



HOUSING LAND POSITION

At 31st March 2022

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1. Introduction

This report examines three key areas:

- Housing completions in Preston, both on a rolling three-year monitoring period (for the purposes of the Government's Housing Delivery Test) and backdated to 2003 (for the purposes of monitoring against the Development Plan housing requirement).
- Monitoring of the impact of planning policies on density, previously developed land and affordable housing.
- Future supply of housing and specifically the five year housing land supply, measured against the local housing need figure (calculated using the standard methodology as set out in National Policy) and the Development Plan housing requirement figure.

Please note, due to the different ways of reporting completion statistics i.e. gross/net/site size thresholds, the annual completion figures included in Section's 2.2 and 2.3 will not reconcile with the annual completion figures in Section 2.1.

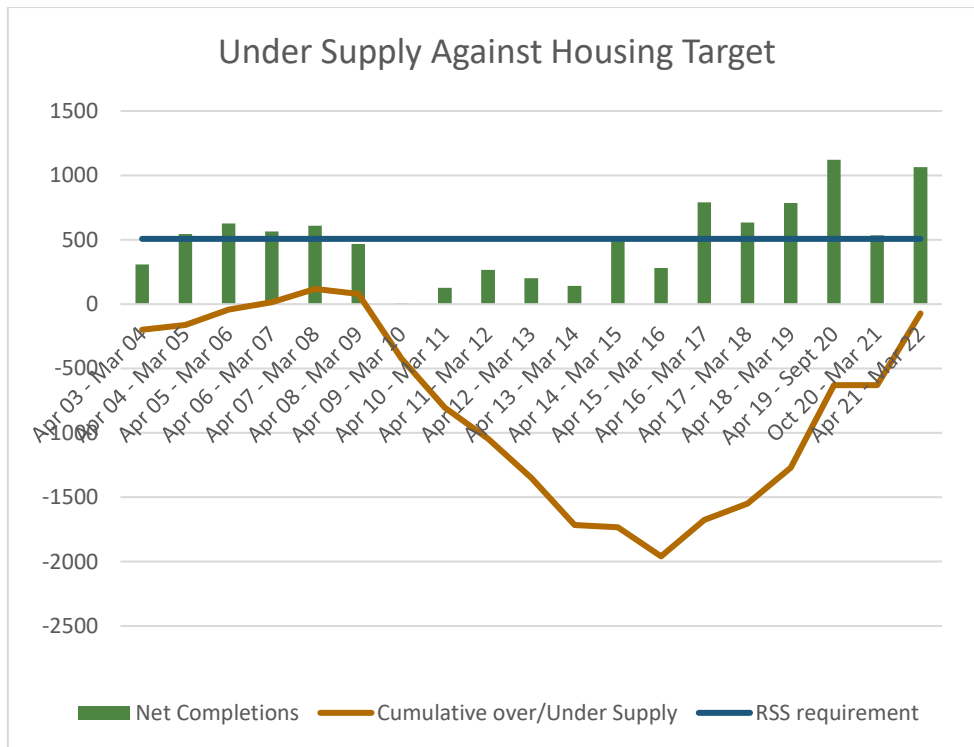
2. Annual Completions 2003 – 2022

Monitoring Period	Net Completions	Cumulative Over/Under Supply
April 2003 - March 2004	308	-199
April 2004 - March 2005	544	-162
April 2005 - March 2006	627	-42
April 2006 - March 2007	565	16
April 2007 - March 2008	609	118
April 2008 - March 2009	468	79
April 2009 - March 2010	5	-423
April 2010 - March 2011	127	-803
April 2011 - March 2012	265	-1,045
April 2012 - March 2013	202	-1,350
April 2013 - March 2014	142	-1,715
April 2014 - March 2015	488	-1,734
April 2015 - March 2016	282	-1,959
April 2016 - March 2017	791	-1,675
April 2017 - March 2018	634	-1,548
April 2018 - March 2019	785	-1,270
April 2019 - September 2020	1,121	-628
October 2020 - March 2021	535	
April 2021 – March 2022	1,064	-71
Total Net completions April 2003 - March 2022	9,562	

2.1 Annual Completions 2003 – 2022 (cumulative, shown graphically)

The graph on page 5 shows annual completions since 2003 along with the (now revoked) RSS requirement to 2010, and Core Strategy requirement from 2010, totalling 9,633 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to **71** net dwellings.

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2.2 Annual Completion across the rolling 3 year monitoring period

Monitoring period	Net completions	HDT score if available
April 2019 - March 2020	747 ¹	339%
April 2020 - March 2021	909 ²	393%
April 2021 – April 2022	1,064	No data
Total	2,441	

¹ Due to the pandemic site visits could not be carried out in April 2020. At October 2020 an 18 month monitoring figure was calculated to be 1,121 completions between April 2019 – Oct 2020. This figure was used to give a pro-rata completion figure of 747 for the period April 2019 – March 2020 for the purposes of Government statistical returns.

² Due to the pandemic site visits could not be carried out in April 2020. At October 2020 an 18 month monitoring figure was calculated to be 1,121 completions between April 2019 – Oct 2020. This figure was used to give a pro-rata figure of 374 completions April 2020 – October 2020. The pro-rata figure of 374 then added to 535 completions reported on site October 2020 – March 2021 from site visits = 909 completions April 2020 – March 2021, for the purposes of Government statistical returns.

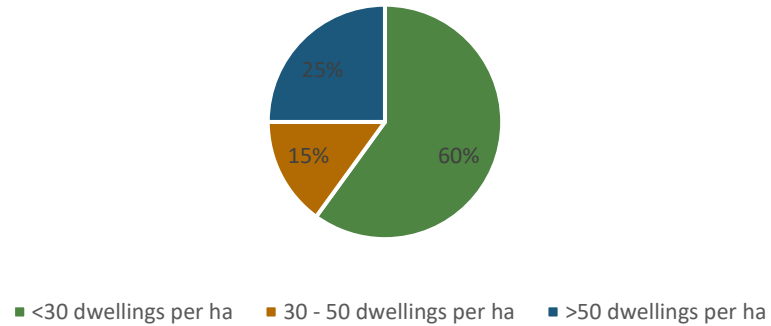
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2.4 Completions by Density

**Gross completions, net site area of development and schemes of 5 or more dwellings only*

Density	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/Oct 2020	Oct 2020/ March 2021	2021/22	Totals
<30 dwellings per ha	31	13	18	16	75	100	400	419	535	617	378	794	3396
30 - 50 dwellings per ha	6	87	82	25	90	11	119	63	97	65	84	148	877
>50 dwellings per ha	26	16	53	38	278	137	204	99	94	321	35	96	1397

The Pie chart shows the proportion of dwellings
built over the period of 2010/11 - 2021/22.

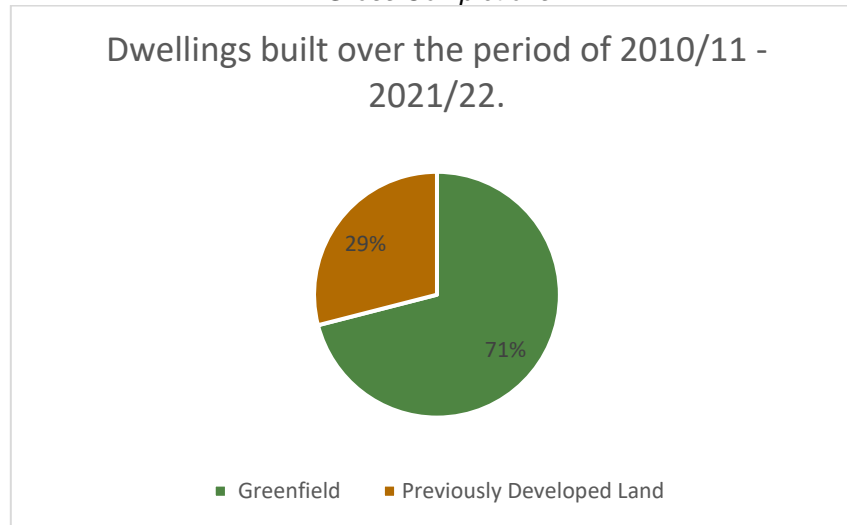


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2.5 Completions on Previously Developed Land

Land type	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/ Oct 2020	Oct 2020/ March 2021	2021/2 022	Totals
	1	13	4	26	106	114	470	458	597	760	370	871	3790
Greenfield	1%	5%	2%	16%	20%	38%	58%	71%	74%	68%	68%	77%	71%
Previously Developed Land	142	272	211	135	428	189	347	191	206	364	173	262	2920
	99%	95%	98%	84%	80%	62%	42%	29%	26%	32%	32%	23%	29%

**Gross Completions*



2.6 Affordable Housing Completions

Monitoring Period	Gross Affordable Completions
April 2003 – March 2004	No data
April 2004 – March 2005	58
April 2005 – March 2006	0
April 2006 – March 2007	33
April 2007 – March 2008	35
April 2008 – March 2009	45
April 2009 – March 2010	15
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
April 2013 – March 2014	35
April 2014 – March 2015	16
April 2015 – March 2016	178 ³
April 2016 – March 2017	137 ⁴
April 2017 – March 2018	197 ⁵
April 2018 – March 2019	213 ⁶
April 2019- October 2020	186 ⁷
October 2020 – April 2021	244 ⁸
April 2021 – March 2022	259 ⁹
Total Gross Affordable Completions 2004 – 2021	1,496

2.7 Demolitions

During the monitoring period of 01/04/2021 – 31/03/2022, there **10no.** dwelling recorded for monitoring purposes as demolished.

³ 139 (RSL units) + 39 units (affordable element of market schemes) = 178

⁴ 83 (RSL units) + 54 units (affordable element of market schemes) = 137

⁵ 141 (RSL units) + 56 units (affordable element of market schemes) = 197

⁶ 206 (RSL units) + 7 units (affordable element of market schemes) = 213

⁷ 124 (RSL units) + 62 units (affordable element of market schemes) = 186

⁸ 222 (RSL units) + 22 units (affordable element of market schemes) = 244

⁹ 259 (RSL units)

3.Housing Land Supply

3.1Housing Supply across the Local Plan period based on outstanding permissions and Local Plan allocations (10 + units):

Local Plan Ref	Planning Permission	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 22	Site Status at 1st April 2022 Base Date	Applicant or Developer	2022/23	2023/24	2024/25	2025/26	2026/27	6 year plus	Delivery Commentary for 5 year supply sites
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	205	11	Reserved Matters (U/C)	Taylor Wimpey						11	
MD2	06/2014/0353	Lightfoot Lane Phase 1A	21	5	Reserved Matters	Redrow						5	
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	259	127	Full Permission (U/C)	David Wilson Homes & Barratts	30	30	30	30	7		DWH have provided a development proforma for the site and indicated an expected delivery rate of 30-50dpa in their most recent trajectory (May 2022). DWH expect to have completed this site within the monitoring year 2024/2025. The Council has taken a cautious approach and only assumed 30 dpa completion rate, at the lowest end of DWH expectations.
MD2	06/2014/0598	Maxy House Farm	164	6	Reserved Matters (U/C)	Wainhomes	6						Wainhomes have provided a development proforma for a number of their sites. Wainhomes predict this site to be completed within the monitoring year 2022/2023.
	06/2014/0902 & 06/2018/1243	Land off Preston Rd Grimsargh	147	82	Reserved Matters (U/C)	Story Homes	25	25	25	7			Story Homes have provided a development proforma for the site. They expect the site to be built out by the end of 2024/2025. Story Homes has however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.
	06/2015/0022	Miller Arcade, Lancaster Rd	45	45	Full Permission (U/C)							45	

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MD1	06/2015/0243 & 06/2020/0992	Cottam Hall - Story Homes	293	95	Reserved Matters (U/C)	Story Homes	25	25	25	20		Story Homes have provided a development proforma for the site. They expect the site to be built out by the end of 2023/2024. Story Homes has however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.
MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	168	19	Reserved Matters (U/C)	Redrow	19					The site has reserved matters consent for 168 homes. The site was under construction at the beginning of the monitoring period, with only 19 homes still to be delivered. The Council has assumed the site will be completed within the next year. No known barriers to delivery.
	06/2015/0374	Glovers House, 35 Glovers Court	30	30	Full Permission (U/C)	Fortis Developments			30			The site has detailed planning permission for 30 homes and was under construction at the beginning of the monitoring period. The Council has contacted Fortis developments several times for an update on the planned delivery of the site; however, a response has not yet been received. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
MD2	06/2015/0530 & 06/2018/1414	Land to the north of Hoyles lane and east of Sidgreave Lane	355	108	Full Permission (U/C)	Morris Homes	24	24	24	24	12	The site has detailed planning permission for 355 homes. The site was under construction at the beginning of the monitoring period, with 108 homes still to be delivered. The Council has contacted Morris Homes several times for an update on the planned delivery of the; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.

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MD2	06/2015/0769	Land at D'Urton Lane, Broughton	112	4	Full Permission (U/C)	Charles Church	4							The site has detailed planning permission for 112 homes. The site was under construction at the beginning of the monitoring period with only 4 homes still to be delivered. The Council assumes the site will be completed within the next year as there are no identified barriers to delivery.
	06/2015/0816	Land south of 110-126 Whittingham Lane Broughton	61	25	Full Permission (U/C)	Newpark Whittingham LLP	11	14						New Park Commercial have provided a development proforma for the site. There are no known barriers to development, and 11 units are currently under construction.
MD2	06/2015/0968 & 06/2019/1037	Land North of Eastway and South of D'urton Lane	329	156	Reserved Matters (U/C)	Story Homes	25	25	25	25	25	31		Story Homes have provided a development proforma for the site. They expect the site to be built out by the end of 2026/2027. Story Homes has however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.
HS1.14	06/2016/0493 & 06/2019/0336	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	113	27	Reserved Matters (U/C)	Prospect homes	24	3						The site has reserved matters consent for 113 homes. The site was under construction at the beginning of the monitoring period with only 27 homes still to be delivered. The Council has taken a cautious approach and assumes the site will be completed within the next 2 years.
HS1.4	06/2016/0585	Former Eastway Nurseries	12	2	Reserved Matters (U/C)	V Capital Partnership	2							The site has reserved matters consent for 12 homes. The site was under construction at the beginning of the monitoring period, with only 2 homes still to be delivered. The Council assumes the site will be completed within the next year.
	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	93	16	Full Permission (U/C)	Seddon Homes	16							The site has detailed planning permission for 93 homes. The site was under construction at the beginning of the monitoring period, with only 16 homes still to be delivered. The Council assumes the site will be built out within the next year. No known barriers to delivery.

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	06/2016/1165	5-7 Moor Park Avenue	14	14	Full Permission (U/C)	Moor Park Developments		14						The site has detailed planning permission for 14 homes and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2016/1192	21 - 23 Lord Street	11	11	Full Permission (U/C)	ZV Designs	11							The site has detailed planning permission for 11 homes and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
MD1	06/2017/0255	Former Cottam Brickworks Cottam Avenue (93 units)	93	2	Reserved Matters (U/C)	BXB Cottam Properties Ltd	2							The site has reserved matters consent for 93 homes. The site was under construction at the beginning of the monitoring period with 2 homes still to be delivered. There are no known barriers to delivery, so it is reasonable to assume the site will be built out in the next year.
MD1	06/2017/0256	Former Cottam Brickworks Cottam Avenue (21 units)	21	21	Full Permission (U/C)	BXB Cottam Properties Ltd	21							The site has detailed planning permission for 21 homes and was under construction at the beginning of the monitoring period. There are no known barriers to delivery, so it is reasonable to assume the site will be built out in the 5year period.
MD1	06/2017/0324	Land west of The Weald Preston	119	53	Reserved Matters (U/C)	Morris Homes	20	20	13					The site has reserved matters consent for 119 homes. The site was under construction at the beginning of the monitoring period with 53 homes still to be delivered. The Council has contacted Morris Homes several times for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.

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MD2	06/2017/0364 & 06/2017/0366 & 06/2018/1415 & 06/2020/1286 & 06/2020/1376	Land Nth of Maxy House Fm Sandy Lane	145	120	Reserved Matters (U/C)	Wainhomes	24	24	24	24	24		The site has reserved matters permission and was under construction at the start of the monitoring period. Wainhomes have provided a development proforma for the site and expect the first phase of the site to be built out at 30 dpa. The Council however have adopted a more cautious approach of 24 dpa build out rate, seeing the site fully built out in the next 5 years.
	06/2017/0724 & 06/2019/0925	Park House Farm Whittingham Lane Grimsargh	34	8	Reserved Matters (U/C)	Duchy Homes	8						The site has reserved matters consent for 34 homes and there were 8 units remaining at the beginning of the monitoring period. The Council has assumed the remaining units will be delivered within the next year
	06/2017/0757	Ingol Golf Course remainder under Outline	253	253	Outline							253	
MD2	06/2017/0831 & 06/2019/0908	Land north of D'thinurton Lane Preston	250	243	Reserved Matters (U/C)	Laurus Partnership Homes LLP	20	20	20	20	20	143	The site has reserved matters consent for 250 homes and was under construction at the beginning of the monitoring period. The Council has contacted Laurus Partnership Homes LLP several times for input on build out rates; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site) Anwyl Homes part of site	98	98	Reserved Matters (U/C)	Anwyl Homes	24	24	24	24	2		The site at Inglewhite Road is split between Anwyl Homes and DWH. Anwyl Homes have permission for 98 units. The site was under construction at the beginning of the monitoring period. Anwyl Homes have provided a development proforma for the site, proposing their part of the development to be completed by 2023/2024. The council has taken a more cautious approach to build out rates, with the development predicted to be complete within the 5year monitoring period. No known barriers to delivery.

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HS1.14	06/2019/0169	Land at Inglewhite Rd (top section of north site) DWH part of site	123	109	Full Permission (U/C)	David Wilson Homes	30	30	30	19		DWH have indicated a planned delivery rate of 40-50 homes on site annually and that they expect to have completed this scheme by 2025. The Council has taken a cautious approach and only assumed 30 dpa completion rate. No known barriers to delivery.
	06/2017/0941 & 06/2019/0166	Land to the rear of 126A Whittingham Lane	97	61	Reserved Matters (U/C)	Stewart Milne Homes	30	30	1			The site has reserved matters consent for 98 homes and was under construction at the beginning of the monitoring period. Stewart Milne Homes have provided a development proforma for the site. They expect to complete the site by June 2023 and have detailed high build out rates. The Council has taken a more cautious build out rate of 30 dpa. No known barriers to delivery.
	06/2017/0970	58 - 60 Guidhall Street	35	35	Prior Notification (U/C)	William Construction NW Ltd					35	The site has detailed planning permission and was under construction at the beginning of the monitoring period. The known developer on the site has been dissolved, so site has been pushed back to 6-10yr supply as a cautious approach.
	06/2017/1104	Park House 472 Garstang Rd	38	15	Full Permission (U/C)	Pillars Construction Ltd	5	10				The site has detailed planning permission and was under construction at the beginning of the monitoring period with only 15 units left to complete. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2017/1311 (108 units) & 06/2018/0312 (198 units) & 06/2018/0703 (140 units) & 06/2019/0512 (130 units)	Red Rose House and Elizabeth House Lancaster Road Preston	130	130	Full Permission (U/C)	Heatons	130					The site has detailed planning permission and was under construction at the beginning of the monitoring period. The site is known as Bishopgate gardens. The Council expects all homes to be built out over the next 12-18 months. No known barriers to delivery.

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	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	68	Reserved Matters	McDermott Homes	2	30	30	6			The site was under construction by May 2022. Mc Dermott Homes have provided a development proforma for the site (May 202), with the site expected to be completed in monitoring year 2024/2025. Despite McDermott Homes stating no known barriers to the development, the Council has taken a more cautious approach to projected completions. The site is expected to be fully built out within the 5yr period.
MD2	06/2017/1384 & 06/2017/1385 & 06/2019/0585	Haydock Grange Hoyles Lane	265	66	Reserved Matters (U/C)	Taylor Wimpey	30	30	6				The site has reserved matters consent for 265 homes. The site was under construction at the beginning of the monitoring period, with 66 homes still to be delivered. The Council has contacted Taylor Wimpey several times for input on build out rate assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	17	Reserved Matters	Pringle Homes		17					The site has reserved matters consent for 17 homes. Pringle Homes have identified no barriers to development stating it is a small site they expect to have built out fully by March 2024.
MD2	06/2017/1435 & 06/2021/0794	Land at Tabley Lane Preston	175	175	Reserved Matters	Community Gateway Association		12	24	24	24	91	The Council has contacted Community Gateway Association several times for input on build out rate assumptions used; however, a response has not yet been received. No known barriers to delivery
	06/2018/0242 & 06/2020/0167	Land off Garstang Road Preston	68	68	Reserved Matters (U/C)	The Sovini Group & Wainhomes		30	30	8			Sovini provided information in April 2021 on start date and build out rate on site. They expected an 18 month to 2 year build out, at 30dpa. No known barriers to delivery. The Council has contacted the developer several times for an updated position as at April 2022; however, a response has not yet been received.

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HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	83	19	Reserved Matters (U/C)	Anwyl Homes	3	16							The site has reserved matters consent. The site was under construction at the beginning of the monitoring period, with only 19 homes still to be delivered. Anwyl Homes have provided a development proforma for the site and confirmed the development is planned to be complete by the end of monitoring year 2023/2024
	06/2018/0590	Land at the junction of Cumeragh Lane and Camforth Hall Lane, Goosnargh, Preston	24	15	Full Permission (U/C)	Applethwaite Ltd	10	5							The site has detailed planning permission for 24 homes and was under construction at the beginning of the monitoring period. The Council has contacted Applethwaite Ltd several times for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	58	Outline									58	
	06/2018/0885	Land off Riversway & west of Dodney Drive Lea	280	280	Outline	Bulwalk Ltd								280	
	06/2018/1174	St Marys School St Marys Street	14	14	Full Permission	DBF Builders (NW) Ltd					14				The site has detailed planning permission for 14 homes. The Council has contacted DBF Builders several times for input on a planned development date, however, a response has not yet been received. No known barriers to delivery. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2018/1276	25 Grimshaw Street	28	28	Full Permission	Pillars Construction Ltd							28		The site has detailed planning permission for 28 units. The Council has contacted Pillars Construction several times for input on a planned development date, however, a response has not yet been received. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.

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	06/2018/1282 & 06/2020/1400	Ribbleton Hospital Miller Road Preston	139	139	Reserved Matters	Community Gateway Association			30	80	29		CGA provided information on start date and build out rate on site in April 2021. They expected a 3 year build period. The Council has contacted them (several times) for an April 2022 updated position on delivery; however, a response has not been received yet. The Council has taken a cautious approach and assumed homes will be delivered from Year 3. No known barriers to delivery.
	06/2018/1356	Land opp Swainson House Farm Goosnargh Lane	26	26	Outline							26	
	06/2019/0040	Keyfold farm 430 Garstang road	129	129	Reserved Matters (Under Construction)	Wainhomes		24	24	24	24	33	The site has reserved matters consent for 129 homes. Wainhomes have confirmed that the site commenced development on 20.09.21. They have provided a development proforma for the site and expect it to be completed by early 2028. The Council however have adopted a more cautious approach of 24 dpa build out rate.
MD1	06/2019/0114	Plots 1 - 3 Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	141	116	Reserved Matters (U/C)	Rowland Homes	24	24	24	24	20		The site has reserved matters consent for 141 homes and was under construction at the start of the monitoring period. The Council has contacted Rowland Homes several times for input on build out rate; however, a response has not yet been received. As a result, a cautious approach has been taken and an average build out rate of 24dpa applied. No known barriers to delivery.
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	481	481	Outline	Homes England						481	Home England have provided details of the next 3 phases left on site. They expect reserved matters applications soon and completions detailed within the 5year period. The Council has however adopted a cautious approach and put all these units in the 6+ supply due to the absence if detailed planning permission at time of writing.

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	06/2019/0499	Sports Hall 10-16 Garden Street	47	47	Full Permission	Northern Estates Ltd						47	The site has detailed planning permission for 47 homes. The Council has contacted Northern Estates Ltd several times for input on the proposed development schedule, however no response has been received yet. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2019/0635	217 Garstang Road Fulwood Preston	14	14	Full Permission				14				The site has detailed planning permission for 14 homes. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2019/0719 & 06/2019/1441	Midland House Maritime Way	40	40	Outline	Austringer Capital Ltd						40	
	06/2019/0752 & 06/2021/1074	Cardwells Farm Garstang Road Preston	151	151	Outline (but RM for 55)	Wainhomes						151	Wainhomes have provided an update on this site at May 2022. Purchase of the site is imminent however no site works have commenced, and no development proforma produced. The Council has taken a cautious approach and pushed this site back to 6-10yrs
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11	Full Permission (U/C)		11						The site has detailed planning permission and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
SP4.2 (City Centre Plan)	06/2019/0856	Avenham Street Car Park	294	294	Full Permission	Pillars PR1 Ltd						294	
	06/2019/0924 & 06/2020/1150	Bhailok Court Pole Street	200	200	Full Permission (U/C)	The Heaton Group			100	100			The site has detailed planning permission for 200 homes and was under construction at the beginning of the monitoring period. No known barriers to delivery. The Council expects the site to be built out within the 5year period
SP4.1 (City Centre Plan)	06/2019/0952	St Joseph's Orphanage	67	67	Full Permission	Czero Developments Ltd						67	

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	06/2019/0970	Land South of Whittingham Road Longridge	24	6	Full Permission (U/C)	Snug Property Developments	6							The site has detailed planning permission for 24 homes and was under construction at the beginning of the monitoring period, with only 6 units left to complete. No known barriers to delivery. Reasonable to assume the site will be completed within the next 5 years
	06/2019/0974	Land at Sandy gate Lane Broughton	97	67	Reserved Matters (U/C)	Watkin Jones & Son Ltd	30	30	7					Watkin Jones have provided a development proforma for the site and expect to complete the development by October 2023 with all outstanding units currently being under construction. The issue of availability of materials was raised and therefore the Council has taken a more cautious approach to build out rates than those provided by Watkin Jones. No known barriers to delivery.
	06/2019/0986	Deafway Brockholes Brow Preston	37	35	Full Permission	Imperial Fairway Ltd	10	10	10	5				The site has detailed permission for 37 homes. The site was under construction at the beginning of the monitoring period with 2 completions. The Council has contacted Imperial Fairway Ltd several times for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken. No known barriers to delivery.
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	108	Reserved Matters (U/C)	Bellway	24	24	24	24	12			The site has reserved matters consent for 152 homes. The site was under construction at the start of the monitoring period with 108 homes still to be delivered. The Council has contacted Bellway several times for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2019/1049	Land South of Whittingham Lane Grimsargh	66	65	Reserved Matters	Seddon Homes	28	24	13					The site has reserved matters consent for 66 homes. The site was under construction at the start of the monitoring period with one completion. Seddon Homes have provided a development proforma for the site, with 20 units currently stated as under construction.

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	06/2019/1055	Land at West Park Avenue	12	12	Full Permission	Community Gateway Association									CGA provided development information in April 21 stating that they expected to start on site in 2022/23 and build out all homes within 12 months. No known barriers to delivery. The Council has contacted them for an April 2022 update, however no response has been received yet.
MD2	06/2019/1114	248 Lightfoot Lane	89	24	Full Permission (U/C)	Community Gateway Association	24								CGA have confirmed the 89 homes are under construction and have provided information on build out rates, expecting all homes to be completed by the end of 2022/23. No known barriers to delivery.
	06/2019/1265	St Martins Chapel Broadway Fulwood	14	14	Full Permission (U/C)	Broughton St. John Baptist PCC	14								The site has detailed planning permission and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
	06/2019/1340	The Sumners 195 Watling Street Road	77	77	Outline	PWA Planning								77	
	06/2020/0050	Land to the east of Tabley Lane Higher Bartle Preston	36	36	Full Permission (U/C)	Redrow			16	20					Site is under construction with no known barriers to delivery. The Council has contacted Redrow several times for input into built out rates, however no response has been received yet. It is reasonable to assume the scheme will be built out within the 5 year period.
	06/2020/0365	Land to the rr of Maitland House Maitland Street	13	13	Full Permission				13						The site has detailed planning permission for 13 homes. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2020/0375	Charles House 8/8A Winckley Square	70	70	Prior Notification (U/C)	Empire Property Concepts	70								Empire Property have confirmed that all 70 homes are expected to be complete this monitoring year.
	06/2020/0413	Ribchester House Lancaster Road	36	36	Prior Notification	Penthome Ltd						36			The site has prior approval for 36 homes. The Council has contacted Penthome Ltd several times for information on the proposed development schedule, however no response has been received yet The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.

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	06/2020/0746	Land bounded by Ainsdale Drive Staveley Place and Heywood Road	13	13	Full Permission	Community Gateway Association		13						The site has detailed planning permission for 13 homes. CGA have provided information to show that the site is expected to be complete by March 2024. No known barriers to delivery.
HS1.15	06/2020/1118	Former Whittingham Hospital	248	248	Reserved Matters (U/C)	Barratts		13	35	45	45	110		The build out rates shown were provided by Barratts in 2021 and they have confirmed there are no barriers to delivery. The Council has contacted Barratts for an April 2022 update, however no response has been received yet.
MD2		Remainder of MD2	1966	1966								1966		
MD1		Remainder of MD1	89	89								89		
	06/2018/1230	Land at D'Urton Lane, Broughton	29	29	Full Permission (U/C)	Property Capital Plc	10	12	7					Property Capital PLC have provided a development proforma for the site (May 2022). No barriers to delivery have been identified and site is estimated to be completed by June 2024
MD2	06/2020/1197	Land West of Sandy Lane	51	47	Full Permission (U/C))	Breck Homes Ltd Wainhomes North West Ltd & People for Places	20	20	7					The Council has contacted the developer several times for information on the proposed development schedule, however no response has been received yet. The Council expects all homes to be built out within the 5year period. No known barriers to delivery.
	06/2019/1109 & 06/2017/0676	Land to the west of Preston Rd Grimsargh	80	80	Reserved Matters	Applethwaite Ltd		10	20	20	20	10		Site has reserved Matters permission. The Council contacted Applethwaite several times for input into build out rates, however at time of writing a response has not been received. No known barriers to development The Council has assumed an 18month lead in time and cautious build out rate on site.
MD1	06/2021/1022	Sidgreaves Lane lea Road and Lancaster Canal	211	211	Reserved Matters(U/C)	David Wilson Homes		30	30	30	30	91		DWH provided a development proforma for the site. The Council has taken a more cautious approach and applied a build out rate of 30dpa
	06/2020/1382	329 Preston Road Grimsargh	35	35	Full Permission (U/C)	Breck Homes		12	23					Site has reserved matters permission and was under construction at the start of the monitoring period. No known barriers to delivery. The council expects the site to be fully built out within the 5year period

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	06/2021/1003	Phase 3A Whittingham Hospital Whittingham Lane	21	21	Reserved Matters (U/C)	Elan Homes	4	17					Elan Homes provided a development proforma for the site (May 2022 email). No barriers to delivery have been identified and site is estimated to be completed by October 2023
	06/2021/0825	18 Black Bull Lane, Preston, PR2 3PU	10	10	Outline							10	
MD2	06/2021/1118	Land to the east of Tabley Lane and north of Tabley Green	130	130	Reserved Matters	Redrow				20	20	90	The Council has contacted Redrow several times for information on the proposed development schedule, however no response has been received yet. The Council has assumed a start on site once the other phases are complete and applied a cautious build out rate
	06/2020/0119	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	10	10	Full	Preston Golf Club				5	5		Site has full consent for 10 units. No known barriers to development. It is reasonable to assume it will be built out within the 5 year period.
	06/2020/0888	Land at Bartle, Preston	1100	1100	Outline							1100	
	06/2019/1101	Ashton basin Tulketh Brow	12	12	Full (U/C)	Ventura Homes Ltd		3	3	3	3		Site has full consent and under construction at the start of the monitoring period. It is reasonable to assume the site will be built out within the 5 year period.
	06/2021/0425	Ramblers Club 11 Mornington road	13	13	Full	Weaver finch		1	4	4	4		Site has full consent for 13 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5 year period.
	06/2021/0168	St Marks Building 70 Wellfield Road	16	16	Full (U/C)	Sanallish Ltd		16					Site has full consent and under construction at the start of the monitoring period. It is reasonable to assume the site will be built out within the 5 year period.
	06/2021/0875	Lancashire House 24 Winckley Square	29	29	Prior Notification	Eastside Property Ltd						29	
	06/2020/0949	38-42 Guildhall Street	11	11	Full	Guildhall Place Ltd		11					Site has full consent for 11 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5 year period.

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	06/2021/1019	34-42, 53-56a,3-7a Adelphi Street,Harrington Street,St Peters Street	-24	-24	Full	UCLAN									Site has full consent for the loss of 24 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5year period.	
	06/2021/1024	Deltic House West Strand	24	24	Prior Notification	Derwent Estates					24				Site has consent for 24 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5year period.	
	06/2021/0769	113 - 115 Market Street West	14	14	Full	MNM Property Management Ltd					14				Site has full consent for 14 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5year period.	
	06/2020/0386	Emmanuel Church Brook Street	14	14	Full	Consolidated African Ventures Ltd					14				Site has full consent for 14 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5year period.	
	06/2021/0486	Lawton House Farm Bartle Lane Woodplumpton	14	14	Full								14		Site has full consent for 14 units. No known barriers to development. It is reasonable to assume the site will be built out within the 5year period.	
	06/2018/0178	Daniels farm D'Urton Lane	23	9	Full (U/C)	Imperrium Developments PLC					9				Site has full consent for 23 units and is under construction at the start of the monitoring period with only 9 units left to build. No known barriers to delivery. It is reasonable to assume the site will be built out within the 5year period.	
MD2	06/2020/1109	Sidgreaves Lane Lea Rd and Lancaster Canal	117	117	Reserved Matters (U/C)	Barratt Homes					24	24	24	24	21	Site has full consent for 117 units and was under construction at the start of the monitoring period. No known barriers to delivery. The Council has contacted Barratts several times for input into build out rates, however at time of writing a response has not been received
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	70											70	
HS1.3		Parker Street	50	50											50	
HS1.11		Tulketh Community School	44	44											44	
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	40											40	

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HS1.6	Rest of Skeffington Rd/Castleton Rd site	38	38								38
HS1.9	Stagecoach Bus Depot Selbourne St	32	32								32
HS1.13	Land North of Tom Benson Way	30	30								30
SP4.4 (City Centre Plan)	North of Shepherd Street	28	28								28
HS1.8	Shelley Rd/Wetherall St	27	27								27
SP4.3 (City Centre Plan)	Rear Bull & Royal Public House	14	14								14
HS1.12	Bretherens Meeting Rm, Egerton Rd	12	12								12
SP4.6 (City Centre Plan)	Former Byron Hotel, Grimshaw Street	7	7								7
	Stoney Gate SPD	1655	1655								1655
	Sites 9 units and under (minus 10% discount)	462	462			92	92	92	93	93	
Total			10,107			957	901	884	806	532	7,684

2022/23 – 2026/27 potential supply = 957 + 901 + 884 + 806 + 532 = **4,080**

3.2 5 Year Supply Position:

The table at Section 3.1 identifies the potential for 4,080 units to be delivered during the five year period April 2022 to April 2027.

Relevant Housing Land 'Requirement' Figure

In July 2018 the revised Framework was first published, with subsequent updated versions published in February 2019 and July 2021. The Framework, along with revised Planning Practice Guidance, introduced the standard methodology as a mechanism to calculate local housing need. Paragraph 61 of the Framework states that strategic policies should be informed by a local housing need assessment conducted using the standard methodology unless exceptional circumstances justify an alternative approach.

Paragraph 74 of the Framework states that local planning authorities should identify a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, such as Policy 4(a), or against local housing need where the strategic policies are more than five years old (unless the strategic policies have been reviewed and found not to require updating) with an additional buffer of 5% to ensure choice and competition in the market for land.

Policy 4 of the Core Strategy seeks to deliver a total of 22,158 new dwellings across the three Central Lancashire districts during the plan period of 2010-2026, which sets a requirement of 507 dwellings per annum for Preston. Up to January 2020 the Council used the Core Strategy housing requirement to assess its housing land supply. However, following continued monitoring of the situation in the period of time following publication of the revised Framework in 2018 and 2019, the Council stopped using the figure in Policy 4(a) of the Core Strategy in January 2020, as it was considered the introduction and application of the standard methodology represented a significant change in circumstances in Preston, rendering the housing requirement figure in Policy 4, as well as the evidence base which underpinned it, out of date.

The Council's reliance on the standard methodology has been contested by appellants at a number of public inquiries during 2021, and on 3 February 2022 the Planning Inspectorate issued its decisions relating to six appeal sites adjacent to the village of Goosnargh, one appeal site close to Longridge and one appeal site adjacent to the village of Barton. On the specific issue of housing land supply and the calculation of it, the appeal decisions relating to sites at Goosnargh and Longridge are of particular relevance.

In determining the appeals the Inspector observed that:

- (i) The evidence which supported the housing requirement in Policy 4 was based on housing and demographic trends from the period 1998 – 2003 and the methodology for calculating housing need has changed materially since this time.

- (ii) The practical implementation of the standard methodology in Preston almost halves the housing requirement for Preston when compared to that contained in Policy 4.

As a result, the Inspector determined that a significant change in circumstances has occurred and this renders Policy 4 out of date, and that this conclusion is supported by the Framework and Planning Practice Guidance when read as a whole.

Consequently, the Council considers that the most appropriate figure to use in assessing housing land supply is the local housing need figure and not the Core Strategy Policy 4(a) housing requirement.

For completeness however, it is worth noting that if the Policy 4 housing requirement were to be used to assess housing land supply, as at April 2022 the Council can demonstrate a 7.5 year supply of deliverable housing land.

Local Housing Need Five Year Supply April 2022 – March 2027

5 Year supply as at 31/03/2022	
5 Year requirement (5 x 266)	1,330
5 Year requirement with 5% buffer	1,397
Annual requirement for 5 year period	279
5 Year potential supply	4,080
5 year Supply Position	14.6

CS Policy 4 Five Year Supply April 2022 – March 2027

5 Year Supply as at 31/03/2022	
Housing requirement to April 2022 (507 x 19)	9,633
Net completions up to 31/03/2022	9,562
Undersupply up to 31/03/2022	71
5 Year requirement (507 x 5)	2,535
5 Year requirement + undersupply	2,606
5 Year requirement + undersupply + 5% buffer	2,736
Annual requirement for the 5 year period	547
5 Year potential supply	4,080
5 Year Housing Land Supply Position	7.5

1. Appendix 1 – Outstanding Permissions 31/03/2022 (under 9 units)

The following is a schedule of outstanding permissions with capacity for under 9 units (discounted by 10% according to the Strategic Housing Land Availability Assessment methodology).

Planning permission	Address	Net gain outstanding Apr 2022	Site Status At 1st Apr 22 Base Date
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	1	Full permission (U/C)
06/2012/0727	Land adj 843 whittingham lane	1	Full permission (U/C)
06/2014/0936 & 06/2018/1258 & 06/2019/1397	Land to rear of The Uplands, Fulwood Row	6	Full Permission (U/C)
06/2015/0159	15 Moor Park Avenue	8	Full Permission (U/C)
06/2016/0541	504 Whittingham Lane Broughton	1	Full Permission (U/C)
06/2016/0798	Bell Fold Farm 708 Garstang Rd	2	Full Permission (U/C)
06/2017/0301	99 Victoria Rd	0	Full Permission (U/C)
06/2017/0631	43 Church Street	6	Full Permission (U/C)
06/2017/0978	Land adj 91 Hoyles Lane	3	Full permission
06/2017/1251	Carr House Farm Preston Road	1	Full Permission (U/C)
06/2018/0021	64 Plungington Road	1	Full Permission (U/C)
06/2018/0104	155 & 157 Garstang Road Preston	1	Full Permission (U/C)
06/2018/0256 & 06/2020/0007	Land to the north of Inglewhite Road Longridge	5	Reserved Matters (U/C)
06/2018/0725	Hautmont Tabley Lane	1	Outline Permission

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06/2018/1006	The Dingles Highgate Close	0	Full Permission (U/C)
06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	Full Permission (U/C)
06/2018/1213	Tanpit Stables Green Lane Catforth Preston	1	Full Permission (U/C)
06/2018/1314	Land adj Broughton Tower Farm	5	Outline Permission
06/2018/1322	Glovers House, 35 Glovers Court	5	Full Permission (U/C)
06/2019/0001	Garrison Hotel 193 Watling Street Road	7	Full Permission (U/C)
06/2019/0041	Land South of 97 Halfpenny Lane	2	Full Permission (U/C)
06/2019/0124	Land West of 208 Whittingham Lane	9	Outline Permission
06/2019/0182	Land adj 38 Lower Bank Road	2	Full Permission (U/C)
06/2019/0213	Land to the rear of stables at 907 & 909 Whittingham Lane	8	Permission in Principle
06/2019/0245	Land adj 38 Mersey Street	1	Full Permission
06/2019/0246	88-96 Market Street West	2	Full Permission
06/2019/0256	130-130A Church Street	1	Full Permission
06/2019/0265	Cottam Hall Farm Miller Lane	2	Full Permission
06/2019/0269	280 Tag Lane	2	Permission in Principle
06/2019/0291	Carr House Farm Preston Road	1	Prior Notification (U/C)
06/2019/0293	Carr House Farm Preston Road	1	Full permission (U/C)
06/2019/0323	Land adj 32 Driscoll Street	2	Full Permission
06/2019/0344	15 Great Avenham Street	1	Full Permission
06/2019/0421	53 Brackenbury Road	-1	Full Permission
06/2019/0424	95 Cromwell Road	1	Full permission (U/C)
06/2019/0436	40-43 Lune Street (2nd floor)	5	Prior Notification

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06/2019/0454	Land south of Bridge House Tabley Lane	2	Permission in Principle
06/2019/0456	Broadfield Inglewhite Road	1	Reserved Matters
06/2019/0458	40-43 Lune Street (ground floor & 1st floor)	7	Full Permission
06/2019/0459	55 Dodney drive	3	Full Permission
06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm Eaves Lane	5	Full Permission
06/2019/0492	Building 1 Daisy Dene Inglewhite Road	1	Prior Notification
06/2019/0493	Building 2 Daisy Dene Inglewhite Road	1	Prior Notification
06/2019/0494	Building 3 Daisy Dene Inglewhite Road	1	Prior Notification
06/2019/0495	Building 4 Daisy Dene Inglewhite Road	1	Prior Notification
06/2019/0531	Preston College Moor Park Avenue	4	Full permission (U/C)
06/2019/0536	Dam House Farm 27 Preston Road	1	Prior Notification (U/C)
06/2019/0595 & 06/2020/0121	Burrow House Bartle Hall Garstang Road	6	Full Permission (U/C)
06/2019/0611	21-23 Lord Street	2	Full Permission
06/2019/0613	24-25 Orchard Street	4	Full Permission
06/2019/0662	The Blue Salvia 198 Tag Lane	1	Full Permission
06/2019/0708	Land adj Slaters Barn Whittingham Lane	1	Outline Permission
06/2019/0764	Land east of White Gables Bartle Lane	2	Full Permission
06/2019/0805	164 - 166 Newhall Lane	-1	Full Permission (U/C)
06/2019/0840	164 Tulketh Road	4	Full Permission (U/C)
06/2019/0858	The Grasmere Lea Road	-1	Full Permission
06/2019/0859	60 Egerton Road	1	Full Permission
06/2019/0969	32 Hazel Coppice	1	Full Permission
06/2019/0975	9-11 Church Avenue	2	Full Permission

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06/2019/0982	Orchard Court 92 Blackbull Lane	1	Full Permission
06/2019/0984	Lodgefield House Haighton Green Lane	1	Permission in Principle
06/2019/0995	Slater House Farm Haighton Green Lane	1	Full Permission (U/C)
06/2019/1068	Laburnum House Farm Bartle Lane	9	Permission in Principle
06/2019/1092	D'urton Cottage D'urton Lane	1	Full Permission (U/C)
06/2019/1095	Land adj 211 Woodplumpton Road	1	Full Permission
06/2019/1159	Paradise House Moorside Lane	2	Outline Permission
06/2019/1170	12A Cannon Street	1	Full Permission
06/2019/1174	Beech grove farm Malley Lane	3	Prior Notification
06/2019/1179	Tree Tops Miller Lane	1	Outline Permission
06/2019/1191	Spar House Farm Cottage Lewth Lane	3	Outline Permission
06/2019/1243	18 Avenham Lane and 2 Great Avenham Street	6	Full Permission (U/C)
06/2019/1296	Plot 3 Belmont Farm Inglewhite Road	1	Reserved Matters (U/C)
06/2019/1297	Lower Lickhurst House Bleasdale Road	5	Full Permission
06/2019/1308	Loud Scales Back Lane	2	Full Permission
06/2019/1320	211 Tag Lane	1	Permission in Principle
06/2019/1370	Land at D'urton Lane	3	Permission in Principle
06/2019/1389	Land between 23 & 25 Rawcliffe Drive	2	Full Permission
06/2019/1390	Land between 24 & 26 Norbreck Drive	2	Full Permission
06/2019/1391	Land adj 31 Larches Lane	1	Full Permission
06/2019/1397	The Uplands Fulwood Row	6	Full permission (U/C)
06/2019/1422	37 - 39 Victoria Parade	1	Full permission (U/C)
06/2019/1426	Land adj 64 Gisburn Road	1	Full permission (U/C)

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06/2019/1428	5 Ballam road	1	Full Permission
06/2019/1452	Land between 99 & 107 Queens road	2	Full Permission
06/2019/1453	Land adj 12 Marsett Place	2	Full permission (U/C)
06/2019/1455	Land adj 19 Langcliffe Road	2	Full permission (U/C)
06/2019/1456	Land adj 1 & 2 Millbank	2	Full Permission
06/2019/1457	Land adj 39 & 41 Porter Street	4	Full Permission
06/2019/1458	Land adj rear of 74 & 76 Heathfield Drive	6	Full permission (U/C)
06/2020/0051	Radar Station Site Whittingham Lane	7	Outline Permission
06/2020/0065	The Garden House Catforth Road	1	Reserved matters
06/2020/0080	8a Lune Street	2	Full permission (U/C)
06/2020/0116	7 St Theresa's Drive	1	Outline Permission
06/2020/0121	54 Eldon Street	1	Full permission (U/C)
06/2020/0123	Land adj 55a Bridge Road	2	Full Permission
06/2020/0195	Lawton House Farm Bartle Lane	4	Outline Permission
06/2020/0209	13 Lorraine Avenue	1	Full Permission
06/2020/0227	Land off Inglewhite Road	1	Prior Notification
06/2020/0233	25 Woodplumpton Lane	0	Full permission (U/C)
06/2020/0246	15-17 Cambridge Walk	8	Full Permission
06/2020/0250	73 - 73A Brook Street	2	Full Permission
06/2020/0268	Land north of East View Cinder Lane	1	Reserved Matters U/C)
06/2020/0284	Sheardley Fold Barton Lane	1	Reserved Matters (U/C)
06/2020/0367	639 Garstang Road	5	Outline Permission
06/2020/0372	Church Hill Lodge D'urton Lane	5	Full Permission (U/C)
06/2020/0397	Land adjacent Kiln Lodge Station Lane	1	Full Permission (U/C)
06/2020/0401	1-6 Cottam Lane Business Centre Cottam Lane	6	Prior Notification

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06/2020/0403	28 Church Lane Goosnargh	2	Outline Permission
06/2020/0421	Land between 21 & 23 Hawkshead Road	2	Full Permission (U/C)
06/2020/0423	Land adj 12-20 Worthing Road	1	Full Permission
06/2020/0435	Staveley Cow Hill	1	Full Permission
06/2020/0439	12 Grafton Road	3	Full Permission
06/2020/0461	The Horns Inn Horns Lane	4	Reserved Matters (U/C)
06/2020/0486	Land corner of Eaves Lane and Briery Lane	2	Permission in Principle
06/2020/0540	Norcon 22 Tower Lane	4	Full Permission (U/C)
06/2020/0541	18 Moorland crescent	1	Full Permission (U/C)
06/2020/0555	Land Between 10-12 Hendon Place	1	Full Permission
06/2020/0562	Land to rear of 26-28 Victoria Parade	1	Permission in Principle
06/2020/0680	Land adj 8 Derby Rd	1	Outline Permission
06/2020/0681	Green Lane Farm Catforth Road	1	Reserved Matters
06/2020/0709	9 Bansfield Avenue	1	Permission in Principle
06/2020/0780	1 Ploughmans Court Grimpsargh	1	Full Permission
06/2020/0788	Land south of School Lane	2	Outline Permission
06/2020/0802	Larches House Larches Lane	2	Full Permission (U/C)
06/2020/0857	1 - 2 Lune Street	4	Full Permission
06/2020/0866	7 Lune Street Preston	6	Prior Notification (U/C)
06/2020/0899	Rogerson Farm Inglewhite Road Preston	1	Full Permission
06/2020/0902	13 Hampton Street Preston	1	Full Permission
06/2020/0927	24 Fishergate Preston	2	Full Permission
06/2020/0951	The Mount Fernyhalgh Lane Preston	1	Reserved Matters (U/C)
06/2020/0962	81 Plungington Road Preston	1	Prior Notification

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06/2020/0963	480, Garstang Road, Preston, PR3 5JB	2	Full permission (U/C)
06/2020/0987	40-43, Lune Street, Preston, PR1 2NN	2	Full Permission
06/2020/1007	Land north of Bartle Lane Preston	2	Reserved Matters
06/2020/1019	15 Moor Park Avenue Preston	1	Full permission (U/C)
06/2020/1052	138 Preston Road, Preston, PR2 5JQ	-1	Full permission (U/C)
06/2020/1079	2 & 4 Chapman Road Preston	-1	Full Permission
06/2020/1102	Land to NW of Burnside 64 Fulwood Row	1	Full permission (U/C)
06/2020/1111	Land to the rear of 17 Cadley Avenue	2	Permission in Principle
06/2020/1163	Land adjacent Winders Lodge D'urton Lane	2	Full Permission
06/2020/1195	Goose Hall Cow Hill Preston	1	Stage 2 Permission in Principle (U/C)
06/2020/1214	Brookfield Farm, Tabley Lane, Preston, PR4 0LH	1	Full Permission
06/2020/1225	Land to rr 33 Carleton Avenue Preston	1	Full Permission
06/2020/1234	131 and 133 Market Street West Preston	-1	Full Permission
06/2020/1242	5-7 Cannon Street Preston	8	Full permission (U/C)
06/2020/1253	324 Watling Street Road Preston	1	Outline Permission
06/2020/1292	Land West of Benson Lane Catforth	1	Reserved Matters (U/C)
06/2020/1294	Land West of Eaves Lane	1	Stage 2 Permission in Principle (U/C)
06/2020/1295	327-329 Garstang Road Preston	3	Full Permission
06/2020/1299	The Grange D'urton Lane Preston	6	Outline Permission
06/2020/1337	Spar House Farm Cottage Lewth Lane	3	Reserved Matters (U/C)
06/2020/1362	Land South of St Vincents Road Fulwood	3	Full permission (U/C)

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06/2020/1362	296 Sharoe Green Lane	-1	Full Permission
06/2020/1371	20 Ripon Street Preston	1	Full Permission
06/2020/1380	Lower Hill House Farm Eaves Lane	3	Full Permission
06/2020/1381	Land adj 329 Preston Rd Grimsargh	3	Full Permission (U/C)
06/2020/1403	281 Tag Lane Preston	1	Full Permission
06/2021/0012	Leyland Bridge Barn Lea Road Preston	-1	Full Permission
06/2021/0017	Land West of Benson Lane Catforth	1	Reserved Matters (U/C)
06/2021/0020	455-457 Blackpool Road Preston	2	Full Permission
06/2021/0091	49 Lovat Road Preston	1	Full permission (U/C)
06/2021/0152	1 Christ Church Street, Preston, PR1 8PH	3	Full permission (U/C)
06/2021/0193	16-18 Guildhall Street	4	Full Permission (U/C)
06/2021/0219	46 Plungington Road Preston	1	Prior Notification
06/2021/0225	Elston Grange Elston Lane	2	Reserved Matters (U/C)
06/2021/0238	The Paddock adj Whinfield Cottage Cow Hill	2	Full Permission (U/C)
06/2021/0292	Land Opposite Almonds Farm Pudding Pie Nook Lane	1	Prior Notification
06/2021/0303	Land adj 35 Cumeragh Lane	2	Permission in Principle
06/2021/0313	1 Bridge House	7	Full Permission
06/2021/0320	Willow Tree Barn Ashley Lane	1	Permission in Principle
06/2021/0372	6 Lambert Road Preston	1	Permission in Principle
06/2021/0412	North Dene Newsham Hall Lane	1	Full Permission (U/C)
06/2021/0429	Lightfoot Barn Lightfoot Lane	4	Full Permission
06/2021/0448	Dean Farm Warehouse Pudding Pie Nook Lane	6	Reserved Matters
06/2021/0455	Parkinson House 68 West Cliff	6	Full Permission (U/C)

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06/2021/0464	223 Tulketh Brow	-1	Full permission (U/C)
06/2021/0542	Land to the rear of the (former) Boars Head Inn 724 Garstang road	5	Full Permission (U/C)
06/2021/0543	Former Boars Head Inn 724 Garstang Road	4	Full Permission (U/C)
06/2021/0558	Barnfield Cottage Rosemary Lane	1	Full Permission
06/2021/0558	Rosemary Cottages 1 Rosemary Lane	1	Full Permission
06/2021/0589	486 Blackpool Road	-1	Full Permission
06/2021/0600	Pinfold Cottage 466 Garstang Road	1	Full permission (U/C)
06/2021/0646	41 Garstang rd	1	Full Permission (U/C)
06/2021/0664	Land off Inglewhite Rd	1	Full Permission
06/2021/0670	339 Preston Road Girmsargh	4	Reserved Matters
06/2021/0683	Land Adjacent to the Paddock Whinfield cottage cow Hill	1	Full Permission (U/C)
06/2021/0699	Land to the front of Broadfield Inglewhite Road	1	Outline Permission
06/2021/0702	15 Holmrook Rd	2	Full Permission
06/2021/0706	Dean Villa 139 Whittingham Road	1	Full Permission
06/2021/0731	Hasely House Newsham Hall Lane	4	Outline Permission
06/2021/0796	Land adj Lightfoot Barn Lightfoot Lane	1	Full Permission
06/2021/0836	Prospect House 236 Woodplumpton Road Woodplumpton	1	Reserved Matters (U/C)
06/2021/0853	7&8 Winckley Street	4	Full Permission
06/2021/0859	Agricultural Building North of Oak House Pudding Pie Nook Lane	1	Prior Notification
06/2021/0865	Land west of Beconsall Farm Bartle Lane	1	Full Permission
06/2021/0893	Haighton Barn Haighton green Lane	1	Full Permission

Housing Land Position
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06/2021/0914	18 Burholme Road	1	Full Permission (U/C)
06/2021/1031	Stables Vine House Farm 38 Darkinson Lane	4	Full Permission (U/C)
06/2021/1058	The Brick House Ducie Place	1	Full Permission
06/2021/1096	Swillbrook Farm Barn Crown Lane	1	Prior Notification (U/C)
06/2021/1110	Land to rr of Grimsargh Vicarage 46 Preston Rd Grimsargh	4	Full Permission
06/2021/1151	50 Dodgson Road	1	Full Permission (U/C)
06/2021/1185	82 Inkerman Street Preston	1	Full Permission
06/2021/1190	Mericourt Sandyforth lane	-1	Full Permission
06/2021/1199	66 & 68 Deepdale Road	1	Full Permission (U/C)
06/2021/1203	109 St Thomas Road	-1	Full Permission
06/2021/1205	Field to the east of Dean Meadow Short Lane	2	Permission in Principle
06/2021/1214	Land to rr of 166 Lytham rd	1	Full Permission
06/2021/1216	Land West of Melrose Lewth Lane	1	Full Permission (U/C)
06/2021/1218	142 New Hall Lane	1	Full Permission
06/2021/1222	Land rr of 16 Lambert Rd	8	Full Permission (U/C)
06/2021/1274	Raikes Farm Catforth Road Catforth	2	Stage 2 Permission in Principle
06/2021/1297	28 Oaktree Avenue	1	Full Permission (U/C)
06/2021/1321	190-190a Inkerman Street	1	Prior Notification
06/2021/1353	Fox Fields Rr of Sea View Terrace	1	Full permission (U/C)
06/2021/1360	Swainson House Farm Goosnargh Lane	1	Prior Notification
06/2021/1396	Land at Whittingham Road	9	Reserved Matters
06/2021/1408	142 Havelock Street	-1	Full Permission

Housing Land Position
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06/2021/1426	Land West of Eaves Lane	1	Full Permission
06/2021/1432	Sumners Farm Cow Hill Preston	5	Full permission (U/C)
06/2021/1454	426 New Hall Lane	0	Full Permission
06/2021/1466	296 Sharoe Green Lane	-1	Full Permission
06/2021/1470	Kitts Cottage Benson Lane Preston	1	Permission in Principle
06/2021/1481	37 Frenchwood Street	1	Full Permission
06/2021/1492	13A Mayfield Road	-1	Full Permission (U/C)
06/2021/1494	Land south of 1 Intack Cottage Roots Lane	4	Stage 2 Permission in Principle
06/2021/1552	9 Church Lane	1	Full Permission
06/2021/1558	37 Broadgate	-1	Full Permission
06/2021/1568	Birley Arms 100 New Hall Lane	1	Full Permission
06/2021/1584	82 Inkerman Street	1	Full Permission (U/C)
06/2021/1602	Bridge House Tabley Lane	1	Permission in Principle
06/2021/1620	Land adjacent, Broughton Tower Farm, Tower Lane	1	Full Permission
06/2021/1670	Adamsons Farm Cuddy Hill	1	Permission in Principle
06/2021/1681	Broughton Hall Barn, Midgery Lane	5	Outline Permission
06/2021/1700	Clayton Cottage, Sharoe Green Lane	0	Full Permission
06/2022/0021	57-59 Meadow Street Preston	1	Full Permission
06/2022/0046	135 Tulketh Road, Preston, PR2 1AR	4	Full Permission
06/2022/0052	63-65 Garstang Road Preston	2	Full Permission
06/2022/0108	Land adj 27 George Street	1	Outline Permission
06/2022/0117	Hill House, Back Lane, Preston	1	Full Permission
06/2022/0129	Rosemary Glen Elston Lane	1	Reserved Matters
		513	Total

513 units minus 10% = **462 units**

2. Appendix 2 – Completions list 01/04/2021 – 31/03/2022

Planning Application Number	Address	Site Status	Net gain Apr 21 - March 22
06/2020/1346	452 Blackpool Road Preston	Complete	-1
06/2021/1025	163 Waterloo Road Preston	Complete	-1
06/2021/0381	2A Hazlemere Road Preston	Complete	-1
06/2021/1020	18 Alert Street Preston	Complete	1
06/2021/0019	13 Langcliffe Road Preston	Complete	-1
06/2021/0649	67 Longridge Road Preston	Complete	-2
06/2018/1029	Rothwell Crescent Preston	Complete	-13
06/2020/1266	129 Woodplumpton Road Preston	Complete	-1
06/2021/0341	15 Dovedale Close Preston	Complete	-1
06/2021/0250	37 Broadgate Preston	Complete	1
06/2021/0327	47 Lauderdale Street Preston	Complete	1
06/2021/1387	8 Avenham Place Preston	Complete	9
06/2020/0598	120 Church Street Preston	Complete	2
06/2020/0998	48-48A Water Lane Preston	Complete	-1
06/2018/1222	31 Fishergate Hill Preston	Complete	1
06/2020/0023	43 West Cliff Preston	Complete	5
06/2020/0253	Lowden House 12 Bairstow Street Preston	Complete	6
06/2020/0349	13 Winckley Street Preston	Complete	9
06/2020/1162	10 Spa Road Preston	Complete	1
06/2021/1117	47 Avenham Road Preston	Complete	-1
06/2021/0626	99 Walker Street Preston	Complete	6
06/2021/1260	85 St Georges Road Preston	Complete	-1
06/2020/0490	24 Garstang Road Preston	Complete	1
06/2021/0995	287 Deepdale Road Preston	Complete	1
06/2021/1685	19 Harewood Road Preston	Complete	1
06/2021/0657	460 New Hall Lane Preston	Complete	-1
06/2020/1378	55&57 Fishwick View Preston	Complete	-1
06/2020/0328	18 Fir Trees Avenue Preston	Complete	-1
06/2020/0029	116 Victoria Road Preston	Complete	-1
06/2021/0038	13 Lansdown Hill Preston	Complete	-1
06/2020/0965	Ashdene 268 Hoyles Lane Preston	Complete	-1
06/2020/0628	Ashdene 268 Hoyles Lane Preston	Complete	7
06/2019/1133	5 Clifton Avenue Preston	Complete	-1
06/2017/1345	Bryars House Lea Lane Preston	Complete	0

Housing Land Position
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06/2019/0470	Land adj Bridge House Lea Road	Complete	1
06/2017/1125	Cottam Lodge 34 Miller Lane Lea	Complete	1
06/2019/0346	Newby House 4 Darkinson Lane Lea	Complete	1
06/2015/0379	42 Eldon Street Preston	Complete	2
06/2016/1165	5-7 Moor Park Avenue Preston	Complete	14
06/2021/0861	74 Emmanuel Street Preston	Complete	0
06/2021/1303	51 Wildman Street Preston	Complete	0
06/2021/1298	53 Garstang Road Preston	Complete	2
06/2020/0035	53 Garstang Road Preston	Complete	17
06/2018/1368	51 Whittingham Lane	Complete	1
06/2018/1345	Almond House Whittingham Lane	Complete	-1
06/2019/1058	Toll Bar Cottage 476 Garstang Road	Complete	-1
06/2019/1237	Dixons Farmhouse Dixons Lane	Complete	-1
06/2020/0572	Airey Houses 1 Cow Hill	Complete	0
06/2019/1448	99 Preston Road	Complete	0
06/2018/0590	Land at junction of Cumeragh Lane & Carnforth Hall Lane	U/C	9
06/2020/1038	The Orchard, land adj to Lodgefield House Haighton Green Lane	Complete	1
06/2019/0595	Burrow House Barton Hall Garstang Road	U/C	1
06/2021/0735	Willbrig Cottage Roots Lane	Complete	-1
06/2020/1219	Little Broadhead Cottage Oakenclough Road	Complete	1
06/2021/0263	Plumpton Green 103 Woodplumpton Road	Complete	1
06/2021/0946	Spar House Farm Cottage Lewth Lane	Complete	1
06/2019/1028	Dean View 173 Whittingham Lane	Complete	1
06/2016/0579	Woodlands Barn Bartle Lane	Complete	2
06/2017/0461	Lyndhurst 67 Halfpenny Lane	Complete	1
06/2017/0826	Thirlemere Blackleach Lane	Complete	1
06/2017/1247	Land adj to Craig Niesh Goosnargh Lane	Complete	2
06/2016/1233	Anderton Fold Farm 980 Garstang Road	Complete	2
06/2018/0818	Land off Whittingham Lane	Complete	3
06/2018/1116	Broadfield Mill Lane	Complete	1
06/2020/0095	Broadfield Inglewhite Road	Complete	1
06/2020/0485	Inglemere Station Lane	Complete	3
06/2020/0930	White Labels Bartle Lane	Complete	1
06/2020/0875	The Bungalow Moss Lane	Complete	1
06/2020/0268	Land N of East View Cinder Lane	U/C	2
06/2019/0919	Oaklands Farm Ashley Lane	Complete	2
06/2020/1013	Plumpton Green 103 Woodplumpton Road	Complete	1

Housing Land Position
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06/2020/1362	Land S of St Vincents Road Preston	U/C	4
06/2021/0154	157 Sharoe Green Lane Preston	Complete	1
06/2021/0237	2 Poynter Street Preston	Complete	1
06/2021/0956	65 Meadow Street Preston	Complete	-1
06/2021/0331	99 Meadow Street Preston	Complete	-1
06/2021/0010	60 Curwen Street Preston	Complete	2
06/2021/1588	205 & 207 Ribbleton Lane Preston	Complete	2
06/2016/1134	413 New Hall Lane Preston	Complete	2
06/2017/0996	18-20 Skeffington Road Preston	Complete	4
06/2020/1074	197 Ribbleton Lane Preston	Complete	1
06/2020/0719	364 Ribbleton Lane Preston	Complete	1
06/2017/1321	7 Latham Street Preston	Complete	0
06/2017/0251	5-13 Market Street Preston	Complete	19
06/2018/0469	6 Winckley Square Preston	Complete	25
06/2019/1032	Ingol Golf & Squash Club Tanterton Hall Road Preston	U/C	39
06/2018/1405	Phase 1 Land West of Wychnor S of Lightfoot Lane Preston	Complete	31
06/2017/0255	Former Cottam Brickworks Cottam Ave Preston	U/C	50
06/2015/0243	Land adjacent to Cottam between Cottam Way Lea Road & Lancaster Canal Cottam	U/C	39
06/2015/0530	Hoyles Lane and to the east of Sidgreaves Lane Lea Preston	U/C	38
06/2019/0114	Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	U/C	25
06/2017/0324	The Weald Preston	U/C	30
06/2015/0769	D'Urton Lane, Broughton, Preston	U/C	18
06/2015/0968	Land to North of Eastway and South of D'urton Lane, Preston	U/C	31
06/2019/0908	Land to the N D'urton Lane	U/C	7
06/2020/1197	Land W of Sandy Lane Cottam	U/C	4
06/2014/0598	Harvester Drive Preston	U/C	11
06/2017/1384	Haydock Grange Hoyles Lane Preston	U/C	49
06/2015/0282	Land N of Lightfoot Lane Higher Bartle Preston	U/C	27
06/2019/1114	248 Lightfoot Lane Preston	U/C	65
06/2017/0366	Land North of Maxy House Farm, Sandy Lane	U/C	25
06/2014/0442	(Grid Ref 512344), Sandyforth Lane, Woodplumpton, Preston	U/C	53
06/2018/0178	Daniels Farm D'Urton Lane	U/C	14

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06/2018/1069	Nog Tow Bank Tabley Lane	Complete	7
06/2019/1210	Sidgreaves Lane, Lea Road and Lancaster Canal - Cottam Hall, Lea	Complete	20
06/2017/1385	Haydock Grange Hoyles Lane	Complete	20
06/2015/0546	Connemara Lightfoot Green Lane	Complete	16
06/2019/0986	Brockholes Brow Preston	U/C	2
06/2016/0493	Former Ridings Depot Whittingham Road Longridge	U/C	17
06/2018/0585	Whittingham Lane Longridge	U/C	40
06/2016/1039	Holme Fell Goosnargh Lane	U/C	57
06/2019/0169	Inglewhite Road Whittingham	U/C	14
06/2019/0166	126 Whittingham Lane	U/C	33
06/2018/1243	Preston Road Grimsargh	U/C	32
06/2019/0974	Sandy Gate Lane Broughton	U/C	27
06/2019/0925	Whittingham Lane Grimsargh	U/C	26
06/2019/1049	Land S of Whittingham Lane Grimsargh	U/C	1
06/2017/1104	472 Garstang Road	U/C	20
06/2019/0970	Whittingham Lane Longridge	U/C	18
06/2015/0816	110 - 126 Whittingham Lane Broughton	U/C	4
		Total	1,064