

Appendix C

HOUSING SUPPLY ANALYSIS



SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2021/2	2022/2	2023/2	2024/2	2025/2	2026/2	2027/2	2028/2	2029/3	2030/3	2031/3	2032/3	2033/3	2034/3	2035/3	2036/3	Plan period total 0-5 yrs	Total post 2035	Type of site	What is WSP's Assessment?	WSP's view on capacity (compared to LPA view)	WSP's Capacity 5-years	WSP's Capacity 10-years	WSP's Capacity 11-15 years	WSP's Capacity 15 years	Post plan	WSP's view on Overall Capacity		
1HA (Local Plan Allocation)	Land South of Billings Road, East of Garwood Road and West of Snook Lane, Garwood	216	0	216	0	0	0	0	20	40	40	40	40	36	0	0	0	0	0	0	20	216	0	Allocation	Agree with LPA assessment	0	20	156	0	176	0	216	
2HA (Local Plan Allocation)	Land at Florida Farm (South of AS80), Stag Lane, Blackbrook	522	0	522	0	0	0	0	0	0	22	45	45	45	45	45	45	45	45	45	0	427	95	Allocation	Agree with LPA assessment	0	0	202	225	427	95	522	
3HA (Local Plan Allocation)	Industrial Estate Land at Emv Recycling And Former British Rail Club, Railway Embankment	337	206	131	45	45	41	0	0	0	0	0	0	0	0	0	0	0	0	0	131	131	0	Allocation	Agree with LPA assessment	0	131	0	0	131	0	337	
4HA (Local Plan Allocation)	Land bounded by Reginald Road/Bold Road/Travers Entry/Conroy Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	2988	0	2988	0	0	0	0	0	0	0	0	0	0	60	60	60	60	60	60	60	0	420	2568	Allocation	Agree with 2030/31 start date. However, allowance needs to be made for gearing up to construction and delivery on site. As such, delivery should be reduced to 25 dpa in the first year and then 50 dpa in the following years (as this is the average completion rate of ten house builders building simultaneously).	0	0	75	250	325	2663	2988
5HA (Local Plan Allocation)	Land South of Gartons Lane and former St. Theresa's Social Club, Gartons Lane, Bold	569	0	569	0	0	0	0	22	45	45	45	45	45	45	45	45	45	45	45	22	517	52	Allocation	Agree with LPA assessment	0	22	225	225	472	52	569	
6HA (Local Plan Allocation)	Land east of City Road, Cowdrey Hill	1100	0	1100	0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	90	585	515	Allocation	Agree with 2024/25 as the start date, but there should be a lower delivery rate in the first year of 22 dpa given that it takes time for sites to ramp up to delivery rate	0	67	225	225	517	538	1100	
7HA (Local Plan Allocation)	Land West of the A49 Mill Lane and to the East of the West Coast Mainline railway line, Newton-le-Willows	181	0	181	0	0	0	0	20	40	40	40	40	1	0	0	0	0	0	0	0	20	181	0	Allocation	There is an application currently under consideration that proposes a new school on part of Site 7HA (Ref: P/2021/0028/FUL). This would impact on the developable area of the site. Removing the land covered by that application from the allocation would reduce its extent by circa 2.8ha, leaving 5.2ha area. Applying the 75% Net developable area, would leave a NDA of 3.9ha. At 30dph this would provide an indicative site capacity of 117 units rather than the 181 proposed in the plan. Reduce capacity by 64 dwellings.	64	20	57	0	117	0	117
8HA (Local Plan Allocation)	Land South of Higher Lane and East of Rookery Lane, Rainford	259	0	259	0	0	0	0	22	45	45	45	45	45	12	0	0	0	0	0	0	22	259	0	Allocation	Agree with LPA assessment	0	22	192	0	214	0	259
9HA (Local Plan Allocation)	Land north of Elton Head Road	352	0	352	0	0	45	45	45	45	45	45	45	37	0	0	0	0	0	0	135	352	0	Allocation	Site gained planning permission in May 2019 (P/2018/0882/FUL) for the erection of 30 dwellings. Since then a number of conditions have been discharged indicating movement towards delivering units. The Council has pushed delivery back by one year since the March update. WSP agree with the Council's assessment.	58	135	137	0	272	0	294	
10HA (Local Plan Allocation)	Moss Nook Urban Village, Watery Lane	802	0	802	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	45	135	640	172	Allocation	Agree with LPA assessment	0	135	225	225	585	307	802	
SHLAA Sites																																	
1	Land rear of 1-27 Station Road	12	0	12	0	0	10	2	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	SHLAA_2017	There is a live application still being determined (ref P/2021/0277/OUF). If approved, the delivery rate is likely to be achievable. The Council has pushed delivery back by one year from the March Update. WSP agree with the Council's assessment.	0	12	0	0	12	0	12	
10	Land at junction of Sunbury Street and Far Street	30	0	30	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	0	SHLAA_2017 - now with planning permission and not started	Site gained planning permission in May 2019 (P/2018/0882/FUL) for the erection of 30 dwellings. Since then a number of conditions have been discharged indicating movement towards delivering units. The Council has pushed delivery back by one year since the March update. WSP agree with the Council's assessment.	0	30	0	0	30	0	30	
13	Land rear of Carnegie Crescent and Goodwin Street	7	0	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7	0	SHLAA_2017	Site was assessed by 2012 SHLAA as having outline permission which expired in 2009. It was expected that the site would be fully built out by 2016 but this has not occurred. The reference to wider regeneration is vague. There is no evidence that any real progress has been made in bringing the site forward in 12+ years which raises deliverability issues. WSP is of the view that the site should be discounted.	7	0	0	0	0	0	0	
16	Land At Egerton Street	12	0	12	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	0	SHLAA_2017 - now with planning permission and not started	The site now has planning permission for 12 units, approved in 2020 (ref. P/2020/0583/FUL). Since then a discharge of conditions application has been submitted indicating movement towards delivering on site. The site looks to have been missed from the March update despite having gained approval. WSP agree with the Council's assessment.	0	12	0	0	12	0	12	
18	Land at Somerset Street and Sussex Grove	66	0	66	0	0	0	0	0	0	0	0	0	30	30	6	0	0	0	0	0	66	0	SHLAA_2017	The site has involvement of Housing Association and agreement of funding with Homes England (as set out in the SHLAA assessment in March). The Council has pushed delivery back a year since the March update. WSP agree with the Council's assessment.	0	0	66	0	66	0	66	
19	Leyland Green Road	9	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	0	SHLAA_2017 - now with planning permission and not started	Planning permission was approved for 8 dwellings (P/2020/0479/RES) as recorded in the March update. Capacity on the site needs to therefore be reduced by one unit.	-1	8	0	0	8	0	8	
22	Land at corner of Fairclough Street and Wargrave Road	14	0	14	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	14	0	SHLAA_2017	No applications submitted or pre-application discussions held which would indicate that the site has some deliverability issues. The 2012 SHLAA set out some viability issues with the site at a lower density than recorded in the 2020 Housing Need and Supply Paper. The Council has pushed delivery back a year since the March update. However, there has been no real movement since 2012. WSP is therefore of the view that the site is not deliverable and should be removed completely.	-14	0	0	0	0	0	0	
23	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	29	0	29	0	0	10	19	0	0	0	0	0	0	0	0	0	0	0	0	29	29	0	SHLAA_2017	The site was assessed by the 2012 SHLAA as having planning permission for 18 dwellings in April 2012. It was expected that the site would be fully built out by 2015 but this has not occurred. It is understood that the former pub has now been demolished but the site no longer has planning permission. Given the lack of progress made in the previous 9 years, this suggests that the site is not deliverable. WSP is therefore of the view that the site should be discounted.	29	0	0	0	0	0	0	
25	Alexandra Park - Former Former Bethell Mission Bowling Green, Marsden Avenue	162	0	162	0	0	0	0	0	0	45	45	45	27	0	0	0	0	0	0	162	0	SHLAA_2017	Pre-application discussions on part of the site would indicate some intention to submit an application as set out in the March update. The Council has pushed delivery back a year since the March update but WSP agree that years 6-10 is likely a correct estimate for this site coming forward.	0	0	162	0	162	0	162		
27	Former Sutton Arms PH, Elephant Lane	10	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	0	SHLAA_2017	The March update referred to potential funding mechanisms for the site with Homes England. The Council has pushed delivery back a year since March but WSP agree that years 6-10 is likely a correct estimate for this site coming forward.	0	0	10	0	10	0	10		
31	Former Sutton Arms PH, Elephant Lane	18	0	18	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	18	0	SHLAA_2017	The site was assessed by the 2012 SHLAA as having planning permission for 18 dwellings in April 2012. It was expected that the site would be fully built out by 2015 but this has not occurred. It is understood that the former pub has now been demolished but the site no longer has planning permission. Given the lack of progress made in the previous 9 years, this suggests that the site is not deliverable. WSP is therefore of the view that the site should be discounted.	-18	0	0	0	0	0	0		
36	Land 6 Premises at Lords Fold	55	0	55	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55	0	SHLAA_2017 - now with planning permission and under construction	The site is recently under construction. The reserved matters application (ref. P/2020/0581/RES) was approved in December 2020 for 55 units with an reduction in capacity by 3 units since the March update (which set out 58 units on the site). WSP agree with the Council's assessment.	0	55	0	0	55	0	55	
58	Former Central Works, Church Road	48	0	48	0	0	0	0	0	0	0	20	20	8	0	0	0	0	0	0	0	48	0	SHLAA_2017	The site was assessed as part of the 2012 SHLAA which concluded that it would be developed in 0-5 years but this did not occur. The Council has pushed delivery back a year since the March update. However, no real update has been provided since 2012 which indicates issues regarding deliverability. WSP is therefore of the view that the site is not deliverable and should be removed completely.	-48	0	0	0	0	0	0	
59	Site of former 56-120 Eccleston Street	13	0	13	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13	0	SHLAA_2017	The site was assessed as part of the 2012 SHLAA which concluded that it would be developed in 0-5 years but this did not occur. The Council has pushed delivery back a year since the March update. However, no real update has been provided since 2012 which indicates issues regarding deliverability. WSP is therefore of the view that the site is not deliverable and should be removed completely.	-13	0	0	0	0	0	0	
60	Vacant land adjacent to Rai Line, Elephant Lane	112	0	112	0	0	0	0	0	0	0	30	30	30	22	0	0	0	0	0	0	112	0	SHLAA_2017	The March update set out that pre-application discussions have been had recently which would indicate some intention to develop the site. The Council has pushed delivery back a year since March but WSP agree that years 6-10 is likely a correct estimate for this site coming forward.	0	0	112	0	112	0	112	

