

## Appendix 2 – City Deal housing sites analysis

### Planning milestones

PS	Pre-application stage	OS	Outline planning application submitted	OA	Outline planning application approved
RS	Reserved matters planning application submitted	RA	Reserved matters planning application approved	FS	Full planning application submitted
FA	Full planning application approved	DP	Discharge of planning conditions	CS	Works commence on site
CO	First house completed/occupied	SC	Site complete		

Key to RAG as follows

	Progressing as expected		Not progressing as expected as or slower than expected.		Not progressing – issues identified
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### Preston Housing sites

Update provided by Preston City Council and HCA – 19 May 2017

Zone	REF	Units expected Trajectory and HOT	Total Completed To date	Scheme Name	April 2016- Sept 2016	Oct 2016- March 2017	Site progress to date	RAG
1	H1 - ph1	<b>104</b>	74 onsite	Cottam Hall (Site K)			Currently on site – continuing to progress with completion on site as planned in year 4 2017/18 <b>Site progressing as expected</b>	
1	H1 - ph2	<b>288</b>	25 onsite	Cottam Hall (Phase 2)	CS/CO		25 units completed to date, anticipate a further 40 per year. <b>Site progressing well</b>	
1	H1 - ph3			Cottam Hall (Phase 3)			RM submitted 21/03/2017 by Morris. Committee expected in July but no fixed date yet. Ecological works will run until Oct. Commence on site in Q3 2017/18. Marketing due to commence in Q4 of 2017/18 <b>no milestones this year</b>	
1	H1 - ph4			Cottam Hall (Phase 4)			<b>No milestones this year</b>	
1	H1a	<b>45</b> HOT: 206		Cottam Brickworks			HCA and LCC is in discussion with the land owner. The site has had planning permission since 2008 which had permission for apartments and retail, the land owner has submitted a new application for the retail element but not the residential. <b>No milestones this year</b>	
1	H4a	<b>300</b> HOT 300	16 onsite	North of Eastway		DP	This milestone was met in last period. Commenced on site earlier than anticipated with 16 completions to date. It's possible that this site may complete earlier than planned if build progresses to 40 per year. <b>Progressing well</b>	
1	H4b	<b>140</b> HOT 140	0 onsite	Eastway	RS	RA	Milestones were met – currently on site earlier than anticipated. Some completions expected this year 17/18. <b>Progressing well</b>	
1	H4c	<b>350</b> HOT: 350	16 On site	Hoyles Lane			Started on site ahead of programmed – 16 completions this year. <b>Progressing well</b>	
1	H4d	<b>164</b> HOT: 350	55 Onsite	Maxy House Farm (Phase 1)			This is a Wainhomes development <b>Progressing well</b>	
1	H4d	<b>136</b>	61 On site	Maxy House Farm (phase 2)			This is a Bellway homes development <b>Progressing well</b>	
1	H4e	<b>205</b> HOT: 450	134 On site	Haydock Grange (phase 1)	CO		Currently on site with 134 units completed to date on phase 1 of this site. <b>Progressing well</b>	
1	H4e	<b>245</b>	0	Haydock Grange (Phase 2)			Site yet to be profiled <b>No milestones this year</b>	

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1	H4f - ph1 a	<b>21</b> HOT: 330	16 On site	Lightfoot Lane (Phase 1a)			<b>Progressing as expected</b>	
1	H4f - ph1 b	<b>309</b> (on phase 1b & ph2)		Lightfoot Lane (Phase 1b)			No profile as yet for ph1 and ph2) <b>No milestones this year.</b>	
1	H4f - ph2	SEE ABOVE		Lightfoot Lane (Phase 2)			Reserved matters received for 48 dwellings on this site in May 2017. <b>No milestones this year</b>	
1	H4g	<b>125</b> HOT: 125	9 On site	Lightfoot Green Lane	CS	CO	First house occupied as expected in period 2 16/17. 9 completions to end of year 3. <b>Progressing as expected.</b>	
1	H4i	<b>24</b> HOT 22	11 On site	Rear of RC Primary School	CS/CO		Site being developed slower than expected. A further 13 dwellings are planned, site may not complete as expected in Q2 year 4. <b>Not progressing as expected</b>	
1	H4j	182	0	Sandyforth Lane		FA	S106 finalised in Q3 16/17. David Wilson Homes site, expected to commence on site as planned although no commencement notice as yet. <b>Progressing as expected</b>	
1	H56	<b>51</b> HOT: 51	0	Tulketh Mill, Balcarres Road			No live planning permission – just an allocation in the plan.	
1	H53	<b>30</b> HOT: 30	0	Land North of Tom Benson Way			No live planning permission – just an allocation in the plan.	
1	H4l	<b>112</b>	0 On site	Land North of D'urton Lane			Developer is on site – works have commenced earlier than anticipated although no completions to date. <b>Progressing well</b>	
1	H4m	<b>48</b>	0 On site	Land rr 122-152 Hoyles Lane			This site was expected to start in year 5 Q1 but has started a year early, completions expected in 2017/18. <b>No milestones this year</b>	
2	H7 - ph1	<b>150</b> HOT 650	68 On site	Whittingham Hospital (Phase 1)			Taylor Wimpey on site – 68 completions to date, site completion anticipated in year 6.	
2	H7 - ph2			Whittingham Hospital (Phase 2)			A response has been received from PCC in respect of the proposed new planning strategy for the site. This is positive and work will commence shortly to prepare a comprehensive consultant's brief to revise the masterplan, undertake further site investigations, to design a new road/access and drainage infrastructure and for the new sports complex, a viability assessment and to secure a revise planning consent. This will take approx. 9 months from appointment to complete. <b>No milestones this year</b>	
2	H7 - ph3			Whittingham Hospital (Phase 3)			<b>As above</b>	
2	H8	<b>79</b> HOT 64	74 On site	Land South of Whittingham Road (Moss Farm)			74 completions to date on this site, 5 remaining. Anticipate complete on site at end of year 4. <b>Progressing as expected.</b>	
2	H8a	<b>220</b> HOT 90	0	Whittingham Road (Ridings Depot)	RS	RA	Reserved matters was approved as scheduled. Commence on site anticipated in year 5 2018/19. <b>Progressing as expected</b>	

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2	H8b	<b>190</b>	0	Inglewhite Road		RS/R A	Reserved matters was not submitted – instead a variation to outline was received. Build will not commence in year 4 as anticipated. Site will be re-profiled. <b>Not progressing as expected.</b>	
2	H42	<b>40</b> HOT: 40	0	Fire & Rescue HQ, Garstang Road			No current planning permission – just an allocation	
2	H44	<b>12</b> HOT: 24	0 On site	Eastway Nurseries, Eastway	RA		Commenced on site in December 2016 with completion expected in March 2018. First home occupied expected in Q1 2017/18 but unlikely to be achieved. <b>Progressing slower than expected.</b>	
2	H55	<b>55</b> HOT: 102	0	Sharoe Green Hospital			Discussions ongoing with HCA and land owner for works to commence on site as it has an extant planning permission	
2	H59	<b>8</b> HOT: 8	0	2 Black Bull Lane			No current planning permission – just an allocation	
2	H74			167 Yewtree Avenue and 88 Fir Tree Avenue	CS	SC	Construction complete	
2	H76		62	Land off Forest Grove, Barton		SC	Site complete	
2	H78	<b>64</b>	21 On site	Land off Ribblesdale Drive, Grimsargh	CS		Construction has started and progressing faster than expected. The developer has also received permission for a phase 2. <b>Site progressing well</b>	
3	H43	<b>50</b> HOT: 50	0	Parker Street			The site is likely to come forward in the future <b>No milestones this year</b>	
3	H50	<b>20</b> HOT: 20	0	Goldenhill School, Cromwell Road	FA	DP/C S	Commenced on site as anticipated – 2-3 dwellings are under construction. <b>Progressing as expected.</b>	
3	H51	<b>44</b> HOT 30	0	Tulketh Sports College, Tag Lane		FS	No FS in Q4 as anticipated so this will affect commence on site in year 4 17/18. However, disposal consent has now been obtained for this site. <b>Delay expected</b>	
3	H52	<b>12</b> HOT:12	0	Brethrens Meeting Rm, Egerton Road			<b>No milestones this year.</b>	
3	H69	HOT: 10		DJ Ryan Depot, Inglewhite Road			Site complete	
	H9	<b>300</b> HOT: 300	0	Argyll Road Depot			Not proceeding as housing	
	H45	<b>189</b> HOT: 114	64 On site	Tetrad, New Hall Lane			64 units complete on this site to date – site expected to complete in year 5 as planned. <b>Progressing as expected</b>	
	H46	<b>38</b> HOT: 38	0	Skeffington Road/Castleton Road			No current planning permission – just an allocation	
	H47	<b>28</b> HOT: 28	0	Deepdale Mill			No current planning permission – just an allocation	
	H48	<b>27</b> HOT: 27	0	Shelley Road/Wetheralls treet			No current planning permission – just an allocation	

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	H49	<b>32</b> HOT: 32	0	Stagecoach Bus Depot, Selbourne Street			No current planning permission – just an allocation	
	H63	<b>64</b> HOT: 64	64	Jubilee Trading Estate, Fylde Road			Site completed as expected in Q4 – 64 units delivered.	
	H65	<b>41</b> HOT: 23	0	Spar Dist' Depot, Blackpool Road	CS	SC	Commenced on site as anticipated but no completions to date. Change in profile to 41 units. <b>Site progressing with some delay</b>	
	H66	<b>14</b> HOT: 20	0	Site Formerly Truro Place			14 units are proposed on this site but start on site may be delayed due to land swap and submission of planning.	
	H68	<b>20</b> HOT: 20	0	6-16 Marsh Lane			Planning permission has now expired. There is no development in place.	
	H77	<b>12</b>	0	Ashton Basin Tulketh Brow			No current planning permission – just an allocation There is an access issue due to the site being near a canal.	
		1226 HOT: 1,000		Additional Preston			Current position based on trajectory from named site.	

## South Ribble Housing Sites

### Planning milestones

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CO	First house completed/occupied	SC	Site complete		

Key to RAG as follows

	Progressing as expected		Not progressing as expected as or slower than expected.		Not progressing – issues identified
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Update provided by South Ribble Borough Council and HCA – May 2017

Zone	REF	Units expected	Total Completed To date	Scheme Name	April 2016- Sept 2016	Oct 2016- March 2017	Site progress to date	RAG
4	H5	<b>1200</b> HOT: 1350	0	Pickerings Farm –	PS	PS	<p>This site remains in the pre-application stage. Based on the latest returns from the HCA and Taylor Wimpey the proposed unit numbers have reduced from 1350-1200. Although progressing slower than expected start on site is still proposed in year 7-2020/21. Steering group in place for this site.</p> <p>The Collaboration Agreement with Taylor Wimpey has reached second draft stage and a legal meeting is to take place with the developer on 24<sup>th</sup> May. The brief to seek consultants to prepare the masterplan and undertake technical diligence is to</p>	

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							be concluded during June, following which the procurement exercise will commence. <b>Progressing slower than expected</b>	
4	H17 (Ph 1)	<b>385</b> HOT 475	0	Vernon Carus			Outline permission for 385 dwelling. No milestones in last year. Site is expected to proceed in 2 phases. <b>No milestones this year</b>	
4	H32	<b>80</b> HOT 80	0	South of Longton Hall – Chapel Lane			No live permission on this site. Build out currently projected to commence in year 5. <b>Site not progressing as expected</b>	
4	H30	<b>75</b> HOT: 75	75	Land off the Cawsey	SC		<b>Site complete – 75 units complete</b>	
4	H33	<b>46</b> HOT 45	0	Land off Liverpool Road, Hutton	FA		Full application approved on this site. First completions expected in year 5 2018/19. <b>Progressing as expected</b>	
4	H38	<b>73</b> HOT 83	4 On site	Land off School Lane, Longton			4 units completed in year 1. Site has stalled, no completions reported since then. <b>Progressing slower than expected.</b>	
4	H27	<b>70</b> HOT 80	46 On site	Wateringpool Lane	CO		46 units completed to date. Site is expected to complete by the end of 2017/18. <b>Progressing as expected</b>	
4	H19	<b>281</b> HOT 350	0	Lostock Hall Gas works			Discharge of permission has happened ahead of schedule with expected start on site in summer 2017 – original trajectory was start on site in year 5 2018/19. <b>Progressing faster than expected</b>	
4	H39	<b>48</b> HOT 48	0	Land at Longton Hall, south of Longton hall, Chapel Lane			No milestones in last year. Proposed start on site in year 5 1018/19. <b>Progressing as expected.</b>	
4	H41	<b>20</b> HOT 30	0	Lostock hall Primary, Avondale Drive			No milestones in last year. Proposed start on site in Year 6 2019/20. <b>Progressing as expected.</b>	
4	H24	<b>50</b> HOT: 25	0	Gas Holders			Not scheduled to be under construction until year 6 (2019). <b>No milestones this year</b>	
4	H22	<b>60</b> HOT 15	0	Land off Claytongate Drive			Site not expected to be under construction until 2019. <b>No milestones this year</b>	
5	H3	<b>950</b> HOT 750	0	Moss Side Test Track	PS	PS	Masterplan was not approved by planning committee in January, revised plan to be considered by committee in July. Current proposals suggest 950 dwellings. Current prediction is that outline submission will be in October 2018. <b>Progressing slower than expected.</b>	
5	H2a (Ph1)	<b>400</b> HOT: 600	0	Moss Lane Heatherleigh – North of Northern			No milestone in the last year. Outline consent in place, reserved Matters expected in 2017/18. Proposed start on site year 6 <b>No milestones this year</b>	
5	H2	<b>122</b>	0	Moss Lane – South of Northern			No milestones in the last year – build expected to commence in year 8. <b>No milestones this year</b>	

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5	H2b	<b>175</b>	16 On site	Moss Lane – south of southern	CS	CO		Site is currently under construction – 16 units completed to date. Expected to complete in year 8. <b>Progressing well</b>	
5	H2a	<b>175</b>	0	Moss Lane – North of Southern				No milestones in the last year – expected to start on site in year 5. <b>No milestones this year</b>	
5	H11 (Ph1)	<b>200</b> HOT:430		Altcar Lane – Phase 1	OS	OA		Marketing commenced Feb through DPP2. 11 EOIs back. Sifting brief in March/April got it down to 6. Shortlisted 4 for ITT. RM application anticipated to be submitted next year with a SOS at the end of 2018/19. <b>Progressing as expected.</b>	
5	H11 (Ph2)			Altcar Lane – Phase 2	OS	OA		As above <b>Progressing as expected.</b>	
5	H37	<b>47</b> HOT: 47	0	Rear of Dunkirk Mill				Site clearance completed at the beginning of the year, construction unlikely to start until 2019. <b>Not progressing as expected.</b>	
5	H15 a	<b>279</b> HOT: 471	152 On site	Wheelton Lane (Phase 1)				Construction underway with 152 units completed to date. <b>Progressing well</b>	
5	H15 b	<b>234</b>	0	Wheelton Lane (Phase 2)				Build out expected in year 5	
5	H18	<b>160</b> HOT: 160	0	Grasmere Avenue	RS, RA			Reserved matter reported in first period of year 3. <b>Progressing as expected.</b>	
5	H25	<b>80</b> HOT: 80	0	Roadferry Depot	RS	RA, DP, CS		Currently on site earlier than anticipated. Originally expected to commence on site in year 5. <b>Progressing faster than expected.</b>	
5	H26	<b>35</b> HOT: 35	0	Dunkirk Mill				Site clearance completed at the beginning of the year, construction unlikely to start until 2019.	
6	H13	<b>110</b> HOT 250	0	Land off Brindle Road – (Ph 1)				250 dwellings in total are predicted for this site over the two phases. A full application was anticipated for this site but has not yet been achieved. <b>Not progressing as expected.</b>	
	H13	<b>140</b> SEE ABOVE		Land off Brindle road (ph 2)				Keppie Massie projections expected build out in 2017/18 however this is unlikely to happen due to no planning application being submitted. <b>Not progressing as expected.</b>	
6	H28	<b>46</b> HOT: 42	32 in yr 1 & 2 46 in total	Brindle Road (Hospital Inn)	SC			Site complete	
6	H29	<b>80</b> HOT: 80	0	Coupe Foundry				Developer likely to be submitting a new planning application in 2017. <b>No milestones this year.</b>	
6	H36	<b>60</b> HOT: 60	0	Land off Brownedge Road				Pre application work to commence in 2020/21. <b>No milestones this year</b>	
6	H16	<b>246</b> HOT: 209	209 On site	Arla Dairy, School Lane				Site under construction and progressing well. Site yield has increased overall from predicted 209. More units to follow. <b>Site Progressing well.</b>	
6	H12	<b>188</b> HOT:195		Wesley Street Mill	RS	RA		Milestones were achieved for this site with commence on site anticipated in year 5 2018/19. <b>Site progressing as expected.</b>	

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	Pna 1	HOT 170		Small Sites with planning permission					
	Pna 2	HOT 121		Small sites identified in the SHLAA					
	Pna 3	HOT 38		Large sites under construction					