

Appendix JS7

Chorley's Affordable Housing Five Year Supply Analysis –
2021/22 to 2025/26



Chorley Five Year Supply April 2021 – March 2026: Allocated Sites with Planning Permission

APPENDIX 1

Local Plan Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Deliverable Dwellings April 2025-March 2026	Total Deliverable Dwellings April 2021 - March 2026	Comments (Chorley Council)	Estimated Affordable Housing Supply	Estimated Commuted Sums	Appellants' Affordable Housing Comments	
HS1.21	Parcels H1d and H1b(i), Group 1, Euxton Lane	Buckshaw Village	Euxton	Astley and Buckshaw	19/00137/REMAJ	128	92	30	6	122	35	35	35	17	0	122	122 dwellings left to be built at 1st April 2021, 30 of which were under construction. The developer has advised that the development is due to complete in 2024.	12	0	Application description - erection of 128no. Residential dwellings (including 12 affordable dwellings)	
HS1.22	Southern Commercial Quarter Central Core	Buckshaw Village	Euxton	Astley and Buckshaw	08/01100/REMAJ 10/00334/FULMAJ 10/01052/REMAJ 12/01001/REMAJ	83	31	0	52	31	0	0	31	0	0	31	One apartment block of 31 dwellings left to be built at 1st April 2021, development had not commenced. Site is currently being marketed, it is estimated that the development could commence in the second year of the five year period subject to being sold and following any amendments to the planning permission. It is therefore estimated that the dwellings will be completed in the third year of the five year period.	9	0	Based on a policy-compliant 30% of the 31 dwellings counted in the trajectory at the remaining block, the contribution of affordable housing will be 9 dwellings.	
HS1.1	Land 120m South West of 21 Lower Burgh Way	Chorley	Chorley	Chorley South West	16/00805/FULMAJ	88	0	4	84	4	4	0	0	0	0	4	4 dwellings left to be built at 1st April 2021, all of which were under construction.	1	0	Application proposed 35 units at 17.4% (pro rata = 5.046 units. Based on 17.4% of the 4 dwellings counted in the trajectory, the pro-rata contribution of affordable housing will be 1 dwelling.	
HS1.7	Talbot Mill, Froom Street	Chorley	Chorley	Chorley East	07/01426/FULMAJ 11/00875/FULMAJ	149	149	0	0	149	0	0	0	0	0	0	0	Land remediation and contamination works started in 2015 however construction of the dwellings has not yet commenced. There is no evidence that the site will come forward in the five year period.	0	0	Council does not expect delivery of dwellings within five years
HS1.8	Botany Bay/Great Knowley, Blackburn Road	Chorley	Chorley	Chorley North East	17/00714/OUTMAJ 17/00716/OUTMAJ	288	288	0	0	288	0	0	0	0	0	0	0	The site has outline planning permission for 288 dwellings. There is no evidence that the site will come forward in the five year period.	0	0	Council does not expect delivery of dwellings within five years
HS1.16	Former Initial Textile Services bounded by Botany Brow and Willow Road	Chorley	Chorley	Chorley North East	11/00871/FULMAJ 12/01015/FULMAJ 13/00993/FULMAJ 14/01225/MNMA 15/00028/FUL 16/00053/FUL	43	0	33	10	33	33	0	0	0	0	33	33 dwellings left to be built at 1st April 2021, all of which were under construction.	0	0	Agreed not financially viable to provide AH on this brownfield site.	
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	14/00951/OUTMAJ 17/00369/REMAJ	220	87	50	83	137	91	46	0	0	0	137	137 dwellings left to be built at 1st April 2021, 50 of which were under construction. The developer has advised that the development is due to be complete by the end of 2022.	17	£ 2,970,000	AH contribution of £2,970,000 based on 20% of 220 dwellings. 10% on site. 10% of 163 = 17 units on site. Contribution of £67.500 per dwelling	
HS1.31	Land adjoining Cuerden Residential Park, Nell Lane	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	19/00417/FULMAJ	115	98	17	0	115	22	0	0	0	0	22	The first phase of the development (22 dwellings) is under construction. The developer does not currently own the remaining land therefore they are unable to advise when the remaining parcels will be completed. The remaining dwellings have therefore not been included in the five year supply.	0	0	34 AH units secured and a commuted sum of £38,726 at best 30% of 22 - whilst 7 indicated I consider it is likely to be zero based on Schedule 5 part 2-4 - which says "the owner shall not occupy or cause or allow to be occupied the 50th Market unit..." First phase does not breach the 50 market unit threshold and no certainty that this threshold will be reached due to land ownership constraints identified by the Council.	
HS1.40	Land 10m South of Dunrobin Drive	Euxton	Euxton	Euxton South	18/01211/FULMAJ	51	34	17	0	51	51	0	0	0	0	51	All 51 dwellings left to be built at 1st April 2021, 17 of which were under construction. The developer has advised that the development will be complete by October 2021.	51	0	100% AH - Mulbury Homes and One Vision Housing Limited.	
HS1.42	Playing field to the rear of Greenside	Euxton	Euxton	Euxton North	19/00361/FULMAJ	36	0	16	20	16	16	0	0	0	0	16	16 dwellings left to be built at 1st April 2021, all of which were under construction.	16	0	100% AH	

HS1.43A	Land adjacent to Lady Cross Drive	Whittle-le-Woods	Whittle-le-Woods	Pennine	17/00377/OUTMAJ	12	12	0	0	12	0	0	0	0	0	0	The site has outline planning permission for 12 dwellings. There is no evidence that the site will come forward in the five year period.	0	0	Council does not expect delivery of dwellings within five years
HS1.43B	Land bounded by Town Lane and Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	13/01055/OUTMAJ 19/00830/REMMAJ	53	53	0	0	53	0	53	0	0	0	53	Site works commenced in October 2020 however development of the dwellings had not started at 1st April 2021. The developer has not provided details on the proposed timescales of the development however it is expected that construction of the dwellings will commence within the next few months.	14	0	14 affordable dwellings secured at outline stage
HS1.53	JF Electrical, Little Quarry, Hill Top Lane	Whittle-le-Woods	Whittle-le-Woods	Clayton-le-Woods and Whittle-le-Woods	12/01134/OUTMAJ	85	85	0	0	85	0	0	0	0	0	0	A reserved matters planning application is currently under consideration. However, there is uncertainty about the deliverability of this site due to issues relating to filling works. It has therefore not been included in the five year supply.	0	0	Council does not expect delivery of dwellings within five years
Totals						1351	929	167	255	1096	252	134	66	17	0	469		120	£ 2,970,000	

APPENDIX 2

Chorley Five Year Supply April 2021 – March 2026: Allocated Sites without Planning Permission

Local Plan Ref	Address	Settlement	Parish	Ward	Number of Dwellings Allocated	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Deliverable Dwellings April 2025-March 2026	Total Deliverable Dwellings April 2021 - March 2026	Comments (Chorley Council)	Estimated Affordable Housing Supply	Appellants' Affordable Housing Comments
HS1.26	Fairport, Market Place	Adlington	Adlington	Adlington and Anderton	31	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.1	Eaves Green, off Lower Burgh Way (remaining allocation)	Chorley	Chorley/ Coppull	Chorley South West/ Coppull	232	10	40	40	40	40	170	The site is allocated for 419 dwellings. 99 dwellings have been built on part of the site and another part of the site has full planning permission for 88 dwellings. This leaves 232 dwellings. A full planning application was recently refused for 201 dwellings on the remaining part of the site due to viability issues. This decision has been appealed and an Inquiry is scheduled for May. However, the developer has now agreed to provide the required affordable housing and open space contributions with the only outstanding matter to be determined at the Inquiry being whether an education contribution is justified. The outcome of the appeal will therefore be that planning permission is granted with or without the education contribution. The developer has stated that the development is scheduled to commence late 2021/early 2022 with a five year build programme.	51	Appeal for 201 dwellings allowed 7 June 2021 (reference 3265785). Appeal included 30% affordable housing, equivalent to 60 dwellings. Based on 30% of the 170 dwellings counted in the trajectory, the pro-rata contribution of affordable housing will be 51 dwellings.
HS1.5	Cowling Farm	Chorley	Chorley	Chorley East	158	0	0	0	32	48	80	A land exchange has taken place between the Council and Homes England, with Homes England now owning the residential part of the allocation. A masterplan has also been prepared for the site. Homes England have advised that following approval of outline and reserved matters planning applications, housebuilding on the site is expected to commence by the end of July 2024. 4 completions per month are expected and the development is expected to be complete by Spring 2028.	24	Site does not benefit from planning permission so it is not currently known what proportion of affordable housing will be secured. However, based on a policy-compliant 30% of the 80 dwellings counted in the trajectory, the pro-rata contribution of affordable housing will be 24 dwellings.
HS1.17	Cabbage Hall Fields	Chorley	Chorley	Chorley North East	11	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.19	Land adjacent to Northgate	Chorley	Chorley	Chorley North East	21	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.29	Westwood Road	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	23	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.31	Land to the East of Wigan Road (remaining allocation)	Clayton-le-Woods	Clayton-le-Woods	Clayton-le-Woods West and Cuerden	0	0	0	0	0	0	0	The site is a mixed housing/employment allocation. 37.14ha/699 dwellings are allocated for housing. 818 dwellings have planning permission on 36.14 ha of land. The dwellings are being built at a higher density than estimated on the parcels with planning permission therefore the number of dwellings on this site has exceeded the allocated number of 699. This leaves 1 ha for further housing however there is no evidence that any of this land will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.34	Regent Street	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.38	Mountain Road	Coppull	Coppull	Coppull	22	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.46	Land at Drinkwater Farm, Windsor Drive	Brinscall	Withnell	Wheelton and Withnell	10	0	0	0	0	0	0	No evidence that the site will come forward in the five year period.	0	Council does not expect delivery of dwellings within five years
HS1.52	Pole Green Nurseries	Charnock Richard	Charnock Richard	Chisnall	29	0	0	0	0	0	0	No evidence that the site will come forward in the five year period. A previous planning application on the site expired in 2014.	0	Council does not expect delivery of dwellings within five years
				Totals	559	10	40	40	72	88	250		75	

Chorley Five Year Supply April 2021 – March 2026: Windfall Sites

Sites of 10 or more dwellings with planning permission

APPENDIX 3

Site Ref	Address	Settlement	Parish	Ward	Application Number	Dwellings Permitted	Dwellings Not Started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Deliverable Dwellings April 2021-March 2022	Deliverable Dwellings April 2022-March 2023	Deliverable Dwellings April 2023-March 2024	Deliverable Dwellings April 2024-March 2025	Deliverable Dwellings April 2025-March 2026	Total Deliverable Dwellings April 2021 - March 2026	Comments (Chorley Council)	Estimated Affordable Housing Supply	Estimated Commuted Sums	Appellants' Affordable Housing Comments
2642	White Bear Marina, Park Road	Adlington	Adlington	Adlington and Anderton	10/00812/FULMAJ	48	14	0	34	14	0	0	0	0	0	0	This permission relates to the change of use of 48 leisure moorings to residential moorings. 34 moorings had become residential by 1st April 2021. There is uncertainty over the deliverability of the remaining moorings therefore they have not been included in the five year supply.	0	0	Council does not expect delivery of dwellings within five years
3491	Fairclough House, Church Street	Adlington	Adlington	Adlington and Anderton	19/00840/P3PAJ	56	56	0	0	56	0	56	0	0	0	56	Development of the site had not started at 1st April 2021. It is estimated that the development will be completed by the required date which is 15th November 2022.	0	0	Prior Approval so no requirement for AH
3125	Land 200m North of Derian House, Euxton Lane	Chorley	Chorley	Chorley North West	15/00224/OUTMAJ 19/00904/REMAJ	122	122	0	0	122	26	41	41	14	0	122	Development of the site had not started at 1st April 2021. The developer has advised that the development is due to commence in August 2021 and will be a 3 year build.	37	0	37 shown on Affordable Housing Layout of RM 19/00904
3348	5-9 Queens Road	Chorley	Chorley	Chorley North West	17/00490/FULMAJ	18	0	18	0	18	18	0	0	0	0	18	The site was under construction at 1st April 2021. It is estimated that all of these dwellings will be completed in the first year of the five year period.	0	£ 29,052.00	Update Report to committee dated 7 November 2017 sets out agreement that applicant would provide commuted sum of £29,052 due to viability concerns.
3475	Alfreds Court, Market Street	Chorley	Chorley	Chorley South East	19/00145/FULMAJ	25	25	0	0	25	0	0	25	0	0	25	The development had not started at 1st April 2021. It is estimated that all of these dwellings will be completed by the third year of the five year period.	0	0	Change of use. Development does not include affordable housing. No requirement to deliver affordable housing under Section 106 agreement or conditions.
3485	Haslem Printers Ltd, Standish Street	Chorley	Chorley	Chorley South East	19/00090/FULMAJ 20/01134/FULMAJ	30	30	0	0	30	0	0	30	0	0	30	The development had not started at 1st April 2021. It is estimated that all of these dwellings will be completed by the third year of the five year period.	30	0	Change of use. Development does not include affordable housing. No requirement to deliver affordable housing under Section 106 agreement or conditions.
3563	Stagecoach North West Ribble Motor Services bus depot, Eaves Lane	Chorley	Chorley	Chorley East	20/00835/CB3MAJ	62	0	62	0	62	0	62	0	0	0	62	62 dwellings left to be built at 1st April 2021, all of which were under construction. The development is scheduled to be complete by April 2022.	62	0	Application Forms explain application is by Chorley Council. All 62 dwellings indicated on forms for affordable rent
3572	Land to the east of Sumner House, Dole Lane	Chorley	Chorley	Chorley North West	20/01259/OUT	18	18	0	0	18	0	0	0	0	0	0	The site has outline planning permission for 18 dwellings. There is no evidence that the site will come forward in the five year period.	0	0	Condition 11 of outline permission requires submission of affordable housing scheme at RMA stage. No RMA has been sought. In any event, the Council does not expect delivery of dwellings within five years
3486	Brook House Hotel, 662 Preston Road	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	19/00075/FULMAJ	14	14	0	0	14	0	0	14	0	0	14	The development had not started at 1st April 2021. It is estimated that all of these dwellings will be completed by the third year of the five year period.	0	0	Change of use. Development does not include affordable housing. No requirement to deliver affordable housing under Section 106 agreement or conditions.
3541	Land between Pear Tree Lane and School Lane	Clayton Brook/Green	Clayton-le-Woods	Clayton-le-Woods North	19/00654/OUTMAJ	180	180	0	0	180	0	0	0	0	0	0	The site has outline planning permission for 180 dwellings. There is no evidence that the site will come forward in the five year period.	54	0	Development allowed on appeal. Evidence provided by Tetlow King Planning Section 106 secures 30% affordable. LPA has not allowed any affordable delivery from site (pending further evidence in respect of deliverability) however we consider it is appropriate to count affordable delivery towards the supply.

2933	Bank Hall, Bank Hall Drive	Other Rural	Bretherton	Lostock	09/01021/FULMAJ	35	23	12	0	35	12	0	23	0	0	35	35 dwellings left to be built at 1st April 2021, 12 of which were under construction which relate to the conversion of the hall to 12 dwellings. It is estimated that these dwellings will be completed in the first year of the five year period. The remaining 23 are new build dwellings in the grounds of the hall. It is estimated that these dwellings will be completed in the third year of the five year period following completion of the hall conversion.	0	0	Conversion / restoration of existing hall. Development does not include affordable housing. No requirement to deliver affordable housing under Section 106 agreement or conditions.
3419	Goodyear Business Park, Gorsey Lane	Other Rural	Mawdesley	Eccleston and Mawdesley	17/01097/REMAJ	56	0	32	24	32	32	0	0	0	0	32	32 dwellings left to be built at 1st April 2021, all of which were under construction.	21	0	21 units in the S106 dated 20 November 2014
2955	Chimney and Building, Withnell Fold Mill, Withnell Fold	Other Rural	Withnell	Wheelton and Withnell	12/00084/FULMAJ	37	37	0	0	37	0	0	0	0	0	0	The development had not started at 1st April 2021. The planning permission included conversion of part of the mill to an office which has been completed therefore the permission remains extant. There is uncertainty about whether the residential part of the development will come forward therefore it has not been included in the five year supply.	0	0	Council does not expect delivery of dwellings within five years
3074	Withnell Hall, Formerly Lake View Nursing Home, Chorley Road	Other Rural	Withnell	Brindle and Hoghton	14/00098/FUL 16/00697/FULMAJ 19/00173/FUL	14	1	2	11	3	3	0	0	0	0	3	3 dwellings left to be built at 1st April 2021, 2 of which were under construction. It is estimated that all of these dwellings will be completed in the first year of the five year period.	0	0	No AH requirement due to VBC being claimed
3114	Star Paper Mill, Moulden Brow, Feniscowles	Other Rural	Withnell	Brindle and Hoghton	15/00475/OUTMAJ	25	25	0	0	25	0	0	0	0	0	0	The site falls mainly within the borough of Blackburn with Darwen with a small part located in Chorley borough. It has outline planning permission for up to 500 dwellings, 25 of which were proposed in Chorley. A reserved matters planning application is currently under consideration which includes 22 dwellings in Chorley. There is no evidence that these dwellings will be built in the five year period.	0	0	Council does not expect delivery of dwellings within five years
3483	Lucas Green, Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	Pennine	18/00367/OUTMAJ	10	10	0	0	9	0	0	0	0	0	0	One dwelling is to be demolished therefore the net number of dwellings is 9. There is no evidence that the site will come forward in the five year period.	0	0	Council does not expect delivery of dwellings within five years
Totals						750	555	126	69	680	91	159	133	14	0	397		204	£	29,052.00

Total contribution from allocated sites with planning permission	120	£	2,970,000
Total contribution from allocated sites without planning permission	75		0
Total contribution from windfall sites ≥10 dwellings	204	£	29,052
Total contribution from windfalls <10 dwellings	0		0
TOTAL	399	£	2,999,052

No delivery assumed as sites under 10 dwellings typically do not require affordable housing