**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 |

**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 | R  A  G |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1 | H1 - ph1 | **104** | 74  onsite | Cottam Hall (Site K) |  |  |  | Currently on site – continuing to progress with completion on site as planned in year 4 2017/18  **Site progressing as expected** |  |
| 1 | H1 - ph2 | **288** | 25  onsite | Cottam Hall (Phase 2) | CS/CO |  |  | 25 units completed to date, anticipate a further 40 per year.  **Site progressing well** |  |
| 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 **no milestones this year** |  |
| 1 | H1 - ph4 |  |  | Cottam Hall (Phase 4) |  |  |  | **No milestones this year** |  |
| 1 | H1a | **45**  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.  **No milestones this year** |  |
| 1 | H4a | **300**  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.  **Progressing well** |  |
| 1 | H4b | **140**  HOT  140 | 0  onsite | Eastway | RS | RA |  | Milestones were met – currently on site earlier than anticipated. Some completions expected this year 17/18.  **Progressing well** |  |
| 1 | H4c | **350**  HOT: 350 | 16  On site | Hoyles Lane |  |  |  | Started on site ahead of programmed – 16 completions this year.  **Progressing well** |  |
| 1 | H4d | **164**  HOT: 350 | 55  Onsite | Maxy House Farm (Phase 1) |  |  |  | This is a Wainhomes development  **Progressing well** |  |
| 1 | H4d | **136** | 61  On site | Maxy House Farm (phase 2) |  |  |  | This is a Bellway homes development  **Progressing well** |  |
| 1 | H4e | **205**  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.  **Progressing well** |  |
| 1 | H4e | **245** | 0 | Haydock Grange (Phase 2) |  |  |  | Site yet to be profiled  **No milestones this year** |  |
| 1 | H4f - ph1a | **21**  HOT: 330 | 16  On site | Lightfoot Lane (Phase 1a) |  |  |  | **Progressing as expected** |  |
| 1 | H4f - ph1b | **309**  (on phase 1b & ph2) |  | Lightfoot Lane (Phase 1b) |  |  |  | No profile as yet for ph1 and ph2)  **No milestones this year.** |  |
| 1 | H4f - ph2 | SEE ABOVE |  | Lightfoot Lane (Phase 2) |  |  |  | Reserved matters received for 48 dwellings on this site in May 2017.  **No milestones this year** |  |
| 1 | H4g | **125**  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.  **Progressing as expected.** |  |
| 1 | H4i | **24**  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.  **Not progressing as expected** |  |
| 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.  **Progressing as expected** |  |
| 1 | H56 | **51**  HOT: 51 | 0 | Tulketh Mill, Balcarres Road |  |  |  | No live planning permission – just an allocation in the plan. |  |
| 1 | H53 | **30**  HOT:  30 | 0 | Land North of Tom Benson Way |  |  |  | No live planning permission – just an allocation in the plan. |  |
| 1 | H4l | **112** | 0  On site | Land North of D'urton Lane |  |  |  | Developer is on site – works have commenced earlier than anticipated although no completions to date.  **Progressing well** |  |
| 1 | H4m | **48** | 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.  **No milestones this year** |  |
| 2 | H7 - ph1 | **150**  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.  **No milestones this year** |  |
| 2 | H7 - ph3 |  |  | Whittingham Hospital (Phase 3) |  |  |  | **As above** |  |
| 2 | H8 | **79**  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.  **Progressing as expected**. |  |
| 2 | H8a | **220**  HOT  90 | 0 | Whittingham Road (Ridings Depot) | RS | RA |  | Reserved matters was approved as scheduled. Commence on site anticipated in year 5 2018/19.  **Progressing as expected** |  |
| 2 | H8b | **190** | 0 | Inglewhite Road |  | RS/RA |  | 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.  **Not progressing as expected.** |  |
| 2 | H42 | **40**  HOT: 40 | 0 | Fire & Rescue HQ, Garstang Road |  |  |  | No current planning permission – just an allocation |  |
| 2 | H44 | **12**  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.  **Progressing slower than expected.** |  |
| 2 | H55 | **55**  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 | **8**  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 | **64** | 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.  **Site progressing well** |  |
| 3 | H43 | **50**  HOT: 50 | 0 | Parker Street |  |  |  | The site is likely to come forward in the future  **No milestones this year** |  |
| 3 | H50 | **20**  HOT: 20 | 0 | Goldenhill School, Cromwell Road | FA | DP/CS |  | Commenced on site as anticipated – 2-3 dwellings are under construction.  **Progressing as expected.** |  |
| 3 | H51 | **44**  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.  **Delay expected** |  |
| 3 | H52 | **12**  HOT:12 | 0 | Brethrens Meeting Rm, Egerton Road |  |  |  | **No milestones this year.** |  |
| 3 | H69 | HOT: 10 |  | DJ Ryan Depot, Inglewhite Road |  |  |  | Site complete |  |
|  | H9 | **300**  HOT: 300 | 0 | Argyll Road Depot |  |  |  | Not proceeding as housing |  |
|  | H45 | **189**  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.  **Progressing as expected** |  |
|  | H46 | **38**  HOT: 38 | 0 | Skeffington Road/Castleton Road |  |  |  | No current planning permission – just an allocation |  |
|  | H47 | **28**  HOT: 28 | 0 | Deepdale Mill |  |  |  | No current planning permission – just an allocation |  |
|  | H48 | **27**  HOT: 27 | 0 | Shelley Road/WetherallStreet |  |  |  | No current planning permission – just an allocation |  |
|  | H49 | **32**  HOT: 32 | 0 | Stagecoach Bus Depot, Selbourne Street |  |  |  | No current planning permission – just an allocation |  |
|  | H63 | **64**  HOT: 64 | 64 | Jubilee Trading Estate, Fylde Road |  |  |  | Site completed as expected in Q4 – 64 units delivered. |  |
|  | H65 | **41**  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.  **Site progressing with some delay** |  |
|  | H66 | **14**  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 | **20**  HOT: 20 | 0 | 6-16 Marsh Lane |  |  |  | Planning permission has now expired. There is no development in place. |  |
|  | H77 | **12** | 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**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 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

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|  | Progressing as expected |  | Not progressing as expected as or slower than expected. |  | Not progressing – issues identified |

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 | R  A  G |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 4 | H5 | **1200**  HOT:  1350 | 0 | Pickerings Farm – | PS | PS |  | 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.  The Collaboration Agreement with Taylor Wimpey has reached second draft stage and a legal meeting is to take place with the developer on 24th May. The brief to seek consultants to prepare the masterplan and undertake technical diligence is to be concluded during June, following which the procurement exercise will commence.  **Progressing slower than expected** |  |
| 4 | H17 (Ph 1) | **385**  HOT  475 | 0 | Vernon Carus |  |  |  | Outline permission for 385 dwelling. No milestones in last year. Site is expected to proceed in 2 phases.  **No milestones this year** |  |
| 4 | H32 | **80**  HOT  80 | 0 | South of Longton Hall – Chapel Lane |  |  |  | No live permission on this site. Build out currently projected to commence in year 5.  **Site not progressing as expected** |  |
| 4 | H30 | **75**  HOT: 75 | 75 | Land off the Cawsey | SC |  |  | **Site complete – 75 units complete** |  |
| 4 | H33 | **46**  HOT  45 | 0 | Land off Liverpool Road, Hutton | FA |  |  | Full application approved on this site. First completions expected in year 5 2018/19. **Progressing as expected** |  |
| 4 | H38 | **73**  HOT  83 | 4  On site | Land off School Lane, Longton |  |  |  | 4 units completed in year 1. Site has stalled, no completions reported since then.  **Progressing slower than expected.** |  |
| 4 | H27 | **70**  HOT  80 | 46  On site | Wateringpool Lane | CO |  |  | 46 units completed to date. Site is expected to complete by the end of 2017/18.  **Progressing as expected** |  |
| 4 | H19 | **281**  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.  **Progressing faster than expected** |  |
| 4 | H39 | **48**  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.  **Progressing as expected.** |  |
| 4 | H41 | **20**  HOT  30 | 0 | Lostock hall Primary, Avondale Drive |  |  |  | No milestones in last year. Proposed start on site in Year 6 2019/20.  **Progressing as expected**. |  |
| 4 | H24 | **50**  HOT: 25 | 0 | Gas Holders |  |  |  | Not scheduled to be under construction until year 6 (2019).  **No milestones this year** |  |
| 4 | H22 | **60**  HOT  15 | 0 | Land off Claytongate Drive |  |  |  | Site not expected to be under construction until 2019.  **No milestones this year** |  |
| 5 | H3 | **950**  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.  **Progressing slower than expected.** |  |
| 5 | H2a (Ph1) | **400**  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  **No milestones this year** |  |
| 5 | H2 | **122** | 0 | Moss Lane – South of Northern |  |  |  | No milestones in the last year – build expected to commence in year 8.  **No milestones this year** |  |
| 5 | H2b | **175** | 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.  **Progressing well** |  |
| 5 | H2a | **175** | 0 | Moss Lane – North of Southern |  |  |  | No milestones in the last year – expected to start on site in year 5.  **No milestones this year** |  |
| 5 | H11 (Ph1) | **200**  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.  **Progressing as expected.** |  |
| 5 | H11 (Ph2) |  |  | Altcar Lane – Phase 2 | OS | OA |  | As above  **Progressing as expected.** |  |
| 5 | H37 | **47**  HOT: 47 | 0 | Rear of Dunkirk Mill |  |  |  | Site clearance completed at the beginning of the year, construction unlikely to start until 2019.  **Not progressing as expected.** |  |
| 5 | H15a | **279**  HOT: 471 | 152  On site | Wheelton Lane  (Phase 1) |  |  |  | Construction underway with 152 units completed to date.  **Progressing well** |  |
| 5 | H15b | **234** | 0 | Wheelton Lane (Phase 2) |  |  |  | Build out expected in year 5 |  |
| 5 | H18 | **160**  HOT: 160 | 0 | Grasmere Avenue | RS, RA |  |  | Reserved matter reported in first period of year 3.  **Progressing as expected.** |  |
| 5 | H25 | **80**  HOT: 80 | 0 | Roadferry Depot | RS | RA, DP, CS |  | Currently on site earlier than anticipated. Originally expected to commence on site in year 5.  **Progressing faster than expected.** |  |
| 5 | H26 | **35**  HOT: 35 | 0 | Dunkirk Mill |  |  |  | Site clearance completed at the beginning of the year, construction unlikely to start until 2019. |  |
| 6 | H13 | **110**  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.  **Not progressing as expected**. |  |
|  | H13 | **140**  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.  **Not progressing as expected.** |  |
| 6 | H28 | **46**  HOT: 42 | 32 in yr 1 & 2  46 in total | Brindle Road (Hospital Inn) | SC |  |  | Site complete |  |
| 6 | H29 | **80**  HOT: 80 | 0 | Coupe Foundry |  |  |  | Developer likely to be submitting a new planning application in 2017.  **No milestones this year.** |  |
| 6 | H36 | **60**  HOT: 60 | 0 | Land off Brownedge Road |  |  |  | Pre application work to commence in 2020/21.  **No milestones this year** |  |
| 6 | H16 | **246**  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.  **Site Progressing well.** |  |
| 6 | H12 | **188**  HOT:195 |  | Wesley Street Mill | RS | RA |  | Milestones were achieved for this site with commence on site anticipated in year 5 2018/19.  **Site progressing as expected.** |  |
|  | Pna1 | HOT 170 |  | Small Sites with planning permission |  |  |  |  |  |
|  | Pna2 | HOT 121 |  | Small sites identified in the SHLAA |  |  |  |  |  |
|  | Pna3 | HOT 38 |  | Large sites under construction |  |  |  |  |  |