of land required	55	0	0	55	Land safeguarded for future development needs. LDF Review of land needed to permit housing development. Land within Green Belt unsuitable so site area restricted to 50%. Euxton identified as an Urban Local Service Centre in draft Core Strategy.
EUX09	Concrete Works, Wigan Road	Euxton	0.3	Site Allocations	35	90%	7	Yes	No	Yes if site becomes available	Could be developable if land becomes available. Remediation works likely to be required	0	7	7	0	Landowner intentions currently unknown so would need to agree to make land available. Site allocated for housing redevelopment. Requires demolition of existing buildings. Euxton identified as an Urban Local Service Centre in draft Core Strategy.
EUX10	Balshaw Lane	Euxton	0.1	Site Allocations	50	90%	5	Yes	Yes	Yes	None identified	5	0	5	0	Remaining section of allocated housing site. Euxton identified as an Urban Local Service Centre in draft Core Strategy.
OTV01	Withnell Fold Mill	Withnell Fold	1.5	Site Suggestions	40	30% as mixed use site suggestion	18	Yes - Conversion	Yes	Yes	Site is on Green Belt, but potential for mixed uses	18	0	18	0	Site is in Green Belt but there could be potential for some residential re-use of existing mill building as part of a mixed-use scheme
OTV012	Finnington Industrial Estate, Finnington Lane	Finnington	0.89	Unimplemented Permissions	N/A	N/A	15	Yes	Yes	Yes	Demolition required. Remediation works likely to be required	15	0	15	0	Site has planning permission for live-work units. Site remains in operational industrial use. Demolition and remediation required.
OTV13	Land off New Street	Mawdesley	1.5	Site Suggestions	30	80%	36	Yes but is subject to policy restrictions. Draft Core Strategy restricts to local needs. Size of site means it may not be considered small-scale	Yes	If policy requirements can be met	Significant proportion of affordable housing / housing to meet local needs required but site likely to be of a larger scale than that envisaged for Mawdesley in draft Core Strategy	0	0	0	0	Current policy requirement for significant proportion of affordable housing. Mawdesley not identified as a location for growth in draft Core Strategy, which restricts development to local needs. Size of site means it may not be considered small-scale. 0 units recorded in table due to uncertainty.
WLW04	Land off Birchin Lane	Whittle-le-Woods	31.9	Other Sites	35	50%	558	Yes	No	Yes if site becomes available	LDF Review of land required. Landowners intentions currently unknown so would need to agree to make site available	0	0	0	0	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area including site WLW05. Landowner intentions unknown. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy. Considered

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																more likely to be developable after 2023/24 and consequently 0 units are recorded in the table.
WLW05	Land North of Town Lane (1)	Whittle-le-Woods	15	Site Suggestions	35	50%	263	Yes	Yes	Yes	LDF Review of land required	30	233	0	263	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area and would be linked to WLW04 & WLW06. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy
WLW06	Land North of Town Lane (2)	Whittle-le-Woods	1.5	Other Sites	35	50%	26	Yes	No	Yes if site becomes available	LDF Review of land required. Landowners intentions currently unknown so would need to agree to make site available	0	0	0	0	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area and would be linked to WLW04 & WLW05. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy. Considered more likely to be developable after 2023/24 and consequently 0 units are recorded in the table.
WLW07	Land to the west of Lucas Lane	Whittle-le-Woods	9.3	Site Suggestions	35	40% due to site constraints	130	Yes	Yes	Yes	LDF Review of land required	90	40	0	130	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
WLW09	Croston's Farm, Lucas Lane	Whittle-le-Woods	0.4	Site Suggestions	35	50%	7	Yes	Yes	Yes	LDF Review of land required	0	7	0	7	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
WLW10	Land at Croston's Farm, Lucas Lane	Whittle-le-Woods	6.2	Site Suggestions	35	50%	109	Yes	Yes	Yes	LDF Review of land required	0	109	0	109	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area and would be linked to WLW07 & WLW11. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
WLW11	Land south of Town Lane	Whittle-le-Woods	1.13	Other Sites	35	50%	20	Yes	No	Yes if site becomes available	LDF Review of land required	0	0	0	0	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to be developed as part of a comprehensive scheme for the area and would be linked to

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward / Settlement	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																WLW07 & WLW10. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy. Considered more likely to be developable after 2023/24 and consequently 0 units are recorded in the table.
WLW12	Land off Moss Lane (1)	Whittle-le-Woods	1.26	Site Suggestions	35	50%	22	Yes	Yes	Yes	LDF Review of land required	22	0	0	22	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need to provide access to WLW13. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy.
WLW13	Land off Moss Lane (2)	Whittle-le-Woods	4.17	Other Sites	35	30% due to playing field & farm	44	Yes	No	Yes if site becomes available	LDF Review of land required	0	0	0	0	Land safeguarded for future development needs. LDF review of land needed to permit housing development. Site would need access from WLW12. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy. Considered more likely to be developable after 2023/24 and consequently 0 units are recorded in the table.
WLW14	Land off Watkin Road	Whittle-le-Woods	0.41	Other Sites	35	Access Issues	11	Yes	No	Yes if site becomes available & access can be achieved	Access issues need to be addressed	0	0	0	0	Access Issues need addressing. Landowner intentions unknown. Site may have development potential over period but 0 units recorded in table due to uncertainty. Whittle-le-Woods identified as an Urban Local Service Centre in draft Core Strategy
<b>Totals</b>												<b>2876</b>	<b>2292</b>	<b>1515</b>	<b>3653</b>	

There are 68 sites outlined in Table 11 that are considered developable in the 6 – 15 year supply period. There are also a further 16 sites listed in this table that may have some housing potential over the time period, but are subject to constraints that mean that there is little certainty that they will be developed. On these 16 sites no units are recorded as developable during the 6 – 15 year supply period. The constraints cover a range of factors including:

- policy restrictions such as conflict with the draft Core Strategy development growth locations policy, which may make site development unlikely or necessitate the provision of a significant proportion of affordable housing
- Sites where landowner intentions are unknown and that are not allocated specifically for development purposes
- The peripheral location of some of these sites, which means that although they could be developed, this may happen after the 6 – 15 year supply period

Sites included in Table 11 include

- Sites where housing is under construction or is expected to start within the 0 – 5 year supply period , but are not considered likely to be completed within 5 years
- Sites that have permission for housing, or are allocated for housing, but where there is uncertainty that completions will take place during the 0 – 5 year supply period
- Sites that have been put forward by developers/landowners as potentially suitable for housing development as part of the site suggestions process for the proposed Site Allocations DPD
- Sites where pre-application discussions have taken place regarding potential development for housing

- Sites on land that is safeguarded for future development needs in the Chorley Local Plan – development of these sites would require them to be reviewed as part of the LDF process and re-allocated for development

It should be noted that as well as having potential for housing, some of these sites will also have potential to be developed for other purposes, such as for employment development or for community uses and that this document does not allocate them for housing purposes. Some of them are also unlikely to be fully developed by 2023/24 and have potential for development after the SHLAA period.

Table 11 identifies land with potential for 2,876 dwellings over the period 2015/16 – 2019/20 and for 2,292 dwellings over the period 2020/21 – 2023/24. 1,515 of these units are on Brownfield land and 3,653 are on Greenfield land. This reflects the high proportion of Greenfield Safeguarded Land that is potentially available for future development in the Borough.



Table 12: Preston sites April 2015 – March 2020 and April 2020 – March 2024

2015/16 - 2023/24 sites																
SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
UP01	Queen Street - Countryside Properties	Town Centre	3.211	Unimplemented Permissions	N/A	N/A	350	Yes	Yes	Yes	Existing building needs demolishing. Medium risk of remediation works required	250	100	350		Developer committed to residential on site. Assumed part of the scheme will be built as to current plans and a new scheme for family housing negotiated on the rest. Multiple developers. Indicative figure 350 units
UP02	Whittingham Hospital Grounds	Preston Rural East	51.591	Unimplemented Permissions	N/A	N/A	480	Yes	Yes	Yes	Existing building needs demolishing. Medium risk of remediation works required	480	0	480		Assumed multiple developers. Figures based Developer Proforma
UP03	Avenham Car Park, Avenham Street	Town Centre	0.591	Unimplemented Permissions	N/A	N/A	210	Yes	Yes	Yes	Remediation works likely to be required	210	0	210		Developer committed to scheme. Assumed single developer starting on site in 6 - 10 year period
UP05	Whittingham Lane (Hudson and Walling)	Preston Rural East	2.281	Unimplemented Permissions	N/A	N/A	61	Yes	Yes	Yes	Existing building needs demolishing. Medium risk of remediation works required	61	0	61		Due to market conditions it is not envisaged that this development will take place within 0-5years
UP06	Mount Street/Garden Street	Town Centre	0.061	Unimplemented Permissions	N/A	N/A	47	Yes	Yes	Yes	Existing building needs demolishing	47	0	47		Due to market conditions it is not envisaged that this development will take place within 0-5years
UP07	Former Byron Hotel, 25-35 Grimshaw Street	Town Centre	0.088	Unimplemented Permissions	N/A	N/A	25	Yes	Yes	Yes	N/A	25	0	25		Due to market conditions it is not envisaged that this development will take place within 0-5years
UP09	21 & 21A Cannon Street	Town Centre	0.025	Unimplemented Permissions	N/A	N/A	14	Yes	Yes	Yes	Existing building needs demolishing	14	0	14		Due to market conditions it is not envisaged that this development will take place within 0-5years. MU scheme

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments	
																	involving apartments
UP10	33 Manchester Road	Town Centre	0.101	Unimplemented Permissions	N/A	N/A	14	Yes	Yes	Yes	Existing building needs demolishing. High risk of remediation works required	14	0	14			Due to market conditions it is not envisaged that this development will take place within 0-5years. MU scheme involving apartments
UP11	13 Manchester Road	Town Centre	0.042	Unimplemented Permissions	N/A	N/A	14	Yes	Yes	Yes	Existing building needs demolishing	14	0	14			Due to market conditions it is not envisaged that this development will take place within 0-5years. MU scheme involving apartments
UP12	Former St. Joseph's Orphanage, Theatre Street	Town Centre	0.394	Unimplemented Permissions	N/A	N/A	81	Yes	Yes	Yes	N/A	81	0	81			Planning permission has been implemented however further progress is not expected until market improves.
UP13	Miller Arcade, Church Street	Town Centre	0.207	Unimplemented Permissions	N/A	N/A	25	Yes	Yes	Yes	N/A	25	0	25			Due to market conditions it is not envisaged that this conversion will take place within 0-5years
UP15	6 & 7 Ribblesdale Place	Town Centre	0.067	Unimplemented Permissions	N/A	N/A	14	Yes	Yes	Yes	N/A	14	0	14			Due to market conditions it is not envisaged that this change of use will take place within 0-5years
UP16	37/38 Cannon Street Preston	Town Centre	0.022	Unimplemented Permissions	N/A	N/A	7	Yes	Yes	Yes	Existing building needs demolishing	7	0	7			Due to market conditions it is not envisaged that this development will take place until 6-10yrs
UP20	6-16 Marsh Lane, Preston	Town Centre	0.4ha	Unimplemented Permissions	N/A	N/A	18	Yes		Yes	Existing building needs demolishing	18	0	18			Due to market conditions it is not envisaged that this development will take place until 6-10yrs
UP21	Lancashire House, Winckley Square, Preston	Town Centre		Unimplemented Permissions	N/A	N/A	35	Yes	No	Yes	N/A	35	0	35			Due to market conditions it is not envisaged that this change of use will take place within 0-



2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																5years
UP24	5-13 Market Street, Preston	Town Centre	0.057ha	Unimplemented Permissions	N/A	N/A	14	Yes	Yes	Yes	N/A	14	0	14		Due to market conditions it is not envisaged that this conversion will take place until 6-10yrs
UP29	10-18 Walker Street, Preston	Town Centre	0.11ha	Unimplemented Permissions	N/A	N/A	36	Yes	No	Yes	Existing building needs demolishing. Remediation works may be require	36	0	36		Site still in use - assumed start on site 6-10 years, single developer
PEN01	Alliance Works, Goodier Street and part of Manchester Mill	St Matthews	2.806	Other	N/A	N/A	10	Yes	Yes	Yes	Demolition of existing buildings Potential remediation works required	10	0	10		Remaining 10 units of the expected 100 units on site
PEN02	Alstoms, Channel Way	Riversway	6.257	Other	45	60%	109	Yes	Yes	Yes	Demolition of existing buildings Appropriate flood protection / mitigation required	109	0	109		Developer Panel considered 45 dph more appropriate for site and therefore assumed a further application would come in - assumed start towards end of 0-5 yr period
PEN03	GOSS Graphics	University	3.8ha	Other	N/A	N/A	296	Yes	Yes	Yes	Demolition of existing buildings. Medium risk of remediation works required	250	46	296		Scheme involves 208 apartments, 88 family homes and 370 student rooms. Assumed student accommodation will come first late in 0-5yr period. 370 student bedspaces assumed 6bed flats approx 62 units
PEN04	Hemmings Mill, New Hall Lane	St Matthews		Other	N/A	N/A	45	Yes	Yes	Yes	Potential remediation works required	45	0	45		Due to market conditions it is not envisaged that this development will take place within 0-5years
PEN05	Cottam Hall Brickworks	Ingol	3.39	Other	N/A	N/A	145	Yes	Yes	Yes	Potential remediation works required	145	0	145		Assumed single developer with start on site towards the end of the 0-5 yr period
MRS1	Tithebarn Regeneration Area	Town Centre	22.886	Other	n/a	n/a	355	Yes	Yes	Yes	Demolition of existing	355	0	355		Developer committed to

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
											buildings					residential element of scheme assumed start towards end of the 0-5 year period and completed within the 6-10yr period.
LP1	Brockholes/Birley Bank	Fishwick	1.74ha	Other (Local Plan Allocated)	50	50% due to buffer needed to adjacent employment site	43	Yes	No	Yes	Existing building needs demolishing	43	0	43		Expected to become available 6 - 10 yrs
P001	Cottam Hall, off Tom Benson Way, Preston	Lea	56.04	Site Suggestions	40	50%	1026	Yes	Yes	Yes	N/A	593	433		1026	Multiple developers assumed on 3-4 parcels of land 0-5 years. 6-15 yrs multiple developers. Based on HCA development proforma
P002	Whittingham Hospital (Gotfield Front Field), Goosnargh	Preston Rural North	10.05	Site Suggestions	30	50%	151	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Contrary to Core Strategy Policy. A further potential 31 units post 2023/24
P003	Broughton Business Park, Eastway	Preston Rural East/Sharoe Green	28.00	Site Suggestions	N/A	N/A	100	Yes	Yes	Yes	N/A	100	0		100	Based on figures provided by HCA assumed work starts towards middle of the 6-10 yr period
P008	Ainsdale House	Larches	0.28	Site Suggestions	40	85%	10	Yes	Yes	Yes	Site has already been cleared	10	0	10		Site has been cleared however no development expected until 6-10yrs
P014	Land fronting the east side of Garstang Road, Broughton	Preston Rural East	7.6	Site Suggestions	30	60%	137	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A further potential 17 units post 2023/24
P016	421 Garstang Road, Broughton	Greyfriars	1.20	Site Suggestions	30	80%	29	Yes	Yes	Yes	N/A	29	0	29		Assumed single developer
P020	Land off Preston Road, Grimsargh	Preston Rural East	5.0	Site Suggestions	30	60%	90	Suitable but with policy restrictions	Yes	Yes	N/A	0	90		90	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy
P024	Brethren's Meeting Room, Egerton Road, Ashton	Ashton	0.403	Site Suggestions	30	80%	10	Yes	Yes	Yes	Existing building needs demolishing	10	0	10		Assumed site becomes available within 6-10 yr period with a single

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																developer
P031	Depot, Land east of Longridge Road, Ribbleton	Ribbleton	0.71	Site Suggestions	50	80%	28	Yes	Yes	Yes	Potential remediation works and access improvements required	28	0	28		Assumed single developer with start on site tin 6-10yr period once access issues have been resolved. Density set at 50dph based on Developer Panel comments
P035	Land to the rear of Preston Road/Ribblesdale Drive, Grimsargh	Preston Rural East	0.67	Site Suggestions	30	80%	16	Suitable but with policy restrictions	Yes	Yes	N/A	0	16		16	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy
P038	Land on the south side of Lea Road	Lea	3.4	Site Suggestions	30	80%	82	Suitable but with policy restrictions	Yes	Yes	N/A	0	82		82	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy
P039	Bellway land to the east of Goosnargh	Preston Rural North	19.6	Site Suggestions	30	50%	294	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A further potential 174 units post 2023/24
P041	Land at Church House Farm, Grimsargh	Preston Rural East	13.86	Site Suggestions	30	50%	208	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A potential further 88 units post 2023/24
P044	Land off Blackpool Road/Dodney Drive, Lea	Lea	12.04	Site Suggestions	30	50%	181	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A further potential 61 units post 2023/34
P047	Land off Whittingham Lane, Longridge	Preston Rural North	18.93	Site Suggestions	30	50%	284	Yes	Yes	Yes	N/A	0	284		284	Potential urban extension for the key service centre of Longridge from year 11 onwards. Assumed multiple developers
P053	Land to rear of The Laund, Whittingham Lane, Grimsargh	Preston Rural East	0.70	Site Suggestions	30	80%	17	Suitable but with policy restrictions	Yes	Yes	N/A	0	17		17	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy
P055	Corporation Street	University	1.75	Site Suggestions	100	80%	140	Yes	Yes	Yes	Medium risk of remediation	140	0	140		Density set at 100dph as it is a city centre site and

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
																therefore assumes apartments 6-10yrs!
P057	Oak Street, City Centre	Town Centre	0.14	Site Suggestions	100	85%	12	Yes	Yes	Yes	Existing buildings need demolishing	12	0	12		Density lowered due to current market conditions. The site is only considered suitable as part of a mixed use scheme including apartments so has been included in years 6-10 when market conditions are hoped to be more favourable
P058	Land behind Barton Church and The Boars Head Public House, off Garstang Road, Barton	Preston Rural North	2.743	Site Suggestions	30	80%	66	Suitable but with policy restrictions	Yes	Yes	N/A	0	66		66	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy
P059	Bellway land to the west of Goosnargh	Preston Rural North	8.9	Site Suggestions	30	60%	160	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A further potential 40 units post 2023/24
P063	Land at Bank Hall Farm, Broughton	Preston Rural East	17.086	Site Suggestions	30	50%	256	Suitable but with policy restrictions	Yes	Yes	N/A	0	120		120	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy. A further potential 136 units post 2023/24
P067	Rydal Mount, 42 Woodplumpton Road, Woodplumpton	Preston Rural North	0.375	Site Suggestions	30	85%	10	Suitable but with policy restrictions	Yes	Yes	N/A	0	10		10	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy.
P068	West View Farm, Woodplumpton Road, Woodplumpton	Preston Rural North	0.673	Site Suggestions	30	80%	16	Suitable but with policy restrictions	Yes	Yes	N/A	0	16		16	Open Countryside, Edge of Settlement. Contrary to Core Strategy Policy.
P070	Preston College, Park Campus, Moor Park Avenue	Moor Park	0.9	Site Suggestions	50	80%	36	Yes	No	Yes	Existing buildings need demolishing	36	0	36		Campus to become redundant under Preston College Fulwood redevelopment plans. Assumed single developer
P073	Land at Boyes farm, Fulwood	Preston Rural East	24.28	Site Suggestions	30	50%	365	Yes	Developer negotiating options on	Yes	N/A	150	120		270	Assumed single developer. Potential additional 95 units

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
									land							post 2023/24
Lightfoot1	Lightfoot1	Preston Rural North	95.476	Site Suggestions	30	50%	1432	Yes	Yes	Yes	Highways improvements required	0	240		240	Potential sustainable urban extension following development of Lightfoot 2. Assumed multiple developers starting in the 10-15yr period with development taking place over 15+ years. A potential further 1192 units post 2023/24
Lightfoot2	Lightfoot2	Greyfriars/ Preston Rural North	22.81	Site Suggestions	30	50%	342	Yes	Yes	Yes	Highways improvements required	200	142		342	Potential sustainable urban extension. Assumed multiple developers.
UPS10	Land adjacent to 68 Chapman Road	College	0.39	Urban Potential	30	85%	10	Yes	No	Yes	N/A	10	0		10	Expected to become available within 6-10yrs. Assumed single developer.
UPS18	Land at Browsholme Ave/Fair Oak Close	Ribbleton	0.28	Urban Potential	40	85%	10	Yes	No	Yes	N/A	10	0		10	Expected to become available within 6-10 years. Assumed single developer
UPS22	Former Spindlemaker's Arms, Lancaster Road North	St Georges	0.11	Urban Potential	50	85%	6	Yes	Yes	Yes	Ownership constraints would have to be overcome	6	0	6		Expected to be developable within 6-10yrs
UPS23	The Limes, Peel Hall St	St Matthews	0.26	Urban Potential	50	85%	11	Yes	No	Yes	Demolition of existing buildings	11	0	11		Expected to become available within 6-10 years. Assumed single developer
UPS26	Truro Place	St Matthews	0.51	Urban Potential	40	80%	16	Yes	No	Yes	N/A	16	0	16		Density set at 40dph based on Developer Panel comments - Expected to become available within 6-10yrs. Assumed single developer
UPS30	Glover's Court/Park Place	Town Centre	0.08	Urban Potential	100	85%	7	Yes as part of mixed use scheme	No	Yes	Demolition of existing buildings	7	0	7		Density lowered due to current market conditions. The site is only considered suitable as part of a mixed use scheme including apartments
UPS41	Eldon	Tulketh	0.24	Urban Potential	50	85%	10	Yes	No	Yes	Potential	10	0	10		Expected to become

2015/16 - 2023/24 sites

SHLAA Ref	Site Name	Ward	Site Size	Site Type	Density Multiplier	Estimated Net Developable Area	Estimated Net Housing Capacity at April 2015	Site Suitable for Housing?	Site Available for Housing?	Site Achievable for Housing?	Overcoming Identified Constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield Units	Greenfield Units	Comments
	Street/Railway										remediation works required					available within 6-10years. Assumed single developer
UPS49	Rear of St. Mary's, Friargate	Town Centre	0.27	Urban Potential	100	85%	23	Yes	No	Yes	Potential remediation works required	23	0	23		Density lowered due to current market conditions. The site is only considered suitable as part of a mixed use scheme including apartments so has been included in years 6-10 when market conditions are hoped to be more favourable
UPS51	Heatley Street/Corporation Street	Town Centre	0.08	Urban Potential	100	85%	7	Yes	No	No	N/A	7	0	7		Site potentially suited to student accommodation
NLUD12	42 West Cliff	Riversway	0.197	NLUD	50	85%	8	Yes		Yes	Flood risk assessment and possible subsequent mitigation	8	0	8		Density set at 50dph based on Developer Panel comments
NLUD21	Site Between Grimshaw Street And Manchester Road	Town Centre	0.873	NLUD	50	80%	35	Yes	No	Yes	Potential remediation works required	35	0	35		Density set at 50dph based on Developer Panel comments. Expected to become available within 6-10yrs. Assumed single developer
SE09	Spar Depot, Blackpool Road (47)	St Matthews	4.609	Employment land & buildings	40	50% Due to mixed use	92	Yes	No	Yes	Existing buildings to be demolished and potential remediation works required	92	0	92		Expected to become available within 6-10yrs. Based on mixed use scheme for sites 36a & b with around 50% given over to residential
SE10	Perry's Car Showroom, Blackpool Road (47)	St Matthews	1.255	Employment land & buildings	40	50% Due to mixed use	25	Yes	No	Yes	Access improvements required	25	0	25		Expected to become available within 6-10 years. Based on mixed use scheme for sites 36a & b with around 50% given over to residential
Totals												3870	2502	2963	3409	

There are 64 sites identified in the 6-15 year supply for Preston City. A number of these sites are City Centre sites with planning permission for mixed use/apartments schemes which due to the current market conditions are not expected to come forward within the 0-5 year period. It is assumed that developers will wait until the market is more favourable for apartment schemes before developments such as these are built out which is



expected to be in the 6-10 year period. The sites included within the 10-15 year supply include Lightfoot 1 and Lightfoot 2 which have been identified as potential areas for sustainable extensions to the Preston Urban area. A number of the sites included within the 6-15 year period are large sites and will therefore take a considerable number of years to build with some having development potential post SHLAA period.

**Table 13 : South Ribble sites April 2013 – March 2018 and April 2018 – March 2023**

March 2018 and April 2018 – March 2023														
SHLAA Ref	Site Name	Ward/Settlement	Site Type	Net developable area	Estimated Net Housing Capacity at April 2015	Suitable	Availability of site for housing?	achievable	How to overcome identified constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield	Greenfield	Comments
CH2	safeguarded site A, Southern Part	Charnock	Urban Potential	3.9	156	Yes	Yes	Yes		120	36	0	156	would require policy change through LDF
BBN5	Charnley Fold	Bamber Bridge North	Site Suggestions	1.12	45	Yes	No	Yes	demolition required	45	0	45	0	no active discussions
LMH3	Land at Orchard Gardens	Little Hoole & Much Hoole	Other	0.99	30	Suitable with policy restriction	Yes	Yes		0	30	0	30	Currently safeguarded against development for village needs
LMH2	Land off Marlfield	Little Hoole & Much Hoole	Other	0.55	16	Suitable with policy restriction	Yes	Yes		0	16	0	16	Currently safeguarded against development for village needs
NLH6	Land at Sheephill Lane/Long Moss Lane	New Longton & Hutton East	Other	0.95	29	Suitable with policy restriction	Yes	Yes		0	29	0	29	Currently safeguarded against development for village needs
SW10	Land adjacent to and rear of Barnflatt Close	Samlesbury and Walton	Other	1.44	43	Suitable with policy restriction	Yes	Yes		0	43	0	43	Currently safeguarded against development for village needs
SW17	Land at Daub Hall Lane	Samlesbury and Walton	Other	3.12	94	Suitable with policy restriction	Yes	Yes		0	94	0	94	Currently safeguarded against development for village needs
SW3	Land at Branch Road, Mellor Brook	Samlesbury and Walton	Other	3.48	104	Suitable with policy restriction	Yes	Yes		0	104	0	104	Currently safeguarded against development for village needs
LMH4	Land at end of Northern Avenue	Little Hoole and Much Hoole	Other	1.99	60	Suitable with policy restriction	Yes	Yes		0	60	0	60	Currently safeguarded against development for village needs
FW7	West of Grasmere Avenue (Site c), Grasmere Avenue	Farington West	Site Allocations	2.42	50	Yes	Yes	Yes	None	50	0	0	50	Developed as part of mixed use Fact Focus scheme. Application expected imminently. Allocated for residential in LP. Figures based on developer proforma
TG6	Lime Kiln Farm (Site h), Todd Lane North	Tardy Gate/Charnock	Site Allocations	3.94	100	Yes	Yes	Yes	None	100	0	0	100	HCA have expressed intention to submit application ASAP. ALLOCATED RESIDENTIAL SITE. HCA indicate there will be 190 dwellings on the site
MS2	Moss Side Test Track, Aston Way	Moss Side	Site Allocations	21.65	625	Yes	Yes	Yes	New access built, removal of existing buildings and test track	425	200	625	0	active developer interest - seeking to begin ASAP. Figures taken from proforma completed by agents
TG3	Lostock Hall Gas Works, Leyland Road	Tardy Gate	Site Allocations	6.18	90	Yes	Yes	Yes	demolition work, possible remediation, improvements to access	90	0	90	0	No. of dwellings based on application. Application awaiting finalisation of S106.
LHU10	Land adjoining Longton Hall Farm,	Longton and Hutton West	Urban Potential	1.60	48	Suitable with policy	Yes	Yes		0	48	0	48	Currently safeguarded against development for village needs

March 2018 and April 2018 – March 2023

SHLAA Ref	Site Name	Ward/Settlement	Site Type	Net developable area	Estimated Net Housing Capacity at April 2015	Suitable	Availability of site for housing?	achievable	How to overcome identified constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield	Greenfield	Comments
	South of Chapel Lane					restriction								
LHU11	Land to rear of Longton Hall, rear of Chapel Lane	Longton and Hutton West	Urban Potential	2.67	80	Suitable with policy restriction	Yes	Yes		0	80	0	80	Currently safeguarded against development for village needs
FW8	Safeguarded land f (eastern part) Church Lane	Farington West	Urban Potential	4.52	227	Yes	Yes	Yes	Demolition required. Requires policy change through LDF	150	77	0	227	would require policy change through LDF
TG4	Land off Wateringpool Lane	Tardy Gate	Urban Potential	3.47	139	Yes	Yes	Yes	remediation work to address any contamination issues	0	0	0	139	
FE3	Land at rear of 24-56, Stanifield Lane	Farington East	Urban Potential	0.50	40	Yes	Yes	Yes	potential access issues would need resolving	40	0	40	0	not in 5 year supply because of access issues
SS1	Rear Burscough House, Leyland Lane	Seven Stars	Urban Potential	0.41	12	Yes	Yes	Yes	n/a	12	0	0	12	small site - no additional cost factors, completed within a year of development commencing
SS4	Rear 102-118, Slater Lane	Seven Stars	Urban Potential	0.93	47	Yes	Yes	Yes	potential access problems	47	0	47	0	assumed that permission will not be sought until adjacent Expac factory is redeveloped to provide access
EB2	Land Rear of Pasturefield Close	Earnshaw Bridge	Urban Potential	0.55	28	Yes	Yes	Yes	N/A	28	0	0	28	access issues would need to be overcome -
NLH7	End of Spinney Close	New Longton & Hutton East	Urban Potential	0.51	15	No	Yes	Yes	n/a	15	0	0	15	greenfield, not allocated residential site
BBW5	Baxi new offices, Brownedge Road	Bamber Bridge West	Urban Potential	0.46	28	Yes	Yes	Yes	demolition of current building.	28	0	28	0	owner expressed interest. Would form part of larger residential estate. No planning app and still in use - assumed complete in 1 year in year 6+
TG5	Lostock Hall Primary School, Avondale Drive	Tardy Gate	Urban Potential	1.13	68	Yes	Yes	Yes	closure and demolition of existing school	0	0	68	0	school currently in use - LCC expressed intention to redevelop - assumed complete in 2 years in years 6-10.
BO2	Government offices, Cop Lane	Broad Oak	Urban Potential	1.64	65	Yes	Yes	Yes	demolition of offices. Current use on site although expressed intention to redevelop	65	0	65	0	owners/agents expressed interest. Likely to come forward in year 6 onwards
BBN2	Arla Dairies, School Lane	Bamber Bridge North	Urban Potential	3.29	49	Yes	Yes	Yes	demolition of dairy buildings	49	0	49	0	application expected imminently - discussions with developer at advanced stage
SW14	Higher Walton Mills, Blackburn Road	Samlesbury and Walton	Urban Potential	3.60	144	Yes	Yes	Yes	flood mitigation work required prior to development	90	54	144	0	
BBN3	LCC Social Services Offices, Brindle Road	Bamber Bridge North	Urban Potential	0.44	22	Yes	Yes	Yes	demolition works required	22	0	22	0	no discussion with developers at this stage.



March 2018 and April 2018 – March 2023

SHLAA Ref	Site Name	Ward/Settlement	Site Type	Net developable area	Estimated Net Housing Capacity at April 2015	Suitable	Availability of site for housing?	achievable	How to overcome identified constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield	Greenfield	Comments
MF2	Vernon Carus Site, Factory Lane	Middleforth	Urban Potential	8.38	375	Yes	Yes	Yes	flood mitigation works required prior to development	250	125	375	0	current planning application
FW9	Farington Park, east of Wheelton Lane	Farington West	Urban Potential	6.50	325	Yes	Yes	Yes	demolition work underway. Current planning application.	200	45	245	0	Application minded to approve subject to S106.
WLD1	Haulage Yard, Chorley Road	Walton Le Dale	Urban Potential	0.41	15	Yes	Yes	Yes	flood mitigation work required prior to development. Demolition work required	15	0	15	0	owner expressed intention, no application hence included in years 6-10
MF1	safeguarded site a north part, South of Factory Lane	Middleforth	Urban Potential	5.35	150	Yes	Yes	Yes	Requires policy change through LDF	118	118	0	118	Would require policy change through LDF
FW10	Safeguarded site h, Church Lane	Farington West	Urban Potential	5.28	211	Yes	Yes	Yes	Requires policy change through LDF	150	61	0	211	Would require policy change through LDF
FW2	Safeguarded site d, Flensburg Way	Farington West	Urban Potential	20.29	800	Yes	Yes	Yes	Requires policy change through LDF	410	360	0	770	Would require policy change through LDF
FW3	Safeguarded site b, Pickerings Farm	Farington West	Urban Potential	59.50	1800	Yes	Yes	Yes	Requires policy change through LDF	510	480	0	990	remaining will be built in following years. Dwelling estimates based on figures from developers own Masterplan. Assumed 3 developers
SS3	Safeguarded site l, Leyland Lane	Seven Stars	Urban Potential	11.81	590	Yes	Yes	Yes	Requires policy change through LDF	130	240	0	370	Would require policy change through LDF
LOW1	Safeguarded site e, Wade Hall	Lowerhouse	Urban Potential	15.21	760	Yes	Yes	Yes	Requires policy change through LDF	120	300	0	420	Would require policy change through LDF
BBE2	Safeguarded site c, Brindle Road	Bamber Bridge East	Urban Potential	11.23	449	Yes	Yes	Yes	Requires policy change through LDF	150	240	0	390	Would require policy change through LDF

March 2018 and April 2018 – March 2023

SHLAA Ref	Site Name	Ward/Settlement	Site Type	Net developable area	Estimated Net Housing Capacity at April 2015	Suitable	Availability of site for housing?	achievable	How to overcome identified constraints	Developable Units 2015/16 to 2019/20	Developable Units 2020/21 to 2023/24	Brownfield	Greenfield	Comments
LHU2	Land off School Lane	Longton & Hutton West	Site Suggestions	2.76	83	Suitable with policy restriction	N/A	Yes		0	83	0	83	Currently safeguarded against development for village needs
SW9	St Leonards Vicarage, Church Brow	Samlesbury and Walton	Site Suggestions	0.64	32	Yes	yes	Yes	demolition of existing building	32	0	32	0	no planning application or discussions - owner submitted site suggestions form
LMH5	Land West of Liverpool Road	Little Hoole & Much Hoole	Site Suggestions	0.68	20	Suitable with policy restriction	yes	Yes	Requires policy change through LDF	0	20	0	20	Currently safeguarded against development for village needs
NLH2	Land adjacent to The Fields, Long Moss Lane	New Longton & Hutton East	Site Suggestions	0.75	23	Suitable with policy restriction	yes	Yes	Requires policy change through LDF	0	23	0	23	Currently safeguarded against development for village needs
NLH1	Schoolhouse Farm Development, Liverpool Road	New Longton & Hutton East	Site Suggestions	5.06	50	Yes	yes	Yes	requires policy change through LDF	50	0	0	50	site to big for settlement. Assumed that only part of site will be built
BBW2	Brownedge Road	Bamber Bridge West	Site Suggestions	1.57	19	Yes	yes	Yes		19	0	19	0	no major constraints, likely to come forward within 5 years, assumed year 5.
TG2	Cartmell & Barlow Ltd, Todd Lane North	Tardy Gate	Site Suggestions	0.29	15	Yes	yes	Yes	demolition required	15	0	15	0	small site, residential area, owner has intentions to redevelop
BBW7	Land at Riverside/Lostock Lane	Bamber Bridge West	Site Suggestions	1.88	26	Yes	yes	Yes		26	0	0	26	
FW1	Safeguarded Site f (Western Part)	Farington West	Site Suggestions	4.38	175	Yes	yes	Yes	requires policy change through LDF	150	25	0	175	Would require policy change through LDF
					8372					3721	2991			

There are 47 sites identified in the 6-15 year supply for South Ribble. The majority of these are large sites that will take a considerable number of years to build. Sites included in the 6 – 15 year supply include:

- Safeguarded land
- Land allocated for Local Needs in villages
- Large sites that commenced in years 1-5 but are not expected to be completed within that time
- Sites that have constraints that prevent them from realistically coming forward within the first 5 years
- Sites that are considered suitable for development but, at this stage, there are no discussions ongoing with developers or planning applications.
- Sites that are currently policy restricted by a policy that may change through the LDF process or by a policy that does permit development, such as the Countryside policy or the Local Needs in Villages Policy.

Safeguarded land and sites allocated under policy D9 of the adopted South Ribble Local Plan have been included as they have been saved in the Local Plan to allow them to come forward for development at a later date, without the need for development of any greenbelt, green wedge, or Open Space sites. It is therefore extremely likely that there will be development on many of these sites within the 15 year period. Development on these safeguarded sites would require a policy change through the Local Development Framework, meaning that they are not likely to come forward for development for a number of years.

Sites that are allocated for open space, greenbelt, green wedge in the current adopted South Ribble Local Plan have not been considered suitable – the Council can identify sufficient land to meet the RSS targets over the 15 year period without having to consider the release of any of this land.

## **STAGE 9 – IDENTIFYING AND ASSESSING THE HOUSING POTENTIAL OF BROAD LOCATIONS**

Broad locations are not considered necessary for identification and assessment purposes in Central Lancashire as it has been possible to consider actual potential specific sites.

## **STAGE 10 – DETERMINING THE HOUSING POTENTIAL OF WINDFALL**

PPS 3 says that “Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall rates and expected future trends”.

No windfall allowance has been included within the SHLAA.

**APPENDIX 1 – SITES UNDER 5 DWELLING CAPACITY INCLUDED WITHIN THE 5 YEAR SUPPLY FIGURES**

**Chorley**

<b>Five-Year Supply Table                      Chorley Borough Five-Year Supply 2009 – 2015: Site List for Windfall Sites with                      Planning Permission for 4 or less Housing Units</b>		
<b>Site Ref:</b>	<b>Address</b>	<b>Total Net Units</b>
80	65/67 Bolton Road, Chorley	3 Greenfield
1231	Land East of 68 Froom Street, Chorley	1 Greenfield
1606	Bank Hall Coach House	2
1607	Adj 110 Preston Road	1 Greenfield
1626	R/O 209 – 213 Preston Road, Whittle-le-Woods	1
1640	Hill Crest, Wigan Road, Clayton-le-Woods	2 Greenfield
1682	R/O 42 – 44 Mill Lane	1
1716	Croston Hall Stables, Grape Lane	1 Greenfield
1752	Crawshaw Hall Farm Cottage, The Common	2 Greenfield
1782	Tan Pits Farm, New Road, Anderton	1 Greenfield
1783	Holly Bank, Gough Lane, Clayton-le-Woods	1
1800	Croston Farm, Lucas Lane, Whittle-le-Woods	3 Greenfield
1911	The Cottage, Back Lane, Bretherton	1
1914	Iddon House Farm, Church Lane, Charnock Richard	2 Greenfield
2015	The George, 3 St Thomas Road	4
2018	81 & 83 Market Street & 8 St Georges Street	3
2202	Drinkwater Farm, Dike Lane, Wheelton	3 Greenfield
2211	Eagles Nest, Mill House Lane, Brindle	1
2216	Buckshaw Hall, Central Avenue	1
2220	Lathom House, Church Lane, Charnock Richard	1 Greenfield
2316	240 – 242 Spendmore Lane, Coppull	2
2319	33 Pear Tree Road, Clayton-le-Woods	1
2321	Land to Rear of 31 to 39 Park Avenue, Euxton	2
2323	Land South of 1 Springs Road, Chorley	1 Greenfield
2330	Land North East of 21 Gorsey Lane, Mawdesley	1
2340	80 Station Road, Croston	1
2341	Sandons Farm, Sandy Lane, Adlington	1
2343	Daisy Hill Lodge, Daisy Hill Drive	1 Greenfield
2348	69 Charter Lane, Charnock Richard	3 Greenfield
2351	1 Bolton Road, Chorley	2
2354	1 – 3 Park Road, Chorley	4
2358	Hoghton Methodist Chapel, Chapel Lane, Hoghton	1
2359	Former Sunday School, Chapel Lane, Hoghton	1
2360	Dolphin Farm, 2 Chorley Old Road	1 Greenfield
2361	43 – 45 Ashfield Road, Chorley	1
2362	13 Railway Road, Adlington	3

2364	Miry Fold Farm, Briers Brow, Wheelton	1 Greenfield
2366	Avondale, Towngate, Eccleston	1 Greenfield
2367	Land South of 3 Mercer Court, Heath Charnock	2
2369	Land East of 7 Glamis Drive, Chorley	1 Greenfield
2403	Land North East of 35 – 37 Chorley Road, Heath Charnock	1
2404	Land South West of 320 Spendmore Lane, Coppull	1 Greenfield
2407	Land North West of 79 Railway Road, Withnell	4 Greenfield
2410	Cedar Lodge, 48 Runshaw Lane, Euxton	1
2413	Hardacre Barn, Hardacre Lane, Whittle-le-Woods	1 Greenfield
2415	Land North of 170 Preston Road, Chorley	1
2416	9 Trafalgar Street, Chorley	1
2418	Agricultural Buildings at Howe Brook Farm, Bannister Green, Heskin	3 Greenfield
2424	Former Victoria Mill Building south west of 23 Millbrook Close, Wheelton	2
2427	Barn North of Willowgarth, Lodge Bank, Wheelton	1
2430	Crostons Farm Barn, Lucas Lane, Whittle-le-Woods	1 Greenfield
2437	53 Pear Tree Avenue, Coppull	1 Greenfield
2439	Land East of Beechcroft, Brook Lane	1
2442	Land North of 107 Countess Way, Euxton	1
2444	Crosse Hall Barn, Crosse Hall Fold, Chorley	1
2446	Land North of 2 Clover Road, Chorley	1 Greenfield
2447	Greenlands, Parkside Drive, Whittle-le-Woods	1 Greenfield
2449	Store and Premises, 19 Grange Drive, Euxton	2
2452	210 Spendmore Lane, Coppull	1
2454	Land East of 15 St Peters Street	1
2455	69 Charter Lane, Charnock Richard	1 Greenfield
2461	28A Moor Road, Chorley	1
2465	Jones Farmhouse, Dawson Lane, Whittle-le-Woods	1
2471	Land South of the Hollins, Northenden Road, Coppull	2 Greenfield
2472	236 & 238 Eaves Lane, Chorley	1
2474	Building North East of Hillandale, Crosse Hall Lane, Chorley	1
2477	West Dene, Wigan Road, Clayton-le-Woods	1
2478	Fisher House Farm, Back Lane, Charnock Richard	1
2480	South Miry Fold Farm, Briers Brow, Wheelton	2
2483	Land North East of Sunnyside, Common Bank Lane, Chorley	1 Greenfield
2490	Land South East of 91 Chorley Road, Adlington	2
2492	Land South West of 14 Saville Street	3
2493	Land East of 6 Woodside Avenue	2 Greenfield
2496	57 Railway Road	2

2497	Whitegates, 75 Gorsey Lane	1 Greenfield
2499	Land North East of Four Leaves, Clover Road, Chorley	2 Greenfield
2501	Land West of Knowleswood, Wrenalls Lane, Heskin	1 Greenfield
2503	Land North West of 383 Langton Brow, Eccleston	1 Greenfield
2504	Land East of 4 Norse Cottages, Pompian Brow, Bretherton	1
2506	Annbray, 29 Charter Lane, Charnock Richard	1 Greenfield
2507	18 Church Street, Adlington	2
2509	Hoole Cottage, Wigan Lane, Chorley	1
2511	South of Little Hanging Bridge Farm, Meadow Lane, Croston	1 Greenfield
2512	267 Southport Road, Ulnes Walton	1
2516	Ollerton Hall, Ollerton Lane, Withnell	1
2518	Plot 2, Land South of Crosse Hall Lodge, Crosse Hall Fold	1 Greenfield
2520	105 Preston Road, Whittle-le-Woods	1 Greenfield
2521	West View, Runshaw Lane, Euxton	1 Greenfield
2523	Longacre, The Common, Adlington	1 Greenfield
2524	4 Rectory Close, Chorley	2 Greenfield
2530	71 Station Road, Croston	2 Greenfield
2531	Barn North West of Rigby House Farm, The Common	1 Greenfield
2532	Land South of Crosse Hall Lodge, Crosse Hall Fold, Plot 1	1 Greenfield
2533	Dolphin Farm, 2 Chorley Old Road	2
2534	Moorhouse Farm Barn, Coppull Moor Lane	1 Greenfield
2535	Gouldings Farm Barn, Hall Lane, Mawdesley	1
2536	Land to the East of Blacksmith Barn, Hall Lane, Mawdesley	2 Greenfield
2538	88 Brooke Street, Chorley	1
2539	Land North West of 57 Gorsey Lane, Mawdesley	1 Greenfield
2540	Spring Cottage, Crosse Hall Fold, Chorley	1
2541	194 – 196 Eaves Lane, Chorley	1
2542	Hyland, Bolton Road, Anderton	1
2543	1 Washington Lane, Euxton	1
2547	Plot 3, Land South of Crosse Hall Lodge	1 Greenfield
2552	Rear of 8 – 10 Market Street, Adlington	1
2555	The Railway Inn, 84 Market Street, Adlington	1
2556	106 Railway Road, Adlington	1
2557	53 Wigan Road, Euxton	2 Greenfield
2558	Lilac Mount, 704 Preston Road	3
2560	The Barn, Moorfield, Slacks Lane, Heath Charnock	1 Greenfield
2561	Norris Farm, North Road, Bretherton	1 Greenfield
2562	Highfield House Farm, Buckholes Lane	1
2563	Pippin Street Farm, Pippin Street, Brindle	1 Greenfield
2565	1 St Peters Cottages, Ridley Lane, Mawdesley	1
2566	22 Chorley Road, Adlington	1
2567	89 Wigan Road, Euxton	1 Greenfield

2568	SE of Windmill Farm, Windmill Lane, Brindle	2 Greenfield
2571	Methodist Church, Blackburn Road, Wheelton	1
<b>Total</b>		<b>168 units</b> 78 Greenfield & 90 Brownfield

### Preston City Council Small sites (under 5 units)

Ref	Planning App	Address	Description	Net change in units	Completed in reporting yr?	GF/BF
512	06/2002/0721	Land rear of 28 Cottam Avenue, Ingol, Preston	Erection of 1 two-storey block containing 2 apartments	2	Complete 09/10	BF
760	06/2003/1179	Land Between 25 and 29 Garden Walk, Ashton-On-Ribble, Preston	Erection of 1no two storey terraced dwelling house	1	Complete 09/10	BF
922	06/2004/0791	39 St Peters Square, Preston	COU from 1no dwelling to Class B1 offices.	-1	Complete 09/10	BF
973	06/2004/1211	Flat 1, 74 Black Bull Lane Fulwood, Preston	COU use from residential to office	-1	Complete 09/10	BF
1773	06/2008/0808	58 and 59 Marlfield Close, Ingol, Preston	COU from offices to 2no. dwellings	2	Complete 09/10	BF
1556	06/2008/0884	Bowran House, 4 <sup>th</sup> Floor, 51 Marsh Lane, Preston	COU from office to student accommodation	1	Complete 09/10	BF
1016	06/2009/0268	265 Tag Lane, Preston	Change of use from offices to residential (Class C3)	1	Complete 09/10	BF
1034	06/2009/0538	24 Fishergate Hill, Preston	COU of HMO to 2no self contained flats	1	Complete 09/10	BF
920	06/2004/0774	125 London Road, Preston	COU from student accommodation to 2no self-contained flats.	2	Complete 09/10	BF
1411	06/2006/0459	65 Fishergate, Preston	COU from offices to 1no dwelling	1	Complete 09/10	BF
	06/2007/0256	313 Garstang Road, Preston	COU from first floor self-contained flat to offices	-1	Complete 09/10	BF



			(Class A2)			
1573	06/2007/0352	6A Starkie Street, Preston	COU from house in multi-occupancy to 3no. self-contained flats	2	Complete 09/10	BF
1629	06/2007/0857	267, 269 Brook Street and 84 Eldon Street, Preston	COU of shop with living accommodation to 1no. dwelling, erection of attached single, two and three storey building to provide barbers shop and 1no. maisonette	1	Complete 09/10	BF
1654	06/2007/1071	2 Albert Road, Fulwood, Preston	Erection of one pair of semi-detached dwellings	2	Complete 09/10	BF
1633	06/2007/0922	Southworth House, Longridge Road, Grimsargh, Preston	Erection of 1no. detached dwelling (revised scheme to planning approval 06/2004/0931)	1	Complete 09/10	BF
	06/2008/0416	78 Waterloo Road, Ashton, Preston	COU from dwelling house to offices	-1	Complete 09/10	BF
	06/2008/0467	33,34,35 &36 ST Peters Square, Preston	Change of use from residential and offices to multi faith religious centre (Class D1)	-1	Complete 09/10	BF
	06/2008/0553	131-133 Friargate, Preston	COU of office/storage space two student flats	2	Complete 09/10	BF
1743	06/2008/0620	12 Sandy Croft, Ribbleton, Preston	Erection of 1no. detached dwelling and detached garage to side of 12 Sandy Croft	1	Complete 09/10	BF
	06/2008/0806	Cliff House Nursery School, 19 Lambert Road, Preston	COU from dwelling to day nursery for up to 48 children (Class D1).	-1	Complete 09/10	BF
1770	06/2008/0916	815	Erection of 2no.	2	Complete	BF

		Whittingham Lane, Whittingham, Preston	detached dwellings, (resubmission of planning application 06/2008/0122)		09/10	
0349	06/2008/0969	28-32 Guildhall Street	COU of 2nd floor and attic space from office (Class A2) to 2no self contained flats	2	Complete 09/10	BF
	06/2009/0226	Royal Oak, 36 Plungington, Preston	COU from public house to mixed use restaurant & hot food takeaway with self-contained flat at first floor	1	Complete 09/10	BF
1057	06/2009/0482	1 Church Lane, Goosnargh	COU from residential dwelling to 2no one bedroomed flats	1	Complete 09/10	BF
	06/2009/0593	188 New Hall Lane, Preston	COU of dwelling (Class C3) to retail shop (Class A1)	-1	Complete 09/10	BF
1045	06/2009/0637	28 Garstang Road, Preston	COU from retail (Class A1) to 1no dwelling	1	Complete 09/10	BF
0383	06/2009/0895	The Smithy, Inglewhite Road, Inglewhite	COU from former café to dwelling including alterations	1	Complete 09/10	BF
593	06/2002/1256	Fishers Farm, Green Lane, Bilsborrow, Preston	Conversion of redundant agricultural barns to form three detached dwellings.	3	U/C	GF
941	06/2004/0975	39-41 Wellington Road, Ashton, Preston	COU from retail shop to 2no dwellings	2	U/C	BF
1525	06/2007/0133	The Bunker, Whittingham Lane, Goosnargh, Preston	COU from bunker to single residential dwelling	1	U/C	BF
1594	06/2007/0542	Land adjacent 2 Christ Church Street, Preston	Erection of two storey end terraced building to	2	U/C	BF

			provide 2no. self contained apartments			
	06/2007/0846	38 Dallas Street, Preston	Erection of 2no. terraced dwellings (following demolition of existing property)	1	U/C	BF
1631	06/2007/0863	12 Beech Grove, Ashton Preston	COU from residential care home to 2no. dwellings (resubmission of 06/2007/0218)	2	U/C	BF
1632	06/2007/0872	31 Nimes Street, Preston	Erection of 1no. two storey end terraced dwelling	1	U/C	BF
1662	06/2007/1155	175 Friargate, Preston	COU to 4no. residential apartments	4	U/C	BF
1676	06/2008/0020	263 Ribbleton Lane, Preston	COU of ground floor of dwelling to hairdressers (Class A1)	-1	U/C	BF
1755	06/2008/0779	28 Maitland Street, Preston	COU from tyre fitting workshop to 4no. flats, (resubmission of planning application 06/2008/0360)	4	U/C	BF
1013	06/2009/0221	Beesley House Farm, Haighton Green Lane	Erection of 1no two storey detached dwelling (following demolition of existing 2no dwellings)	-1	U/C	BF
1003	06/2009/0290	137 Tulketh Road, Preston	Change of use from house in multiply occupation to 4no self-contained apartments	3	U/C	BF
1019	06/2009/0321	The Castle, 1 Good Street, Preston	Change of use from public house with living accommodation to 4no 2 bedroom	4	U/C	BF

			dwelling			
0346	06/2009/0350	Land adjacent 53 Grizedale Crescent	Erection of two storey building to form 2no self contained flats with accommodation in roof space,	2	U/C	GF
1035	06/2009/0542	38-40 Parker Street, Preston	Erection of 2no terraced dwellings (following partial demolition of existing building)	2	U/C	BF
1038	06/2009/0558	Ashton Institute, 8-12 Wellington Road, Preston	Erection of 3no two storey dwellings (following demolition of former social club)	3	U/C	BF
1063	06/2009/0795	100 Fishergate, Preston	Conversion of shop to 3 apartments & 1 studio apartment	4	U/C	BF
0102	06/2009/0892	2&4 Bowland Road, Ribbleton, Preston	Conversion to 2no semi-detached dwellings	2	U/C	BF
	06/2009/0900	86 Mount Street, Preston	Conversion of dwelling to 2no. flats	1	U/C	BF
887	06/2004/0403	St Michaels Cottage, Black Bull Lane, Fulwood, Preston	Erection of 1no dwelling with integral double garage, 1no dwelling with detached single garage	2	U/C	GF
784	06/2003/1272	Blackleach House Farm, Blackleach Lane, Woodplumpton, Preston	Conversion of agricultural building to 1no private dwelling	1		GF
1459	06/2006/0958	20 Cannon Street, Preston	COU from 1no dwelling to ground floor commercial unit (Class A1) and 1no apartment at first floor and 1no maisonette at second and	1		BF

			third floors			
1513	06/2007/0002	3 Hazel Grove, Ribbleton, Preston	COU from shop and adjacent dwelling to offices/training and support facility, and external alterations.	-1		BF
1495	06/2006/1207	88 Raglan Street, Preston	Conversion of workshop to create 1no. dwelling.	1		BF
0865	06/2007/0249	130 St George's Street	Erection of 1no end terraced building	1		BF
1583	06/2007/0361	3 Camden Place, Preston	COU from office premises to 1no. private dwelling	1		BF
1640	06/2007/0974	22 Bairstow Street, Preston	Conversion of existing dwelling to form 5no. self contained apartments	4		BF
1648	06/2007/0988	Barton Old Hall Farm, Jepps Lane, Barton, Preston	Conversion of barn and outbuildings to 1no. dwelling (resubmission of planning application 06/2005/0839)	1		GF
1658	06/2007/1140	22 Ribblesdale Place, Preston	COU from offices to 1no. dwelling house (Class C3)	1		BF
1636	06/2007/0898	Format Photography School Street Preston	COU of building at rear part of site to mixed use including erection of 1no. dwelling	1		BF
1538	06/2007/0991	Lodge Bank, 4 Moor Lane	Erection of 4 student flats	4		BF
1666	06/2007/1200	38A Brieryfield Road, Preston	Erection of 1no. terraced	1		BF
1703	06/2008/0202	Critchley Farm, Darkinson Lane, Lea, Preston	Erection of 2no. detached dwellings	2		GF
1712	06/2008/0327	9 Starkie Street, Preston	Change of use from office to residential dwelling	1		BF
1714	06/2008/0356	Craggs Mill,	Conversion of	2		BF

		Craggs Row, Preston	mill to form 2no. apartments			
1723	06/2008/0440	18-20 Skeffington Road, Preston	Erection of terraced property to provide 2no. self-contained apartments	2		BF
1720	06/2008/0405	Land between 61 & 71 Egerton Road, Ashton On Ribble, Preston	Erection of 4no. detached three storey dwellings with integral garages	4		BF
1722	06/2008/0424	14 Winckley Square, Preston	COU from offices to mixed use as offices and self contained apartment	1		BF
1732	06/2008/0524	96 Meadow Street, Preston	Erection extension with self-contained flat on first floor	1		BF
1734	06/2008/0554	Park House, 472 Garstang Road, Broughton, Preston	Erection of 5no. dwellings (following demolition of existing dwelling)	4		BF
0976	06/2008/0783	Lewth Hall Barn, Lewth Lane	Conversion of barn to 1no dwelling	1		GF
1757	06/2008/0785	16/18 Downing Street, Preston	COU of local housing office to 1no. dwelling and local housing office	1		BF
1752	06/2008/0725	Land adjacent 5 Duchy Avenue, Fulwood, Preston	Erection of 1no. 2 storey detached dwelling	1		BF
1758	06/2008/0792	11-19 Manchester Road, Preston	COU from self- contained flat to additional gym accommodation	-1		BF
1751	06/2008/0720	162 Manchester Road, Preston	Erection of 1no. end terrace dwelling	1		BF
1780	06/2008/0949	Land Adjacent 104 Waterloo Road, Ashton On Ribble, Preston	Erection of 1no. detached dwelling	1		GF

0690	06/2009/0081	The Old Smithy, Tabley Lane	COU from offices to 1no dwelling	1		BF
1007	06/2009/0088	Silver Birches, Whittingham Lane	Erection of 5 dwellings (following demolition of existing dwelling)	4		BF
0815	06/2009/0161	57 Woodplumpton Road, Preston	Erection of 1no detached dwelling with intergral garage	1		GF
0787	06/2009/0167	843 Whittingham Lane, Preston	Erection of detached bungalow (following demoliton of former telephone exchange)	1		BF
0880	06/2009/0253	4 Charnock Fold, Preston	Erection of one palr if semi-detached dwellings (following demolition of existing buildings)	2		BF
1017	06/2009/0286	Land between 296 Sharoe Green Lane and 69 Green Drive	Erection of 1no detached single storey dwelling	1		GF
1011	06/2009/0341	15a Fishergate Hill, Preston	Change of use of storage basement for existing ground floor retail shop to 1no self-contained flat	1		BF
1027	06/2009/0411	42 Eldon Street, Preston	Change of use from joiners workshop to 2no self contained flats	2		BF
1564	06/2009/0469	The Guild Tavern, Tithebarn Street, Preston	COU of vacant public house to retail and 4 student flats	4		BF
0753	06/2009/0493	43-45 Watling Street Road, Preston	Conversion of 2no semi-detached dwellings to 6no self contained flats	4		BF
1040	06/2009/0575	57-59	COU of first	1		BF

		Longridge Road, Preston	floor from storage to 1no self contained flat			
1043	06/2009/0598	Garden of 16 Ribblesdale Drive, Grimsargh	Erection of 1no detached bungalow	1		GF
1046	06/2009/0684	19 Bairstow Street, Preston	COU from HMO to 3no self contained flats	2		BF
0970	06/2009/0732	Rational House, 32 Winckley Square, Preston	COU from offices and former clinic to offices and 1no self-contained apartment	1		BF
1064	06/2009/0796	Garden Area to South of Woodfield, Lea Lane	Erection of 2no one and a half storey detached dwellings	2		GF
1067	06/2009/0886	Bell Fold Farm, 708 Garstang Road, Barton	Conversion of 2no barns to total of 3no dwellings	3		GF
1047	06/2010/0026	Land to rear of 16 Hamilton Road, Ribbleton, Preston	Erection of detached two storey dwelling	1		GF
1933	06/2010/0206	Tenterhill Farm, Ashley Lane, Goosnargh	COU from 1no residential dwelling to 3no residential dwellings	2		BF
1937	06/2010/0267	1 Ribblesdale Place, Preston	COU from offices (Class B1) to residential (Class C3)	1		BF
1908	06/2009/0915	Pear Tree Cottage, Ambrose Hall Lane	Erection of 1no dwelling following demolition of garage)	1		BF
1864	06/2009/0562	Land to the rear of 815 Whittingham Lane	Erection of 2no semi-detached dwellings, 1no detached dwelling	3		GF
1929	06/2010/0165	1 East View, Preston	COU from sports bar to residential dwelling	1		BF
1936	06/2010/0258	15 Cannon Hill,	COU from retail	1		BF



		Ashton on Ribble	with living accommodation to 2no self contained flats,			
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**119 yet to be completed minus 10% = 107 units to go in 5 yr supply**

**South Ribble – Small Sites (under 5 dwellings) Completed 2009/10**

SITE NO	LOCATION	ADDRESS	LOCALITY	NEW COMPLETIONS	NET GAIN
1517	185	Liverpool Road	Penwortham	1	1
1524	49	Cuerdale Lane	Walton Le Dale	1	1
1616	1	Cranbourne Street	Bamber Bridge	2	1
1446	Holme Farm Dairy	Moss Lane	Penwortham	1	1
1469	Daub Hall Farm	Daub Hall Lane	Hoghton	1	3
1536	The Sheiling	Off the Vinery	New Longton	1	1
1574	Buckshaw Evolution	phase 6	Buckshaw Village	4	0
1577	Coppice Farm	Goosefoot Lane	Samlesbury	1	1
1584	97	Liverpool Old Road	Much Hoole	1	1
1599	Building to the rear of Guild Farm	Grange Lane	Hutton	1	1
1600	71	Hough Lane	Leyland	2	2
1609	16a	Duddle Lane	Walton Le Dale	1	0
1304	Brookside Works	Stanifield Lane	Farington	2	2
1339	Former Bakery,	258 Gregson Lane	Hoghton	1	3
1507	3 Manor Cottages	Greenbank Road	Penwortham	2	1
1639	Plot 11	Croston Road	Farington Moss	1	1
1490	77	Victoria Road	Walton Le Dale	2	1
1418	329	Higher Walton Road	Higher Walton	2	1

1425	26	Studholme Crescent	Penwortham	2	1
1435	Simpsons Farm	Dark Wood Lane	Samlesbury	2	2
1539	First Floor 51-55	Canberra Road	Leyland	1	1
1546	Beyond	Potters Lane	Samlesbury	1	0
1568	33	Kingsfold Drive	Penwortham	1	1
1588	Bridgend	Church Lane	Whitestake	1	0
1594	307-311	Gregson Lane	Hoghton	2	2

### South Ribble - Small Sites Included in 5 year Supply

outstanding sites total			
SITE NO	ADDRESS	LOCALITY	NET GAIN
1463	Alder Drive	Hoghton	1
1513	Cleveland Road	Leyland	1
1604	Fir Trees Avenue	Lostock Hall	2
1607	Yewlands Avenue		1
1608	Towngate	Leyland	1
1621	Woodside	Farington	1
1398	Gregson Lane	Hoghton	1
1641	Towngate	Leyland	2
1527	Greenbank Road	Penwortham	1
1535	medway close	lostock hall	1
1595	Stanley Fold	Lostock Hall	0
1656	Croston Road	Leyland	1
1252	Canberra Road	Leyland	1
1053	Station Road	New Longton	1
1653	Sod Hall Lane	Midge Hall	1
1184	Stanley Avenue	Hutton	1
965	Fox Lane	Coupe Green	1
1417	Roach Road	Samlesbury	2
1462	Brindle Road	Bamber Bridge	1
1479	Sheep Hill Lane	New Longton	1
1499	Sycamore Grove	Penwortham	1
1501	Havelock Road	Penwortham	1
1558	Kingsfold Drive	Penwortham	1
1654	Church Road	Leyland	1
1648	New Land	Penwortham	1
1371	Buckingham Avenue	Penwortham	1
1526	Masefield Place	Walton le Dale	1
1649	Higher Walton Road	Walton Le Dale	2
1603	Liverpool Road	Hutton	1
1532	Hall Carr Lane	Walmer Bridge	1

outstanding sites total			
SITE NO	ADDRESS	LOCALITY	NET GAIN
1383	Stanifield Lane	Lostock Hall	1
1459	Cuerdale Lane	Walton Le Dale	3
1638	West Paddock	Leyland	1
1651	Tristan Avenue	Walmer Bridge	1
1391	Regent Road	Walton Le Dale	2
1470	Chapel Lane	Longton	0
1493	Riverside Avenue	Farington Moss	1
1635	Reedfield Place	Walton Summit Ind Estate	1
1644	Higher Walton Road	Walton Le Dale	1
1614	Broad Oak Lane	Penwortham	1
1302	Gregson Lane	Hoghton	1
1565	Marsh Lane	Longton	1
1439	Greystones	Moss Side	1
1536	Off the Vinery	New Longton	1
1637	Ellen Street	Bamber Bridge	3
1618	Further Lane	Samlesbury	1
1624	Newgate Lane	Whitestake	0
1521	Leyland Lane	Leyland	4
1278	Alcester Avenue	Penwortham	3
1593	off Bank Head Lane	Hoghton	1
1583	liverpool road	longton	1
791	St Paul's Close/Church Lane	Lostock Hall	1
1401	Flag Lane	Lostock Hall	1
1519	Dunkirk Lane	Leyland	1
1538	Greaves Meadow	Penwortham	1
1634	Church Lane	Farington Moss	1
1566	knoll Lane	Little Hoole	0
1192	Wigan Road, Cuerden	Bamber Bridge	2
1579	Hall Carr Lane	Longton	1
1452	Todd Lane South	Lostock Hall	1
1475	Flag Lane	Lostock Hall	1
1505	Park Lane	Mellor Brook	2
1525	Hennel Lane	Walton Le Dale	1
1617	Bank Head Lane	Hoghton	1
1630	Liverpool Road	Much Hoole	1
1627	Studholme Close	Penwortham	2
1646	Mosney Fold	Walton Le Dale	1
297	Stanley Grove	Penwortham	3
662	Liverpool Road	Longton	1
1534	Cocker Lane	Leyland	0
1632	Brownedge Road	Lostock Hall	1
1586	Gill Lane	Longton	0
1645	Carr Lane	Much Hoole	1
1458	Chapel Lane	New Longton	3
1620	Cuerdale Lane	Walton Le Dale	1
1288	off Leyland Road	Lostock Hall	3
1344	Hall Carr Lane	Longton	1
1588	Church Lane	Whitestake	0

<b>outstanding sites total</b>			
<b>SITE NO</b>	<b>ADDRESS</b>	<b>LOCALITY</b>	<b>NET GAIN</b>
1628	Sheephill Lane	New Longton	2
1339	258 Gregson Lane	Hoghton	3
1611	363 Brindle Road	Bamber Bridge	1
1266	Liverpool Road	Hutton	3
1264	Cuerdale Lane	Samlesbury	1
1393	Preston New Road	Mellor Brook	0
1561	Grange Lane	Longton	1
1477	Hall Carr Lane	Walmer Bridge	2
1477	Hall Carr Lane	Walmer Bridge	2
1571	The Close	New Longton	1
1556	Croston Road	Farington Moss	1
1591	Braid Close	Penwortham	3
1449	Princes Road	Walton Le Dale	0
1572	Grange Lane	Hutton	0
1587	Brindle Road	Bamber Bridge	1
1642	Hennel Lane	Walton-le-dale	0
1361	Potter Lane	Samlesbury	0
1541	Bank Head Lane	Hoghton	1
1551	Alma Row	Gregson Lane	2
1473	Hall Carr Lane	Longton	3
1257	Marshalls Brow	Penwortham	4
1631	Hugh Barn Lane	New Longton	3
1570	Hall Carr Lane	Walmer Bridge	3
1502	Roach Road	Samlesbury	1
1640	Hugh Barn Lane	New Longton	3
1625	Hill Road	Penwortham	2
1625	Hill Road	Penwortham	2
1619	Green Lane	Samlesbury Bottoms	0
1470	Liverpool Road	Longton	2
1564	Daub Hall Lane	Hoghton	1
1598	Drumacre Lane East	Longton	0
1562	Langdale Road	Leyland	1
1643	Cuerdale Lane	Walton-Le-Dale	2
1636	Howick Cross Lane	Penwortham	1