



HOUSING LAND POSITION

At 31st March 2019

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1. Introduction

- 1.1 This report examines three key areas:
- Housing Completions in Preston since 2003.
 - Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.
 - Future supply of housing and specifically the 5 year housing supply.
- 1.2 Please note, due to the different ways of reporting completion statistics i.e. gross completion/net completions/site size thresholds, the annual completion figures included in Section's 2.4 and 2.5 will not reconcile with the annual completion figures in Section 2.1.
- 1.3 During 2014/15 the examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies DPD) was held with hearing sessions held between 21 and 30 October 2014. Prior to the hearings, in response to a question from the Inspector and following the Wokingham judgment¹, it was agreed by all parties at the hearing that there was no requirement in examining this local plan to reconsider Objectively Assessed Need. This is reflected in the Inspector's report².
- 1.4 The annual housing requirement in Preston is, therefore, 507 dwellings as set out in Policy 4 of the Central Lancashire Core Strategy.
- 1.5 Following consideration of all the representations before, during and after the hearing sessions for the Local Plan, the Inspector was satisfied that Preston could demonstrate a five year supply as required by Paragraph 73 of the National Planning Policy Framework. The existence of a five year supply of deliverable housing at a base date of September 2014 is, therefore, a matter of fact.
- 1.6 The Council's housing land requirement and supply position has recently been tested at the Sandygate Lane (APP/N2345/W/17/3179105)/ Keyfold Farm (APP/N2345/W/17/3179177) appeals in February 2018. The Inspector at these appeals concluded that, despite the recent publication of updated housing evidence³ indicating differently, that the most relevant housing requirement for Preston continues to be that contained within Policy 4 of the Central Lancashire Core Strategy as that is the only housing requirement which has been subject to the scrutiny of a Local Plan Examination in Public.
- 1.7 As a consequence of these appeals, given Policy 4 of the Central Lancashire Core Strategy embodies the principle of dealing with an

¹ Gladman Developments Ltd and Wokingham Council [CO/1455/2014]

² Report on the Examination into the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies, paragraph 62

³ Central Lancashire Strategic Housing Market Assessment (September 2017)

under delivery since 2003 must be factored in to the five year supply calculation. The Inspectors conclusions have been adhered to in Section 3.2 of this report.

- 1.8 In February 2019 the Government published a revised National Planning Policy Framework. The revised National Planning Policy Framework requires Local Planning Authorities to assess the minimum number of homes needed through a local housing need assessment conducted using a standard methodology. Furthermore, the revised National Planning Policy Framework states that where strategic housing requirement policies are more than five years old, the five year supply of deliverable housing ought to be assessed against the local housing need assessment.
- 1.9 Whilst the housing requirement policy (Policy 4) is now almost seven years old, Preston are still using this requirement rather than the local housing need figure due to a 'review' of this policy which took place in 2017. At this time, following the publication of the new Central Lancashire Strategic Housing Market Assessment, Preston entered into a Memorandum of Understanding⁴ with its neighbours South Ribble and Chorley Council's endorsing the requirements set out in Policy 4. This decision was taken to ensure the three authorities continued to meet their own respective Objectively Assessed Needs, but also to meet the aspirations of the Preston, South Ribble and Lancashire City Deal and Government's aspirations to increase the supply of housing.
- 1.10 Given the Central Lancashire Strategic Housing Market Assessment indicated that, from a base date of April 2014, the Objectively Assessed Need in Preston was lower than the Central Lancashire Core Strategy requirement, the Memorandum of Understanding was based on a presumption that any backlog which pre-dated that base date was removed. Unfortunately, the appeals referenced in paragraphs 1.6 and 1.7 above, have prevented this course of action being taken.
- 1.11 The Council is actively reviewing the current Local Plan, with neighbouring districts Chorley and South Ribble in order to establish a new, up-to-date housing requirement forms part of the adopted development plan.
- 1.12 Finally, the revised National Planning Policy Framework includes a new definition of what constitutes a deliverable site. In summary, all non-major development (less than 10 dwellings or less than 0.5 hectares) and all sites with detailed planning permission are considered to be deliverable unless clear evidence suggests otherwise. Sites with outline planning permission for major development, allocated sites, permissions in principle and sites on the brownfield register shouldn't be considered deliverable unless clear evidence suggests the development will

⁴ Joint Memorandum of Understanding and Statement of Co-operation relating to the Provision of Housing Land (September 2017).

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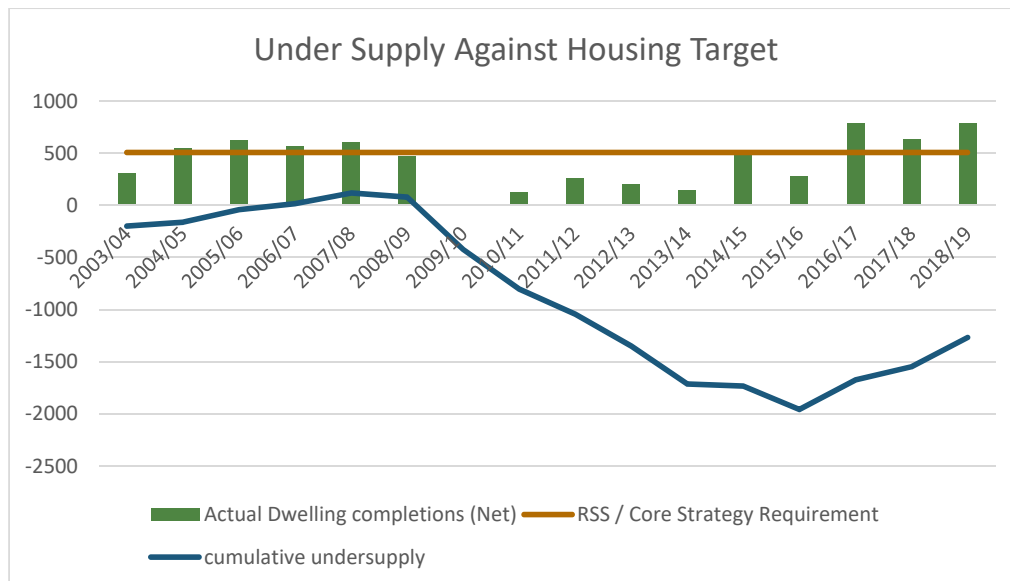
commence within five years. This new definition has been adhered to in Section 3.2 of this report.

2. Completion Details

2.1 Annual Completion 2003 - 2019

Monitoring Period	Net Completions
April 2003 - March 2004	308
April 2004 - March 2005	544
April 2005 - March 2006	627
April 2006 - March 2007	565
April 2007 - March 2008	609
April 2008 - March 2009	468
April 2009 - March 2010	5
April 2010 - March 2011	127
April 2011 - March 2012	265
April 2012 - March 2013	202
April 2013 - March 2014	142
April 2014 - March 2015	488
April 2015 - March 2016	282
April 2016 - March 2017	791
April 2017 - March 2018	634
April 2018 - March 2019	785
Total Net Completions 2003 - 2019	6,842

2.2 The graph below shows annual completions since 2003 along with the (now revoked) North West Regional Spatial Strategy requirement to 2010, and Core Strategy requirement from 2010, totalling 8,112 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to **1,270** net dwellings.



2.3 Empty Homes

2.4 Following on from the 2018 Keyfold Farm/Sandygate Lanes appeals no allowance has been made for empty homes brought back into use for future supply or past completions. This is due to the Inspector concluding at paragraph 45 of the decision notice that: *“the evidence before me is persuasive that, effective though the Council’s direct efforts to address ongoing vacancy in the older housing stock may be, the net effects of this on the overall supply of housing is effectively neutral and should therefore be discounted”*.

2.5 Student Accommodation

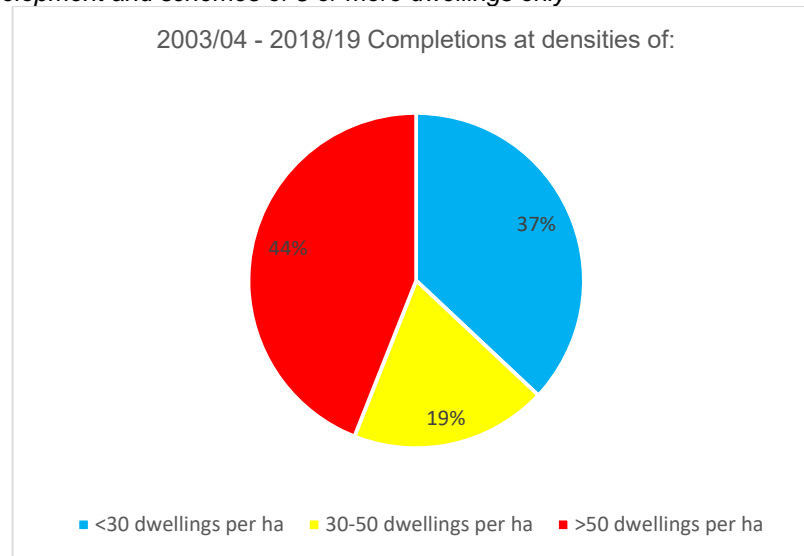
2.6 Following on from the 2018 Keyfold Farm/Sandygate Lane appeals no allowance has been made for Student Accommodation within the future supply due to the inspector concluded at paragraph 45 that *“for a variety of reasons [student accommodation], appears not to have released existing stock for significant inclusion in the supply”*. At this point in time no allowance has been made for student accommodation as a result of council tax exemption data however this will be reviewed on an annual basis.

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2.7 Completions by Density

Density	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	Totals
<30 dwellings per ha	No data	175	61	89	11	21	7	31	13	18	16	75	100	400	419	535	1971
30-50 dwellings per ha	No data	149	128	95	13	28	5	6	87	82	25	90	11	119	63	97	998
>50 dwellings per ha	No data	290	193	315	330	188	31	26	16	53	38	278	137	204	99	94	2292

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

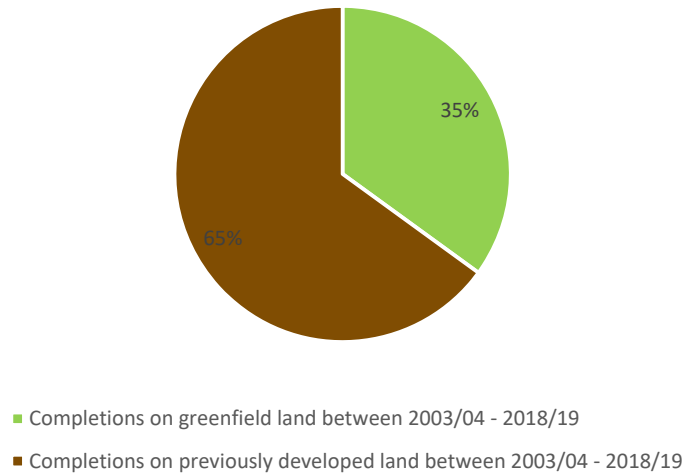


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2.8 Completions on Previously Developed Land

Land Type	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Greenfield	No data	308	141	124	95	5	5	1	13	4	26	106	114	470	458	597	2467
		47%	22%	21%	16%	1%	6%	1%	5%	2%	16%	20%	38%	58%	71%	74%	35%
Previously Developed Land	No data	347	493	462	514	480	81	142	272	211	135	428	189	347	191	206	4498
		53%	78%	79%	84%	99%	94%	99%	95%	98%	84%	80%	62%	42%	29%	26%	65%

Dwellings built 2003/04 - 2018/19 on:



*Gross Completions

2.9 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 ⁵
April 2016 – March 2017	137 ⁶
April 2017 – March 2018	197 ⁷
April 2018 – March 2019	213 ⁸
Total Gross Affordable Completions 2004 – 2019	1,066

2.7 Demolitions

2.8 During the 2018/2019 monitoring period there were 2 dwellings recorded for monitoring purposes as demolished.

DM/2018/000610	Lightfoot Meadows, Lightfoot Lane, Preston, PR4 0AE	Demolition of 2no. bungalows, 2no. stable blocks and riding arena
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⁵ 139 (RSL units) + 39 units (affordable element of market schemes) = 178

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

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

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

2.8 Housing Delivery Test

- 2.9 The revised National Planning Policy Framework introduced the Housing Delivery Test (HDT). The purpose of the HDT is to monitor delivery of new housing in every Local Authority across the country, against the respective local housing need figure (not an adopted housing requirement figure).
- 2.10 The HDT figures (quoted as percentages) are published by the Government in November of each year (commencing from November 2018) and measure completion data over the previous three monitoring periods on a rolling basis.
- 2.11 The revised National Planning Policy Framework includes various thresholds which Local Authorities must meet in order to avoid repercussions. The most severe of which being an engagement of the presumption in favour of sustainable development if the HDT score falls below 75% (from November 2020).
- 2.12 The Government published [table](#) includes the relevant data for Preston for the period 2015-2018 demonstrating that the HDT score for that period was **252%**.

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3. Housing Land Supply

Housing Supply across the Local Plan Period based on Outstanding Permissions and Local Plan Allocations

Local Plan Ref	Planning Ref	Address	Net Gain Outstanding at April 2019	Apr 19/20 - Apr 23/24 Supply	Apr 24/25 - Apr 28/29 Supply	April 29 Onward Supply
	06/2011/0469	Land adj 44 Geoffrey Street	6	6		
	06/2013/0195 & 06/2016/0504	Land off Eastway - Hollins	58	58		
	06/2013/0293	Land at Lockside Rd	16	0	16	
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	11	11		
MD2	06/2014/0353	Lightfoot Lane Phase 1A	5	5		
MD2	06/2014/0442 & 06/2018/0592	Sandyforth Lane Preston	176	150	26	
MD2	06/2014/0598	Maxy House Farm - Wainhomes	52	52		
	06/2014/0902	Land off Preston Rd Grimsargh	150	60	90	
	06/2014/0936 & 06/2018/1258	Land to rear of The Uplands, Fulwood Row	6	6		
	06/2015/0022	Miller Arcade, Lancaster Rd	45	0	45	
	06/2015/0031	Church Hill Lodge, Durton Lane	6	6		
	06/2015/0159	15 Moor Park Avenue	8	8		
	06/2015/0173	Land at Durton Lane	7	7		
MD1	06/2015/0243	Cottam Hall - Story Homes	184	150	34	

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MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	108	108		
	06/2015/0374	Glovers House, 35 Glovers Court	30	30		
MD2	06/2015/0530	Land to the north of Hoyles lane and east of Sidgreave Lane	194	120	74	
MD2	06/2015/0546 & 06/2017/1252 & 06/2017/1038	Connemara, Lightfoot Green Lane - Charles Church	68	68		
MD2	06/2015/0769	Land at D'Urton Lane, Broughton	58	58		
	06/2015/0816	Land sth of 110-126 Whittingham Lane Broughton	37	37		
	06/2015/0950 & 06/2018/0849	Midland Hse Maritime Way	25	0	25	
MD2	06/2015/0968	Land North of Eastway and South of Durton Lane	233	120	113	
	06/2015/0995	Garth Lodge, 62 Lightfoot Lane	2	2		
MD2	06/2016/0002	Brookfield Farm Tabley Lane Higher Bartle	12	12		
	06/2016/0237	Land Nth of Dovedale Avenue Ingol	60	60		
	06/2016/0457	Manor House Farm, Button St, Inglewhite	7	7		
	06/2016/0579	Woodlands Barn Bartle Lane Bartle	7	7		
	06/2016/0786 & 06/2018/1101 & 06/2018/1102	Bridge House Lea Road	6	6		
	06/2016/0848	3-5 Fishergate	14	14		

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	06/2016/0873	87 Moor Park Avenue	8	8		
	06/2016/0989	40-44 Meadow St	6	6		
	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	93	84	9	
	06/2016/1165	5-7 Moor Park Avenue	14	14		
	06/2016/1192	21 - 23 Lord Street	11	11		
	06/2016/1200	42 West Cliff	31	31		
	06/2016/1243	639 Garstang Road	5	5		
	06/2016/1259	Winckley House, 15, Cross Street	76	76		
MD2	06/2017/0004	Land to the rear of 122-152 Hoyles Lane	17	17		
	06/2017/0206	Guild House Cross Street	46	46		
	06/2017/0251	5-13, Market Street Preston	19	19		
MD1	06/2017/0255 & 06/2017/0256	Former Cottam Brickworks Cottam Avenue	114	84	30	
	06/2017/0278 & 06/2015/0306	Land at Garstang Rd Barton	55	55		
MD1	06/2017/0324	Land west of The Weald Preston	119	80	39	
	06/2017/0352	land between 19 Garrison Rd and 68 Chapman Rd	8	8		
MD2	06/2017/0366 & 06/2018/1415	Land Nth of Maxy House Fm Sandy Lane	213	84	120	9
	06/2017/0379	Harrison House Farm Darkinson Lane	8	8		
	06/2017/0418	Hope Villa 248 Lightoof Lane	14	0	14	
	06/2017/0448	Land adj Railway St Barnabas Place	14	14		
	06/2017/0531	131 - 137 Market Street West	12	12		
	06/2017/0631	43 Church Street	6	6		

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	06/2017/0724	Park House Farm Whittingham Lane Grimsargh	34	34		
	06/2017/0757	Ingol Golf Club	450	60	120	270
MD2	06/2017/0831	Land north of Durton Lane Preston	250	0	120	130
	06/2017/0941	Land to the rear of 126A Whittingham Lane	100	60	40	
	06/2017/0970	58 - 60 Guidhall Street	35	35		
	06/2017/1036	Land adj Ashdene 268 Hoyles Lane Preston	10	0	10	
	06/2017/1048	Land adjacent Old Rib Farm 55 Halfpenny Lane	11	11		
	06/2017/1062	The Grange Durton Lane	6	6		
	06/2017/1087	Land west of Geoffrey Street, Preston	30	30		
	06/2017/1103	Land adj Lloyds Pharmacy Longsands Lane Preston	8	8		
	06/2017/1104	Park House 472 Garstang Rd	38	38		
	06/2017/1170	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	12	0	12	
	06/2017/1229	Lawton House Farm Bartle Lane Woodplumpton	14	0	14	
	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	48	20	
MD2	06/2017/1384	Haydock Grange Hoyles Lane	245	120	125	
	06/2017/1387	Dean Farm Warehouse Pudding Pie Nook Lane Preston	6	6		
	06/2017/1432	Land east of Plumpton Field Preston	18	0	18	
MD2	06/2017/1435	Land at Tabley Lane Preston	175	0	120	55
	06/2018/0127	8-10 Waltons Parade Preston	17	17		

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	06/2018/0238	Cardwells Farm Garstang Road Preston	55	0	55	
	06/2018/0242	Land off Garstang Road Preston	45	0	45	
	06/2018/0250	Land North of Inglewhite Rd Preston	3	3		
	06/2018/0256	Land to the north of Inglewhite Road Longridge	5	5		
	06/2018/0469	6 Winckley Square Preston	25	25		
MD2	06/2018/0688	Land off Sandy Lane/Maxy House Road Cottam	36	36		
	06/2018/0703	Red Rose House and Elizabeth House Lancaster Road Preston	140	140		
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	0	58	
	06/2018/0746	Lancashire House 24 Winckley Square	29	29		
	06/2018/0803	3 Orchard Street Preston	6	6		
	06/2018/0927	10 & 11 Camden Place Preston	14	14		
	06/2018/0967	Broughton Hall Barn, midgery Lane	5	5		
	06/2018/1063	91 Garstang Road Preston	5	5		
	06/2018/1069	3 Nog Tow Bank Tabley Lane Preston	7	7		
	06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	9		
	06/2018/1112	5-7 Cannon Street Preston	15	15		
	06/2018/1282	Ribbleton Hospital Miller Road Preston	139	0	120	19
	06/2018/1328	The Connelly Centre Steeple View Preston	7	7		
	06/2018/1385	Former St Josephs Social Club Cemetery Road Preston	44	44		
	06/2018/1394	15-17 Cambridge Walk Preston	5	5		

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	06/2019/0168	Land South of Inglewhite Road adjacent Belmont Residential Home Preston	6	6		
MD1		Remainder of MD1	701	0	150	551
MD2		Remainder of MD2	1046	0	150	896
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	0	40	
HS1.3		Parker Street	50	0	50	
HS1.4	06/2016/0585	Former Eastway Nurseries	8	8		
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	0	38	
HS1.7		Deepdale Mill, Deepdale Mill Street	28	0	28	
HS1.8		Shelley rd/Wetherall St	27	0	27	
HS1.9		Stagecoach Bus Depot Selbourne St	32	0	32	
HS1.10	06/2014/0707	Former Golden Hill School, Cromwell Rd	6	6		
HS1.11		Tulketh Community School	44	0	44	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	0	12	
HS1.13		Land North of Tom Benson Way	30	0	30	
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	83	83		
HS1.14	06/2016/0493	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	88	88		
HS1.14	06/2017/0840	Land at Inglewhite Rd (top section of north site)	190	84	106	
HS1.15	06/2014/0535	Former Whittingham Hospital	3	3		

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HS1.15	06/2014/0535	Former Whittingham Hospital remainder of the site	500		120	380
SP4.1 (City Centre Plan)		St Joseph's Orphanage	81	0	81	
SP4.2 (City Centre Plan)		Avenham Street Car Park	42	0	22	20
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	0	14	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	0	0	28
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	0	35	35
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	0	7	
		Smaller sites minus 10% discount	262	262		
		TOTAL	8,095	3,204	2,498	2,393

4. 5 Year Supply Position

4.1 The table at Section 3 identifies the potential for **3,204** units during the 5 year period (2019/20 – 2023/24).

4.2 Paragraph 73 of the revised National Planning Policy Framework states that *'the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply*

**From October 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.*

4.3 In accordance with Paragraph 73 of the NPPF a 10% buffer has been applied to the 5 year housing calculation:

5 Year Supply as at 31/03/2019	
Housing requirement to March 2019 (507 x 16)	8,112
Net completions up to 31/03/2019	6,842
Undersupply up to 31/03/2019	1,270
5 Year requirement (507 x 5)	2,535
5 Year requirement + undersupply	3,805
5 Year requirement + undersupply + 10% buffer	4,185
Annual requirement for the 5 year period	837
5 Year potential supply	3,204
5 Year Supply Position	3.8

4. Appendix 1

The following is a schedule of outstanding permissions with capacity for under 5 units (discounted by 10% according to the Strategic Housing Land Availability Assessment methodology).

Planning Ref	Address	Net Gain Outstanding at Apr 19
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	1
06/2014/0235	Former Midland House Maritime Way	1
06/2014/0460	Park House 472 Garstang Rd	0
06/2014/0506	9 - 11 Church Avenue	2
06/2014/0585	Greyfriars Hall Walker Lane	2
06/2014/0661	Bedtime Unit 1 Southgate	2
06/2014/0682	Royal Garrison 193 Watling St Rd	2
06/2014/0678	592 Blackpool Road	1
06/2014/0719	Old Woodsfold Farm Lewith Lane	1
06/2014/0785	Spar House Farm Lewth Lane Woodplumpton	1
06/2014/0912	Deafway Brockholes Brow	3
06/2014/0958	Beech Grove Farm Malley Lane	3
06/2015/0015	40 Thorntrees Avenue	3
06/2015/0029	Hoole Fold Farm 840 Garstang Road	2
06/2015/0068	5 Woodlands Avenue	1
06/2015/0099	217 Garstang Road	1
06/2015/0146	Land adjacent 146 Lightfoot Lane	2
06/2015/0205	Winders Barn Durton Lane	1
06/2015/0373	Tower House Woodlands Grove	2
06/2015/0379	42 Eldon St	2
06/2015/0648	Hooles Fm Brass Pan Lane Broughton	2
06/2015/0661	Land off Wayside Back Lane (Grid Ref 575370)	1
06/2015/0681	23a Fulwood Hall Lane Fulwood	1
06/2015/0700	47 Whittingham Lane	2
06/2015/0760	Barn to rear of Cross House Farm Barton Lane	1
06/2015/0770	Land adj Oaklands Farm Ashley Lane	2
06/2015/0981	Woodhey D'Urton Lane Broughton	3
06/2015/1022	Land adjacent 39 Lower Bank Road	2
06/2015/1033	Summers Farm Cow Hill	1
06/2015/1040	Marimar Cumeragh Lane	1
06/2016/0120	Moons Bridge Marina Hollowforth Lane	1

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06/2016/0200	Chingle House Farm Whittingham Lane Goosnargh	3
06/2016/0213	105 Whittingham Lane Broughton	1
06/2016/0228	Land adj. 329 St George's Rd	1
06/2016/0332	Winders Barn, D'Urton Lane, Broughton	1
06/2016/0393	928 Garstang Road, Barton	1
06/2016/0412	The Bents, Crumbleholme Fold, Goosnargh	1
06/2016/0446	8 Ribbleton Avenue, Ribbleton	1
06/2016/0531	Church House Farm, Preston Road, Grimsargh	4
06/2016/0541	504 Whittingham Lane Broughton	1
06/2016/0567	12 Royal Avenue Fulwood Preston	1
06/2016/0573	37 Halfpenny Lane Whittingham	1
06/2016/0580	Woodlands Barn Bartle Lane Bartle	3
06/2016/0581	Land at Pudding Pie Nook Lane Goosnargh	1
06/2016/0626	Inglemere Station Rd	4
06/2016/0638	Land adj 135 West Park Ave Preston	2
06/2016/0681	111A Plungington Rd Preston	1
06/2016/0691	Land South of South Lodge Moor Park Avenue	1
06/2016/0695	95 Cromwell Rd Preston	1
06/2016/0704	Grimsargh Vicarage 46 Preston Road	4
06/2016/0713	Grove House Newsham Hall Lane	1
06/2016/0762	Stone Cottage 80 Whittingham Lane Broughton	1
06/2016/0775	55A Bridge Rd Preston	2
06/2016/0791	494-498 Garstang Rd Preston	3
06/2016/0797	211 Woodplumpton Rd Woodplumpton	1
06/2016/0798	Bell Fold Farm 708 Garstang Rd	3
06/2016/0823	132 Church St	2
06/2016/0826	Carr House Preston Rd	1
06/2016/0838	Sharoe Green Post Office 347 Garstang Rd Preston	3
06/2016/0853	15 Holmbrook Rd Preston	2
06/2016/0862	Playground Heatherfield Place	2
06/2016/0936	10 Guildhall St	2
06/2016/0956	Woodplumpton Methodist Church	1
06/2016/0987	Whinneyfield Farm, Whinneyfield Lane	3
06/2016/1003	Land sth of woodlands Lea Lane	2
06/2016/1004	Land to side of Lewth Lodge Cinder Lane	1
06/2016/1026	Vine House Farm 38 Darkinson Lane	4
06/2016/1074	53 Watling St Road	-1
06/2016/1134	413 New Hall Lane	2
06/2016/1136	8 Avenham Place	1
06/2016/1166	28 Church Lane Goosnargh	2

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06/2016/1169	Dean Villa 139 Whittingham Lane	1
06/2016/1250	land rr of 25 Lambert Rd	1
06/2016/1266	Belmont Fm Inglewhite Rd	3
06/2016/1286	7 St Theresa's Drive	1
06/2016/1307	Hooles Farm Brass Pan Lane	0
06/2017/0047	Lawton House Farm Bartle Lane	1
06/2017/0076	Land adj 77 Church Ave	2
06/2017/0077	Land adj 24 Tulketh Rd	4
06/2017/0094	Broadfield Inglewhite Road	1
06/2017/0214	Lingala Lightfoot Green Lane	3
06/2017/0238	219 Tulketh Brow	1
06/2017/0245	185 Marsh Lane	1
06/2017/0254	Land adj 8 Derby Rd	2
06/2017/0269	Old Methodist Chapel Chapel Lane	1
06/2017/0301	99 Victoria Rd	0
06/2017/0339	Land rr of 907 & 909 Whittingham Lane Broughton	4
06/2017/0363	Land adj 19 Kingfisher Street	2
06/2017/0364	Land west of Maxy House Farm Sandy Lane	1
06/2017/0374	land rr of 113A Watling St Rd	2
06/2017/0378	Land North of Bartle Lane	2
06/2017/0424	Houghton House Farm Lightfoot Lane	1
06/2017/0449	The Garden House, Catforth Rd, Catforth	1
06/2017/0453	1 Christ Church St	2
06/2017/0461	Lyndhurst, 67 Halfpenny Lane	1
06/2017/0516	East View Barn, Cinder Lane	1
06/2017/0590	3-3a Fox Street	2
06/2017/0662	land adjacent Ribble Lodge, 199-201 Ribbleton Ave	2
06/2017/0673	35, 37 & 39 Manchester Road	4
06/2017/0682	228-232 Deepdale Rd	1
06/2017/0685	2 Taylor Street	1
06/2017/0708	Land Adjacent Fell View Pudding Pie Nook Lane	1
06/2017/0788	Lower Hill House Farm Eaves Lane	2
06/2017/0826	Thirlmere Blackleach Lane	1
06/2017/0840	135-137 Manchester Road	1
06/2017/0843	Union Court 2 Union Street	3
06/2017/0917	21-23 East Street	1
06/2017/0927	The Dingles Highgate Close	1
06/2017/0943	25 Wodplumpton Lane	1
06/2017/0995	135-137 Fishwick Parade	1
06/2017/0996	18-20 Skeffington Road	4
06/2017/1049	Brentwood House 15 Victoria Road	1
06/2017/1060	Domus Iii, Durton Lane	1

Housing Land Position
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06/2017/1080	Land adjacent 1 Fermor Road	1
06/2017/1125	Cottam Lodge 34 Miller Lane	1
06/2017/1238	Land to rear of Abbots Lodge 141 Lightfoot Lane	1
06/2017/1247	Land adjacent to Craig Niesh (known locally as End House) Goosnargh Lane	2
06/2017/1251	Carr House Farm Preston Road	1
06/2017/1258	Whitefield Hse Farm Mayfield Avenue	1
06/2017/1345	Bryars House Lea Lane	0
06/2017/1348	Bridge House Farm Tabley Lane	1
06/2017/1400	Broadfield Inglewhite Road	1
06/2017/1401	Broadfield Inglewhite Road	1
06/2017/1458	57 Victoria Road	4
06/2018/0021	64 Plungington Road	1
06/2017/0380	Land between 71 & 75 Ramsey Avenue Preston	2
06/2017/0984	The Mount Fernyhalgh Lane Preston	1
06/2018/0007	Paradise House Moorside Lane Woodplumpton	1
06/2018/0104	155 & 157 Garstang Road Preston	1
06/2018/0132	Former Deepdale Mill Isherwood Street	4
06/2018/0146	Oak Bank Mill Lane Goosnargh	1
06/2018/0157	South Planks 928 Garstang Road Preston	1
06/2018/0172	Belmont Farm Inglewhite Road	1
06/2018/0224	Land at Garstang Road Preston	2
06/2018/0244	339 Preston Road Grimsargh	4
06/2018/0255	Land adjacent Whinfield Cottage Cow Hill	1
06/2018/0281	1 Greenlands Grove Ribbleton	1
06/2018/0282	Land adjacent Winders Lodge Durton Lane	1
06/2018/0354	Land to rear of 16 Lambert Road Lambert Road	4
06/2018/0359	Land adjacent 187 Kent Street Preston	2
06/2018/0395	Broadith Cottage Broadith Lane Preston	1
06/2018/0402	The Laurels 146 Lightfoot Lane Preston	2
06/2018/0411	Bradcroft Cottage Goosnargh Lane Preston	1
06/2018/0431	22 Egerton Road Preston	1
06/2018/0448	Land off Inglewhite Road Preston	1
06/2018/0512	Plumpton Green 103 Woodplumpton Road Woodplumpton Preston	3
06/2018/0515	Whinneyfield Farm Whinneyfield Lane Preston	2
06/2018/0517	Newfield Tabley Lane Preston	-1
06/2018/0584	Glenroyd 250 Lightfoot Lane Preston	2
06/2018/0588	Brookview House Barton Lane Preston	1
06/2018/0591	Barton House Blackleach Lane Preston	1

Housing Land Position
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06/2018/0641	450 Blackpool Road Preston	1
06/2018/0644	Bushells Cottage Mill Lane Goosnargh	1
06/2018/0663	33 Ribblesdale Place Preston	1
06/2018/0677	Agricultural Building North of Oak House Pudding Pie Nook Lane	1
06/2018/0697	Bensons Cottage Bensons Lane Woodplumpton	0
06/2018/0681	106 Deepdale Road Preston	2
06/2018/0701	36 Waterloo Terrace Preston	1
06/2018/0710	Marlings Barn Cumeragh Lane Preston	4
06/2018/0718	Land between 3 Spa Cottages & Laburnum House Bartle Lane Preston	2
06/2018/0726	Breakneck Farm Fernyhalgh Lane	1
06/2018/0799	The Orchard Eaves Lane Preston	1
06/2018/0793	Edge Farm Hollowforth Lane Preston	1
06/2018/0818	Land off Whittingham Lane Goosnargh	4
06/2018/0835	Newby House 4 Darkinson Lane Preston	1
06/2018/0848	Land adjacent Fell View Cottage Pudding Pie Nook Lane Preston	1
06/2018/0921	Elston Grange Elston Lane Preston	3
06/2018/0954	Anderton Fold Farm 980 Garstang Road	2
06/2018/0975	Land opposite 92 Darkinson Lane Preston	4
06/2018/1039	Land adjacent Paradise House Moorside Lane	1
06/2018/1050	Whinfield Cottage Cow Hill Preston	1
06/2018/1056	Land west of Beconsall Farm Bartle Lane Preston	1
06/2018/1094	Heron Gate Highrigg Drive Preston	1
06/2018/1207	270 Garstang Road Preston	0
06/2018/1213	Tanpit Stables Green Lane Catforth Preston	1
06/2018/1227	Garlick House Green Lane Catforth	2
06/2018/1229	Gleadale House Cumeragh Lane Preston	3
06/2018/1238	White Gables Bartle Lane Preston	2
06/2018/1240	Prospect House 236 Woodplumpton Road Woodplumpton	1
06/2018/1335	11 Foregate Preston	1
06/2018/1368	51 Whittingham Lane Preston	1
06/2019/0021	Land between 37 & 39 Christ Church Street Preston	4
06/2019/0023	Building to the rear of Eccles Moss Ironworks Bleasedale Road Whitechapel	1
06/2019/0084	Marimar Cumeragh Lane Preston	1
06/2019/0097	Cottam Hall Farm Merry Trees Lane Preston	1
	Total	297

Minus 10% = 267

5. Appendix 2 – Completions list 01/04/2018 – 31/03/2019

Planning Ref	Address	Description	Net gain 01/04/2018 - 31/03/2019
06/2017/0381	60 Egerton Rd Preston	Complete	1
06/2015/0268	6 Langdale Crescent Preston	Complete	2
06/2016/0583	67A Longridge Road Preston	Complete	3
06/2017/1297	Brookfield Methodist Church Oakworth Avenue Preston	Complete	13
06/2017/0374	Land rr of 113a Watling Street Road Preston	Complete	2
06/2016/1074	53 Watling Street Road Preston	Complete	-1
06/2016/1258	61 Watling Street Road Preston	Complete	2
06/2016/0320	3 West Road Preston	Complete	1
06/2015/0408	67 Fishwick Parade Preston	Complete	1
06/2017/1047	48 Fishwick Parade	Complete	-3
06/2018/1267	Fazal House Midgery Lane	Complete	1
06/2018/0731	224-226 Watling Street Road Preston	Complete	-1
06/2015/0995	Garth Lodge 62 Lightfoot Lane Preston	Under Construction	2
06/2016/0336	2 Eastbourne Close Preston	Complete	1
06/2018/0720	4-6 Larches Avenue Preston	Complete	2
06/2017/1131	Raikes House 68 Darkinson Lane Lea	Complete	1
06/2014/0932	Land rr of 154 Hoyles Lane Lea	Complete	3
06/2016/1267	Land adj Smiths Arms Lea Lane Lea	Complete	3
06/2017/0652	Lea Road Nurseries Lea Road Lea	Complete	1
06/2016/0157	Valentine House Tom Benson Way Preston	Complete	-1
06/2018/0261	46 Henderson Street Preston	Complete	-1
06/2016/0239	Church Hill Cottage D'urton Lane	Complete	4
06/2017/0527	Downing 503 Garstang Road	Complete	1
06/2018/0213	Haighton Barn Haighton Green Lane	Complete	1
06/2017/1362	Lower Barnsfold Back Lane	Complete	1
06/2017/0958	Crow Tree Villa Bartle Lane	Complete	1
06/2018/0928	9B Church Lane	Complete	-1
06/2016/1222	Hoole Farm 840 Garstang Road	Complete	1
06/2016/1233	Anderton Fold Farm 980 Garstang Road	Under Construction	2

Housing Land Position
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06/2018/0085	Land to rr of 37 Halfpenny Lane	Complete	1
06/2016/1032	Lyndhurst 67 Halfpenny Lane	Complete	1
06/2018/0250	Land N of Inglewhite Rd	Under Construction	3
06/2016/0670	Fir Trees Barn Inglewhite Rd	Complete	1
06/2017/0743	Fir Trees Barn Inglewhite Rd	Complete	1
06/2017/1017	Belmont Farm Inglewhite Rd	Complete	1
06/2015/0813	Agricultural Building adj to Fir Trees Barn Inglewhite Rd	Complete	2
06/2017/0111	Old Woodsfold Farm Lewth Lane	Complete	1
06/2016/1260	Oak House Pudding Pie Nook Lane	Complete	1
06/2017/0870	Barnfield Coach House Rosemary Lane	Complete	-1
06/2017/1248	Land adj Catforth Primary School School Lane Catforth	Complete	1
06/2018/0196	Dews Bottom Farm Stoney Lane	Complete	1
06/2016/0002	Brookfield Farm Tabley Lane	Under Construction	1
06/2016/1075	St Anthonys 734 Whittingham Lane	Complete	1
06/2015/0796	198E Miller Road Preston	Complete	1
06/2015/0564	Lodge Bank Moor Lane Preston	Complete	6
06/2016/0570	1 St Davids Road Preston	Complete	1
06/2018/0134	13 St Pauls Square Preston	Complete	1
06/2017/0536	127 Acregate Lane Preston	Complete	2
06/2016/0441	The Old Coach House Collinson Street Preston	Complete	6
06/2017/0122	59 Maitland Street Preston	Complete	2
06/2017/1332	Land at Thompson Street Preston	Complete	10
06/2015/0959	Land at Thorn Street Preston	Complete	6
06/2017/0832	14-16 Bence Road Preston	Complete	-1
06/2016/1240	21 Cannon Street Preston	Complete	15
06/2016/0994	19 Cannon Street Preston	Complete	2
06/2016/0923	17-18 Cannon Street Preston	Complete	3
06/2016/0461	17-18 Cannon Street Preston	Complete	6
06/2018/0161	101a Church Street Preston	Complete	-1
06/2018/0182	5 Cross Street Preston	Complete	2
06/2017/0650	2 East Cliff Gardens Preston	Complete	2
06/2017/1462	5 Fleet Street Preston	Complete	2
06/2018/0142	46-56 Guildhall Street Preston	Complete	18
06/2015/0412	63 Guildhall Street Preston	Complete	26
06/2016/0850	84 Eldon St & 267 Brook Street Preston	Complete	3

Housing Land Position
At 31st March 2019

06/2016/1291	Land adj 33 Coniston Avenue Preston	Complete	2
06/2017/1135	69 Lytham Road Preston	Complete	3
06/2016/1072	69 Lytham Road Preston	Complete	3
06/2016/1290	Vacant land Parker Street Preston	Complete	2
06/2018/0207	43-44 Water Lane Preston	Complete	6
06/2016/1017	Grimsargh Reservoirs Preston Road Grimsargh	Complete	3
06/2013/0148	Cottam Hall Site K	Under Construction	20
06/2014/0598	Land off Sandy Lane (Maxy House Farm) Cottam	Under Construction	30
06/2014/0707	Former Golden Hill School Cromwell Road Preston	Under Construction	1
06/2015/0769	Land at (Grid Ref 536344) D'urton Lane Preston	Under Construction	29
06/2016/0585	Eastway Nurseries Eastway Preston	Under Construction	4
06/2015/0968 & 06/2016/0971 & 06/2016/0700 & 06/2017/1083	Land North of Eastway and South of D'urton Lane Preston	Under Construction	14
06/2017/1087	Land west of Geoffrey Street Preston	Under Construction	4
06/2017/0004	Land to rr of 122-152 Hoyles Lane	Under Construction	21
06/2013/0865	Haydock Grange Hoyles Lane	Under Construction	24
06/2015/0243	Land adj to Cottam between Hoyles Lane, Sidgreaves Lane, Lea Rd	Under Construction	38
06/2015/0546	Connemara Lightfoot Green Lane	Under Construction	35
06/2015/0282 & 06/2016/1309	Land to north of Lightfoot Lane	Under Construction	43
06/2016/0504	(Grid ref 521335) off Eastway Preston	Under Construction	63
06/2014/0929	Land off Ribblesdale Drive Grimsargh	Complete	13
06/2015/0610	Land at Maxy House Farm Sandy Lane	Complete	25
06/2014/0442	(Grid ref - 512344) Sandyforth Lane	Under Construction	38
06/2015/0530	Land to the North of Hoyles Lane and to the East Sidgreaves Lane	Under Construction	89
06/2015/0816	Land South of 110-126 Whittingham Lane	Under Construction	16

Housing Land Position
At 31st March 2019

06/2016/0493	Former Ridings Depot and land to North and South of Whittingham Lane	Under Construction	25
06/2014/0535	Former Whittingham Hospital Site Whittingham Lane	Under Construction	50
06/2017/0278	Land at Garstang Road	Under Construction	17
DM/2018/0006 10	Lightfoot Meadows, Lightfoot Lane, Preston, PR4 0AE	Complete	-2
		Total	785