



CBC02S

**TOWN AND COUNTRY PLANNING ACT
1990 APPEAL UNDER SECTION 78 BY
GLADMAN DEVELOPMENTS LTD**

CHORLEY REFERENCE: 19/00654/OUTMAJ

PLANNING INSPECTORATE REFERENCE:

APP/D2320/W/20/3247136

**SUMMARY PROOF OF EVIDENCE
OF**

KATHERINE GREENWOOD

1. Introduction

- 1.1 This Summary Proof of Evidence has been prepared by Katherine Greenwood, Planning Policy & Housing Officer at Chorley Council.
- 1.2 I am a chartered member of the Royal Town Planning Institute, and I hold a Masters Degree in Town and Country Planning from the University of Manchester.
- 1.3 This evidence is provided on behalf of Chorley Council in relation to the appeal against the refusal to grant outline planning consent for up to 180 dwellings with associated open space and landscaping with all matters to be reserved except for site access.
- 1.4 The evidence which I have prepared and provide for this appeal within this proof is true and has been prepared and is given in accordance with the guidance of my professional institution, the Royal Town Planning Institute. I confirm that the opinions expressed are my true and professional opinions.
- 1.5 I address the matter of five year land supply (issue b)), excluding the establishment of the requirement.
- 1.6 My full Proof of Evidence reinforces the second part of the reason for refusal. My evidence refers to a number of supporting evidence documents contained in the Core Documents for the inquiry. In this proof they are referred to by reference number in the Core Documents List to assist the Inspector's appreciation of the case. The case will be discussed at the Public Inquiry due to commence at 10am, 23rd June 2020.

2. Summary of the Case for Chorley Council – Five Year Land Supply

2.1. The Appellants dispute the Council's ability to demonstrate that it has a five year housing land supply with a view to the most important policies for determination of the current appeal being considered to be out of date.

2.2 I set out in my full Proof of Evidence the Council's current housing land supply position. The supply has reduced slightly from that included in the Five Year Housing Supply Statement, May 2020 (CD7.21) due to updated information being received from Homes England on the site disputed by the Appellant (Cowling Farm) in the Housing Requirement and Five Year Housing Supply Supplementary Statement of Common Ground 2 between the Appellant and the Council. This is the only dispute in regard to the five year supply as the Appellant states that there is no clear evidence that housing completions will begin on site within five years. The Council considers that there is sufficient evidence to include the site in the five year supply as set out in my full proof of evidence.

2.3 The supply is summarised below:

Deliverable Housing Supply	Number of Dwellings
Total Five Year Supply	1,617
Annual Five Year Housing Requirement 2020-2025 + 5% buffer	292
Equivalent Years Supply	5.5

2.3 The Council can demonstrate a robust 5 year land supply position, with a total supply of 5.5 years.

3. Conclusion

3.1 Chorley Council can demonstrate a robust five year land supply position for the period 1st April 2020 to 31st March 2025. A total deliverable supply of 1,617 dwellings has been identified which equates to 5.5 years supply when assessed against the current housing requirement as set out in the Central Lancashire Memorandum of Understanding and Statement of Co-operation, April 2020 and including a 5% buffer.

3.2 The supply has reduced from 5.7 years as set out in the Five Year Housing Supply Statement to 5.5 years due to updated information being received from Homes England in relation to the site disputed by the Appellant (Cowling Farm).