

HOUSING SITES EXPECTED TO BE UNDER CONSTRUCTION BY 30TH SEPTEMBER 2016

APPENDIX A

<u>Site</u>	<u>Total No of Units expected</u>	<u>Total completed to date (30/09/2016)</u>	<u>Number of units expected in 2016/17 (KM Trajectory)</u>	<u>Number of units expected in the first 6 months of 2016/17 (KM Trajectory)</u>	<u>Number of units completed in the first 6 months of 2016/17</u>	<u>RAG</u>	<u>Comment</u>
Cottam Hall (Site K)	104	51	30	15	13		Following initial workforce issues, the site is now progressing as expected.
Cottam Hall (Phase 2)	283	9	20	5	9		Build out progressing faster than anticipated.
North of Eastway	300	0	0	0	-		Works have commenced on site a year earlier than anticipated.
Hoyles Lane	350	24	0	0	3		Build out progressing faster than anticipated.
Maxy House Farm	288	42	45	22	34		There are 2 developers on site (Wainhomes and Bellway) the site is progressing faster than expected.
Haydock Grange	420	43	45	30	18		Build out slower than Keppie Massie projection however the yearly average is usually around 30 units per year.
Lightfoot Lane (Phase 1a)	21	18	0	0	7		Build out progressing faster than anticipated.
Lightfoot Green Lane	125	0	8	4	0		The developer has been on site since the beginning of the year completing preparatory works however there has been no housing completions.
Rear of RC Primary School	22	6	13	5	6		Progressing as expected.
Whittingham Hospital (full site)	650	29	30	15	24		Build out progressing faster than anticipated.
Land South of Whittingham Road	78	55	40	20	33		Build out progressing faster than anticipated.

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167 Yewtree Avenue and 88 Fir Tree Avenue	7	0	7	0	0		Construction has commenced and is on programme to be completed in the next 6 months.
Land off Forest Grove, Barton	63	62	23	10	22		Build out progressing faster than anticipated. Site to be completed in the next few months.
Land off Ribblesdale Drive, Grimsargh	70	5	0	0	5		Construction has started and progressing faster than expected. The developer has also received permission for a phase 2.
Tetrad, New Hall Lane	189	64	26	13	13		On programme.
Jubilee Trading Estate, Fylde Road	64	47	34	17	17		On programme.
Spar Dist' Depot, Blackpool Road	23	0	23	11	0		This site was expected to deliver 11 houses by this point but construction has not commenced. Planning permission was granted in January 2016 for 35 dwellings and 6 apartments, however the planning conditions were only discharged in September 2016 and therefore construction couldn't commence. It is likely that construction will start in the next few months.
6-16 Marsh Lane	20	0	20	10	0		The planning permission for this site has now expired and is now dependant on a developer applying for a new planning permission.
Re-use of empty homes	975	22	80	40	22		Keppie Massie have not projected number for re-use of empty homes. The Planning authority advises that 80 units will be brought back into use each year.

Milestones

PS – Pre-Construction 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** – Construction Starts **C/O** – 1st House Completed/Occupied **SC** – Site Complete

<u>Site</u>		<u>date</u> <u>(30/09/2016)</u>	<u>expected in</u> <u>2016/17 (KM</u> <u>Trajectory)</u>	<u>expected in</u> <u>the first 6</u> <u>months of</u> <u>2016/17 (KM</u> <u>Trajectory)</u>	<u>completed in</u> <u>the first 6</u> <u>months of</u> <u>2016/17</u>		
							HOUSING SITES AT PRE-CONSTRUCTION STAGE
Additional Preston	100	200	200	100	100		This is an estimated figure. There will be a full review at year end however, there are no concerns as to reaching the target.
Wateringpool Lane	80	39	35	15	28		Developer building out faster than anticipated.
Wheelton Lane (Southern Section) Phase 1	234	107	50	25	5		Construction is underway. The build out rate is slower than expected.
Arla Dairy, School Lane	209	157	54	34	2		Construction is underway. The build out rate is slower than expected.
Moss Lane (South of Southern Section)	175	0	16	-	-		Construction has started therefore it is likely the developer will build out the projected target in the next 6 months.
Small sites with planning permission	326	0	52	26	0		Information not yet available.
Small sites identified in the SHLAA	121	0	12	6	0		
Large sites under construction	84	63	10	9	0		

		<u>Predicted Milestones in order to meet projected build</u>		
<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Cottam Hall (Phase 3)	-			The site has outline permission for the full site, the site will come forward in phases. Unit numbers for each phase will be clarified when a reserved matters planning application is submitted.
Cottam Hall (Phase 4)	-			The site has outline permission for the full site, the site will come forward in phases. Unit numbers for each phase will be clarified when a reserved matters planning application is submitted.
Cottam Brickworks	45			The developer was consented planning permission in 2008 to build apartments and retail, the permission has now expired. The developer has submitted a new planning application for the retail element only. The developer has not reapplied for the residential element. The HCA are having ongoing discussions.
North West Preston	2,863			This is a balancing figure for North West Preston.
Eastway	140	RS	RA	Hollins have sold the land to Barratts and the reserved matters application has been submitted and is likely to be approved in the next 6 months.
Lightfoot Lane (Phase 1b)	309			No milestones this year.
Lightfoot Lane (Phase 2)				No milestones this year.
Sandyforth Lane	182		FA	Full planning application has been submitted, it is likely to be approved in the next 6 months and works expected to start in year 4 aligning with Keppie Massie projections.
Tulketh Mill, Balcarres Road	-			No live permission.
Land North of Tom Benson Way	30			No live permission.
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
Land North of D'urton Lane	112			The developers has received full planning permission for the site, works are anticipated to start in year 4 aligning with Keppie Massie projections.
Land rr 122-152 Hoyles Lane	48			The developers has received full planning permission for the site, works are anticipated to start in year 5 aligning with Keppie Massie projections.
Whittingham Hospital (Phase 2)	650 (full site)			The site has outline permission for the full site, the site will come forward in phases. HCA are working on disposing the land.
Whittingham Hospital (Phase 3)				The site has outline permission for the full site, the site will come forward in phases. HCA are working on disposing the land.
Whittingham Road (Ridings Depot)	220	RS	RA	The reserved matters planning permission has been submitted and is programmed to be approved in the next 6 months.
Inglewhite Road	190		RS,RA	The developer received outline planning permission in 2014 but has now submitted a new outline planning permission for a variation of conditions and therefore it is likely that the developer will submit the reserved matters application in the next 6 months.
Fire & Rescue HQ, Garstang Road	40			No live permission.
Eastway Nurseries, Eastway	12	RA		The site has been granted planning permission for 12 units and works are likely to start in year 4 aligning with the Keppie Massie projections.
Sharoe Green Hospital	55			This site received planning permission and works had started on site prior to City Deal however the developer stopped works. The HCA are in discussions with the land owner for works to recommence.
2 Black Bull Lane	-			No live permission.
Parker Street	50			No milestones this year. This site is likely to come forward in the next few years aligning with Keppie Massie's projections (2019/20)
Goldenhill School, Cromwell Road	20	FA	DP/CS	Full planning application for the site has been approved and is on programme for construction to start in the next 6 months.
Tulketh Sports College, Tag Lane	44			This site needs permission from the Department of Education to dispose of the playing fields and therefore has caused some delays. However there is no concern at present as works are not due to start until 2018/19.
		<u>Predicted Milestones in order to meet projected build</u>		

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Brethrens Meeting Rm, Egerton Road	12			No milestones this year.
Argyll Road Depot	300			Site under review.
Skeffington Road/Castleton Road	38			No live permission.
Deepdale Mill	28			No live permission.
Shelley Road/Wetherall Street	27			No live permission.
Stagecoach Bus Depot, Selbourne Street	32			No live permission.
Site Formerly Truro Place	14			No live permission.
Ashton Basin Tulketh Brow	12			No live permission. It is anticipated that there is little interest in the site as there is an access issue due to the site being near a canal.
Pickerings Farm	1350	PS	PS	Key issues identified as access over west coast mainline and Cross Borough Link. A Steering Group has been established and is meeting to address these issues. Discussions with appropriate stakeholders including Network Rail progressing well. Masterplan and Design Code to be progressed, taking into account these issues, due to be completed July 2017.
Vernon Carus (Phase 1)	385			A Public Inquiry is scheduled to be held in January 2017, following this the planning conditions are likely to be discharged in April 2018 with works commencing on site in 2018/19.
Vernon Carus (Phase 2 & 3)				
		<u>Predicted Milestones in order to meet projected build</u>		

<u>Site</u>	<u>Total No of units</u>	<u>Period 1 (Apr - Sept)</u>	<u>Period 2 (Oct - Mar)</u>	<u>Comment</u>
South of Longton Hall – Chapel Lane	80			No live permission.
Land off the Cawsey	75	SC		Site complete.
Land off Liverpool Road, Hutton	46	FA		The developer has received planning permission for the site but construction is not due to commence until 2018/19.
Land off School Lane, Longton	69			No milestones this year. Site to be kept under review.
Lostock Hall Gasworks	281			The planning conditions for outline have been discharged however they are still outstanding for the reserved matter application.
Land at Longton Hall, South of Longton Hall	48			No live permission.
Lostock Hall Primary, Avondale Drive	20			This site coming forward is reliant on LCC disposing of the asset, once this is complete the Planning authority will be able to predict an accurate timeline.
Gas Holders	25			No milestones this year. The site is not anticipated to commence until 2019/20.
Land off Claytongate Drive	60			No milestones this year. The site is not anticipated to commence until 2019/20.
Moss Side Test Track	750	PS	PS	The draft masterplan will be submitted to the planning committee in November 2016, there will then be consultation of the draft masterplan from November 2016 to January 2017. The outline planning application is anticipated to be submitted in May 2017.
Moss Lane Heatherleigh – North of Northern	400			No milestones this year. The outline planning permission has been approved, the reserved matters application is anticipated to be approved in 2017/18 with works due to commence in 2019/20.
Moss Lane Heatherleigh – South of Northern	122			There are active discussions ongoing with the landowner(s). Options for the delivering the site are currently being explored.
		<u>Predicted Milestones in order to meet projected build</u>		<u>Comment</u>

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Moss Lane Heatherleigh – North of Southern	175			There are active discussions ongoing with the landowner(s). Options for the delivering the site are currently being explored.
Altcar Lane (Phase 1)	180	OA		The outline planning application has been approved subject to a s106 being negotiated for 200 new homes, including 80 started homes and a condition that the developer includes a range of training opportunities throughout the construction of the site. Altcar lane will be one of the first HCA sites to be delivered via direct commissioning.
Altcar Lane (Phase 2)	260	OS	OA	The outline planning application has been submitted, the developer is due to attend the November/December committee, dependant of the outcome at the committee the outline planning application could be approved in the next 6 months. The reserved matters planning application will be submitted next year.
Rear of Dunkirk Mill	47			No milestones this year. Site clearance works were completed earlier on in the year but construction is unlikely to commence before 2019 aligning with Keppie Massie's projections.
Grasmere Avenue	160	RS,RA		The reserved matters planning application has been approved but works are not due to start on site until 2019.
Roadferry Depot	80	RS	RA,DP, CS	The reserved matter planning application has been submitted, the decision and the discharge on planning conditions are pending approval. Dependant on the decision works could commence in the next 6 months.
Dunkirk Mill	35			No milestones this year. Site clearance work were completed earlier on in the year but constructions is unlikely to commence before 2019 aligning with Keppie Massie's projections.
Land off Brindle Road (Phase 1)	110			There has been no submission of a planning application and therefore the Keppie Massie projections of works commencing in 2017/18 is unlikely.
Land off Brindle Road (Phase 2)	140			There has been no submission of a planning application and therefore the Keppie Massie projections of works commencing in 2017/18 is unlikely.
Coupe Foundry	80			No milestones this year. It is anticipated that the developer will be submitting a new planning application in 2017 with works due to commence in 2019/20 aligning with Keppie Massie's projections.
		<u>Predicted Milestones in order to meet projected build</u>		

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Land off Browndge Road	60			No milestones this year. Pre- application works are not due to start until 2020/21 aligning with Keppie Massie's projections of work commencing in 2023/24.
Wesley Street Mill	190	RS	RA	The reserved matters planning application has been submitted and is due to be presented at the November committee, dependant on the outcome the application could be approved in the next 6 months.