



# **HOUSING LAND POSITION STATEMENT**

**Addendum to Housing Land Position**

**Interim Report**

**February 2017**

**Final version**

## **Housing Land Position Statement April 2016**

**Addendum: December 2016.**

### **Content**

	<b>Page</b>
<b>1. Introduction</b>	<b>3</b>
<b>2. The tests of deliverability</b>	<b>3</b>
<b>3. Completions to September 2016</b>	<b>6</b>
<b>4. Supply</b>	<b>7</b>
<b>5. Contribution of long term empty homes to supply</b>	<b>8</b>
<b>6. Bringing the evidence together: Five year supply calculation</b>	<b>13</b>

### **Appendix 1: Five year housing land supply sites**

**Correction: A number of figures were incorrectly copied across to the text in an earlier version. These have been corrected. This does not alter the five year supply position, which was correct in the earlier version.**

## **1. Introduction**

- 1.1 The Housing Land Position Statement was produced in June 2016 following an annual assessment of completions and the supply of deliverable sites as at 1<sup>st</sup> April 2016.
- 1.2 This addendum provides an update taking into account survey work carried out at the end of September 2016 as part of the City Deal arrangements. It also takes account of planning permissions granted between 1<sup>st</sup> April 2016 and 30<sup>th</sup> September 2016. Finally it takes into account various issues raised by Emery Planning in connection with the appeal by Wainhomes North West Ltd at Garstang Road, Barton<sup>1</sup>.
- 1.3 At the opening of the public inquiry into that appeal held on 21 & 22 June 2016 the Council concluded that it could not demonstrate a five year supply of deliverable housing land. This followed two previous appeal decisions earlier in 2016 in which inspectors reached opposite conclusions on the five year supply at an April 2015 base date. In the first appeal in relation to proposed development on land south of Tabley Lane, Preston with a public inquiry held on 11-15 January and 9-11 February 2016, the inspector concluded in her decision dated 6 April 2016<sup>2</sup> that the Council could demonstrate a five year supply. In the second in relation to land at Preston Road, Grimsargh, public inquiry held on 26-29 January and 2 February 2016 and decision dated 9 May 2016<sup>3</sup>, the inspector, on the basis of the same evidence presented by the Council as at the Tabley Lane appeal, concluded that it could not demonstrate a five year supply of deliverable housing land. Furthermore, in relation to the evidence presented by the respective appellants in those appeals, it was clear that there was no consistency or consensus between them as to their assessments of the deliverability of housing sites with sites considered by one to be not deliverable accepted by the other as being deliverable within five years and vice versa.
- 1.4 For these reasons, the Council has carried out a thorough review of the evidence on deliverability of sites. The conclusions are set out below.

## **2. The tests of deliverability**

- 2.1 Paragraph 47 of the National Planning Policy Framework requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer moved forward from later in the plan period to ensure choice and competition in the market for land. Normally this is an additional 5% but is increased to 20% where there is a record of persistent under delivery of housing. What constitutes persistent under delivery is not defined as the government's view is that the factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term.

---

<sup>1</sup> Appeal Ref: APP/N2345/W/15/3130341, planning application 06/2015/0306

<sup>2</sup> Appeal Ref: APP/N2345/W/15/3010715, planning application 06/2014/0572

<sup>3</sup> Appeal Ref: APP/N2345/W/15/3007033, planning application 06/2014/0902

- 2.2 Preston City Council as part of the reporting requirements for the Preston, South Ribble and Lancashire City Deal carries out a review of progress on sites contributing to the delivery of housing under the City Deal agreement at mid-year i.e. end of September 2016. Whilst not as thorough a survey as the annual survey in April, this nevertheless indicates progress on the main housing sites including sites at the strategic location of North West Preston, the Cottam Strategic Site and sites throughout Preston being developed by volume housebuilders.
- 2.3 The tests of whether a site is deliverable are set out in a footnote to paragraph 47 of the Framework. These are that it should:
- Be suitable now for housing;
  - Be available now for housing;
  - Have a reasonable prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

### **Suitability**

- 2.4 All sites allocated in the Preston Local Plan adopted July 2015 are considered to be suitable now for housing. There is no need to consider suitability for alternative uses as indicated in the planning practice guidance given that the plan is recently adopted. In addition, the phasing policy in the plan was deleted following the examination in October 2015 as being not compliant with the positive approach of the NPPF and not consistent with government policy. Consequently all parts of allocations are considered to be suitable now.
- 2.5 All sites with a live planning permission, whether or not an allocated or part of an allocated site are considered to be suitable now.

### **Availability**

- 2.6 All sites with a live planning permission are considered to be available now. This is consistent with the view of the Secretary of State that 'available now' connotes that if a site has planning permission now there would be no other legal or physical impediment integral to the site that would prevent immediate development<sup>4</sup>.
- 2.7 Allocated sites and land where there is evidence of a landowner willing to dispose of the site or a developer willing to build are also considered available now unless there is evidence of infrastructure or other constraints as set out in the planning practice guidance.

### **Achievability**

- 2.8 Analysis of first house completions on CIL liable sites in Preston compared with CIL commencement notices indicates that, on average, the first house is completed on site 9 months from commencement. The timescale from grant of full planning permission or reserved matters approval to commencement on site is, on average, 8 months and from grant of outline planning permission to approval of reserved matters or, where split, approval of final reserved matter is 9 months. Completion of the first

---

<sup>4</sup> Lisa Busch QC for the SofS in *Wainhomes (South West) Holdings Ltd v SSCLG*: [2013] EWHC 597 (Admin)

house can, therefore, be estimated to be 17 months (say 18 months) from grant of full planning permission or reserved matters approval and 27 months (2.25 years) from grant of outline planning permission.

- 2.9 Information from developers in connection with the Wainhomes Barton appeal indicates that the range of build out rates is between 24 and 40 dwellings per annum on each site with an average of 30 dwellings per annum.
- 2.10 All sites with a live planning permission are assumed to be viable. Sites allocated in the local plan are assumed to be viable unless there are clear indications that there are infrastructure or other constraints that would need to be overcome.
- 2.11 Unless the developer has indicated otherwise and based on the above the achievability of sites over five years with full planning permission or reserved matters approval is assumed to be, from the date of permission/approval:
- Assessment in Year 1 (base date following grant of planning permission): maximum of 105 dwellings (3.5 x 30)
  - Assessment in Year 2 (2<sup>nd</sup> base date after grant of planning permission): maximum of 135 dwellings (4.5 x 30)
  - Assessment in Year 3 (3<sup>rd</sup> base date after grant of planning permission) and subsequent years: maximum of 150 dwellings (5 x 30).
- 2.12 For sites with outline planning permission the relevant figures are:
- Year 1: 83 dwellings (2.75 x 30)\*
  - Year 2: 105 dwellings (3.5 x 30 – equates to year 1 of RM)\*
  - Year 3: 135 dwellings (4.5 x 30 – equates to year 2 of RM)\*
  - Year 4 and subsequent years: 150 dwellings (5 x 30 – equates to year 3 of RM)\*<sup>5</sup>.

---

<sup>5</sup> \*unless superseded by full or reserved matters permission or the outline permission is for a site to be delivered through a number of phased reserved matters applications and the applicant has indicated the timescale for phasing and development of the whole site.

### 3. Completions to September 2016.

- 3.1 The Housing Land Position Paper 2016 indicates that there have been 4,772 completions between April 2003 and March 2016. Consultants acting for Wainhomes in the Barton appeal referenced above suggested that there had been some double counting totalling 142 dwellings of which 103 were in 2015/16.
- 3.2 Having investigated further, the Council accepts 130 of these should be deducted from completions, the remaining 12 being student flats recorded in 2010-11 separately from the main completions data. This reduces the total completions to 4,642. A full review of completions has been carried out as part of the exercise of preparing this addendum and a further 56 dwellings may have been double counted on small sites reducing completions to 4,590. The Council carries out a monitoring exercise at 30<sup>th</sup> September on new house building as part of the monitoring of delivery of the Preston, South Ribble and Lancashire City Deal. This is not a complete survey as it focusses on new build delivery on large sites. At 30<sup>th</sup> September 2016 a total of 204 new dwellings had been built since 1<sup>st</sup> April giving a total of 4,794.

Completions April 2016 to September 2016 on site are as follows:

Cottam Hall Site k	13
Cottam Hall phase 2	9
Hoyles Lane	3
Maxy House Farm (2 sites)	34
Haydock Grange	18
Lightfoot Lane	7
off Eastway (rr of primary school)	6
Whittingham Hospital	24
Moss's Farm	33
Land off Forest Grove	22
Ribblesdale Drive	5
Tetrad New Hall Lane	13
Jubilee Trading Estate	17
Total	204

- 3.3 The total completions requirement between April 2003 and September 2016 is 6,845 (507 x 13.5). There is, therefore a shortfall of 2,055 excluding any contribution from bringing long term empty homes back into use. It is possible, however, that monitoring during part of that period under-recorded completions. A comparison of recorded completions between 2001 and 2011 with the number of dwellings recorded in the census for both those years shows that the monitoring recorded 3,579 completions compared with an increase in dwelling numbers in the census of 5,511.

3.4 In addition 22 long term empty dwellings were brought back into use between April and September 2016, giving a total contribution of 226 dwellings. Between 2009 and September 2016 a total of 707 long term empty properties have been brought back into use by Council intervention. This provides a total contribution to the housing stock of 5,501 (4,794 + 707) and a shortfall of 1,344. The contribution by long term empty homes to supply is explained in more detail below.

#### 4. Supply

4.1 The starting point in considering the supply figure is that, at the Wainhomes Barton appeal in June 2016, there were a total of **2,660** dwellings on allocated or consented sites that were considered to be deliverable by the appellant. An analysis of the appellant's assessment shows that there was a small amount of double counting in the number of dwellings considered by the appellant as being not deliverable. This increases the figure to **2,673**.

4.2 Of the supply that was contested, the appellant considered that this could deliver 1,457 dwellings as part of the total 2,660. The Council's position at 1<sup>st</sup> October, having reviewed the deliverability of these is that they would deliver 2,307 dwellings. Details of these sites and the Council's reasons for its view are set out in appendix 1. The difference between 2,307 and 1,457 i.e. **850** should, therefore, be added to the 2,673 figure.

Between 1<sup>st</sup> April and 30<sup>th</sup> September 2016 a total of 821 dwellings have been granted planning permission. The Council considers that **420** of these are deliverable in five years and have not been previously counted either because they are resubmissions or were included in the supply by the consultants acting for the Council in the Barton, Wainhomes appeal.. Details of these sites are set out in appendix 1.

4.3 The total supply of deliverable housing units on allocated sites or sites with planning permission at 1<sup>st</sup> October is, therefore,  $2,673+850+420=$ **3,994**.

## **5. Contribution of long term empty homes to supply**

- 5.1 The National Planning Policy Framework paragraph 51 states that local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies in delivering a wide choice of high quality homes.
- 5.2 The Planning Practice Guidance states that The National Planning Policy Framework encourages local authorities to bring empty housing and buildings back into residential use. Empty homes can help to contribute towards meeting housing need but it would be for individual local authorities to identify and implement an empty homes strategy. Any approach to bringing empty homes back into use and counting these against housing need would have to be robustly evidenced by the local planning authority at the independent examination of the draft Local Plan, for example to test the deliverability of the strategy and to avoid double counting (local planning authorities would need to demonstrate that empty homes had not been counted within their existing stock of dwellings when calculating their overall need for additional dwellings in their local plans).
- 5.3 The inclusion of long term empty homes brought back into use as part of the supply was considered by the examining inspector during the examination of the Preston Local Plan 2012-26 in accordance with the Guidance. The inspector referred to the need for robust evidence that such dwellings were not counted as part of the existing stock when the overall need for dwellings was calculated.
- 5.4 His conclusion on that was set out in paragraph 67 of his report:

*There is some difficulty in this regard because the housing target derives from the RSS. There is justifiable criticism of the approach the Council have taken in simply adding the number of long-term empty homes brought back into use annually since 2006 to the completions of new homes in each year. However, the Council have drawn attention to a report by NLP for the then NW Regional Assembly which clarifies that household projections took no account of supply-side factors. Also policy L3 in the former RSS set an objective to reduce the vacancy rate in the existing stock to 3% across the region. That allows for the normal 'churn' in the stock and will have been taken into account in the overall housing requirement figures.*

- 5.5 In paragraph 69 the inspector's overall conclusion was:

*In all of the circumstances, I conclude that the Council's evidence on the subject is as robust as might reasonably be expected and that the 498 dwellings brought back into use since 2006 may be counted as additions to the stock reducing the under-supply factor to 1217 dwellings as at March 2014.*



- 5.6 The Inspector further provided at paragraph 79 that it is reasonable to make an allowance to bring 375 empty properties back into use between 2014 and 2019. As at September 2016 a total of 209 long term empty homes had been brought back into use off this allowance leaving a balance of 166.
- 5.7 It is noted that the appellant in the Barton appeal did not question the principle of bringing long term empty dwellings back into use but suggested that there should be a 'netting-off' of increases in long term empty properties against dwellings brought back into use, which effectively means treating them in the same way as demolitions.
- 5.8 The Council has an Empty Homes Strategy as required in the Planning Practice Guidance and is working with property owners and registered providers to bring such properties back into use, particularly focussing on those properties that have been empty for 2 or more years and which now have potential to cause blight and other problems in the areas in which they are situated.
- 5.9 Such properties have the potential to contribute to providing affordable housing and the Council will accept up to one third of the affordable housing requirement on new development set out in Policy 7 of the Central Lancashire Core Strategy as an off-site contribution to facilitate the re-use of such properties as affordable housing<sup>6</sup>.

#### **Long term empty dwellings as at September 2016**

- 5.10 At the end of August 2016 a total of 1,423 dwellings had been empty for six months or more, the Government's measure of long term vacancy. The length of time that properties have been vacant is as follows:

Period vacant	6 months +	12 months +	2 years +	3 years +	4 years +	5 years +	10 years +
No of properties	1,423	986	490	317	242	187	80

- 5.11 It is appropriate and reasonable, therefore, that the 166 balance from April 2014 should be included in the supply.

#### **Affordability**

- 5.12 The lower quartile house prices to earnings ratio is the Government measure of affordability in Planning Practice Guidance – the higher the ratio the less affordable is an area:

<sup>6</sup> Cabinet 11 March 2015, minute 106

5.13 The table below indicates the lower quartile and median ratios from DCLG live tables 576 and 577 for 2015, the latest information available.

Lower quartile		Median	
Area	Ratio	Area	Ratio
Preston	4.77	Preston	5.02
Lancashire	5.32	Lancashire	5.41
North West	5.50	North West	5.65
England	7.02	England	7.63
Kensington & Chelsea	30.65	Kensington & Chelsea	39.74

5.14 Preston is the fifth most affordable local authority in Lancashire behind Burnley, Pendle, Hyndburn and Blackburn with Darwen.

5.15 It is the 12<sup>th</sup> most affordable in the North West (out of 39 metropolitan, district and unitary councils). In addition to the four Lancashire authorities the other more affordable areas are Copeland, Barrow in Furness, Salford, Bolton, Liverpool, Knowsley and Halton.

5.16 It is the 26<sup>th</sup> most affordable local planning authority out of 326 in England where data is recorded (no data is record for the Isles of Scilly).

5.17 By contrast, the London Borough of Kensington and Chelsea is the least affordable local authority in England.

5.18 Increasing numbers of long term empty properties and slow build out rates on new development sites are indications of low levels of demand for housing in the area as a market signal.

5.19 The distribution of long term empty dwellings at August 2016 indicates a concentration in older urban areas. St Matthew's ward and Town Centre ward together account for over 20% (St Matthew's 9.1% and Town Centre 12.6%) of all long term empty dwellings that have been vacant since before the end of 2014 i.e. empty for 20 months or more. Riversway ward (8.4% of total), Fishwick ward (5.1%) and Tulketh ward (6.1%) are also have numbers of long term empty properties above average. University ward has a relatively small proportion of properties that have been empty for 20 months or more indicating that counting student accommodation as part of the supply is not double counting as purpose built student flats are not displacing occupancy of dwellings in the traditional student housing area in Plungington.

5.20 The distribution of long term empty dwellings at August 2016 is set out in the following table:

Vacant prior to end 2014 by ward (as at August 2016)

	Number	Percent
Ashton	25	4.4
Brookfield	10	1.7
Cadley	13	2.3
College	10	1.7
Deepdale	20	3.5
Fishwick	29	5.1
Garrison	23	4.0
Greyfriars	17	3.0
Ingol	21	3.7
Larches	16	2.8
Lea	11	1.9
Moor Park	25	4.4
Preston Rural East	27	4.7
Preston Rural North	39	6.8
Ribbleton	21	3.7
Riversway	48	8.4
Sharoe Green	20	3.5
St George's	21	3.7
St Matthew's	52	9.1
Town Centre	72	12.6
Tulketh	35	6.1
University	18	3.1
	573	100
Number of wards	22	
Average	26	

- 5.21 The appellant at the Wainhomes Barton appeal suggested, without any reasoning, that because the number of long term empty dwellings is increasing that should be discounted from the number of long term empty dwellings brought back into use.

8.19 *In my view, a dwelling that has only been vacant for a period up to 5 years should not be considered to have ceased to be part of the existing stock. Whilst the data is incomplete, even removing dwellings that fall into this description for the years 2011-16, would have the effect of reducing the Council's 670 figure by 247 (i.e. 62+63+122). Nevertheless, I consider the contribution the return of empty homes should have on reducing the backlog to be less than 670 for the*

*reasons set out in my main proof of evidence, which I repeat below for ease of reference.....*

*8.30 In other words, the 670 figure does not take into account other dwellings that have become long-term empty properties over the same period. This has clearly taken place otherwise the total number of long-term empty dwellings would have reduced by at least 670 over that time. In fact as the 670 figure is net of demolitions, the total number of long term empty properties would have reduced by more than 670 over the same period had no other dwellings become vacant.*

*8.33 In my view, for the Council to be able to rely on empty properties to reduce its backlog, this should be a net figure, which also takes into account the number of properties that have become long term empty over the same period....<sup>7</sup>*

5.22 Notwithstanding the fact that, on the appellant's assessment of what constitutes an appropriate length of vacancy to qualify for a property to be considered to be not part of the existing stock, there would still be sufficient long term empty properties at August 2016 (187) to justify the inclusion of 166 in the supply, the above comments seek to make a correlation that does not exist. There is no link between the number of long term properties brought back into use and any increase in the number of long term empty properties. If anything, an increasing number of long term empty properties while action is being taken to bring such properties back into use demonstrates a worsening problem. It also suggests an over-supply of housing that could be made worse by new house building although the Council is not suggesting that there should be a moratorium on new house building as it has growth ambitions. The action the Council has resolved to take to seek to reduce the number of long term empty dwellings through applying off-site affordable housing contributions is one that could also be of benefit to builders of new housing and, therefore, one that should be supported.

---

<sup>7</sup> Extracts from the Proof of Evidence of Ben Pycroft, Emery Planning, Wainhomes Barton Appeal Ref: APP/N2345/W/15/3130341, planning application 06/2015/0306

## 6. Bringing the evidence together: Five year supply calculation

6.1 Taking into account the supply and need information above, the five year supply is as follows:

A	Net annual requirement 2003 - 26	507
B	Five year requirement (Ax5)	2,535
C	New build completions 2003 – Sept. 2016	4,794
D	Long term empty properties brought back into use 2009 – March 2014 (LP IR)	498
E	Long term empty properties brought back into use April 2014 – Sept 2016	209
F	Total provision (C+D+E)	5,501
G	Target 2003 – Sept 2016 (507 x 13.5)	6,845
H	Shortfall at September 2016	1,344
I	To be recovered p.a. Oct 2016 – March 2026 (9.5 years) (H/9.5)	141
J	Five year shortfall recovery (I x 5)	707
K	Five year requirement (B)	2,535
L	Five year requirement incl. shortfall (J+K)	3,242
M	Annual requirement	648
N	Buffer (5%)	32
O	Annual requirement incl. buffer	681
P	Supply at 1.10.2016	3,944
Q	<b>Years' supply (P/O)</b>	<b>5.79</b>

## Appendix 1

### Supply based on Wainhomes Appeal, Barton July 2016 (April 2016 base)

- a. Council's supply figure: Housing Land Position Statement: 3,970.

As set out in 3.2 of the Housing Land Position Statement presented as CD 5.9 at the Barton appeal inquiry, this consists of:

Sites with planning permission	2,967
Allocated sites without planning permission	853
Small Sites allowance (including 10% deduction)	150
<b>TOTAL</b>	<b>3,970</b>

- b. Appellant's consideration of supply:

Barton appeal Appellant's supply figure at April 2016 base	2,660
Adjustment for double counted deduction (appellant deducted a figure of 13 from 'The Croft' twice)	13
<b>Adjusted appellant's supply</b>	<b>2,673</b>

- c. Appellant's contested sites;

The appellant at Barton considered that 1,310 dwellings should be deducted from the Council's supply figure, i.e.  $3,970 - 1,310 = 2,660$ . The contested sites and the Council's response on these is set out below:

Site	HLPS 2016	Barton Appellant's delivery	Barton Appellant's deduction	Council revised delivery	Council deduction	Comments
Angelos Restaurant	21	2	-19	2	-19	planning permission 06/2012 0737 for 19 en-suite bedrooms and 2 apartments
33 Manchester Road	14	0	-14	0	-14	Waiting for S106
The Croft	14	0	-14	14	0	C/u student accomm. To supported living 06/2015/0702- The appellant at barton deducted 13 of these twice
Former Police HQ Lawson St	60	0	-60	0	-60	Extant permission but requires demolition of multi storey car park to be completed
Other Student sites	239	176	-63	189	-50	No reason to reduce but for argument accept appellant's position subject to additional site at Fylde Rd
Empty Homes	203	85	-118	166	-37	375 from LP IR less 209 delivered 2014-2016 = 166 (209 = 113[14-15]+74[15-16]+22[Apr 16-Sept 17] [Performance plus]
Hoyles lane/Sidgreave Lane	120	96	-24	135	15	Builder on site: advice from developer completions from Oct 2016 @30dpa: 30*4.5
North of Eastway	90	72	-18	135	45	Builder on site. Assumed build out rate 30 dpa 4.5 yrs
Haydock Grange	150	120	-30	162	12	Advice from builder 29 dpa in first year 15/16 but accelerated. Further advice Oct 16 that build out at 50 dpa therefore phase 1 of site can be built out completely in five years
Lightfoot Lane	141	120	-21	120	-21	Advice from builder : build out rate 24 dpa
Maxy House Farm - Wainhomes	152	120	-32	150	-2	No comment from builder but assume 30 dpa
Maxy House farm - Bellway	136	120	-16	119	-17	Advice from builder 30 dpa so build out within 5 years 34 completions at maxy House Fm 1st half 16/17; split between two builders
Land off Eastway - Hollins	105	84	-21	105	0	Reserved matters permission - Barratt 06/2016/0504 8 Sept 2016 - 18 month lead in: 3.5 years build assume 30 dpa

Site	HLPS 2016	Barton Appellant's delivery	Barton Appellant's deduction	Council revised delivery	Council deduction	Comments
Connemara - Charles Church	120	108	-12	125	5	Builder on site: build out at 30 dpa within 5 yrs
D'Urton Lane	112	96	-16	112	0	Builder on site: build out at 30 dpa within 5 yrs
Remainder of MD2	150	0	-150	150	0	Council considers this figure reasonable in view of a number of permissions/resolutions to approve on other sites not yet included in the supply figure
Cottam Hall - Story	140	108	-32	200	60	Builder on site: indicates build out at 40 dpa
Remainder of MD1	150	0	-150	120	-30	Council realistic assumption based on information from HCA (land owner) about other phases coming forward
Former Whittingham Hospital	256	150	-106	150	-106	Council position based on info from HCA
Sharoe Green Hospital	86	0	-86	0	-86	No realistic prospect of extant pp being reactivated at present
Argyll Rd Depot	60	0	-60	0	-60	May no longer be available
Tulketh Community School	44	0	-44	44	0	Housing zone site and 44 units deliverable within 5 years
Winckley Square	123	0	-123	123	0	City Centre Living Strategy - development partner in place and planning applications coming forward
St Joseph's Orphanage	81	0	-81	0	-81	City Centre Living Strategy and Housing Zone site but leave off until confirmation of development
<b>Totals</b>	<b>2,767</b>	<b>1457</b>	<b>-1310</b>	<b>2321</b>	<b>-446</b>	



d. The Council' adjusted supply at April 2016 base is:

The following sites granted planning permission between 1 April and 30 September are added to bring the baseline to 30<sup>th</sup> September.  
3,970-446=3,524

Site	Application Number	Date	Number of dwellings	Five year supply	Comments
28 Clifton St	06/2015/0600	7/4/2016	1	0	Included in HLPS V2
80-81 Friargate	06/2015/0643	7/4/2016	1	0	Included in HLPS V2
Land off Morris Crescent Ribbleton	06/2015/0834	7/4/2016	2	0	Included in HLPS V2
Land at Thorn Street	06/2015/0959	7/4/2016	6	6	
Land adj. 39 Lower Bank Rd Fulwood	06/2015/1022	7/4/2016	2	0	Included in HLPS V2
Land at Eden Cottages W'plumpton Rd	06/2015/1039	7/4/2016	1	0	Included in HLPS V2
Hoole Hold Fm 840 Garstang Rd Barton	06/2015/1041	7/4/2016	1	0	Included in HLPS V2
Land adj. 19 Kingfisher St	06/2016/0012	7/4/2016	1	0	Included in HLPS V2
Former Goldenhill School Cromwell Rd	06/2014/0707	7/4/2016	20	0	Included in HLPS V2
127 Acregate Lane	06/2016/0112	28/04/2016	2	2	
35 Talbot Rd	06/2016/0116	28/04/2016	1	1	
Moon Bridge Marina Hollowforth Lane W'plumpton	06/2016/0120	28/04/2016	1	1	
Royal Garrison 193 Watling St Rd	06/2014/0682	9/06/2016	2	2	
25 Stanleyfield Rd	06/2014/0898	9/06/2016	-1	-1	
42 Eldon St	06/2015/0379	9/06/2016	2	2	
Land off Bank Hall Cottage 461 Garstang Rd Broughton	06/2016/0154	9/06/2016	1	1	

Site	Application Number	Date	Number of dwellings	Five year supply	Comments
Chingle House Farm Whittingham Lane Goosnargh	06/2016/0200	9/06/2016	3	0	Resubmission of 06/2014/0813, previously included
Land off St Barnabas Place	06/2016/0209	9/06/2016	7	7	
10 & 12 Braddon St	06/2016/0221	9/06/2016	2	2	
Land at Preston Rd Grimsargh	06/2016/0234	9/06/2016	12	12	
Land south of 110-126 Whittingham Lane Broughton	06/2015/0816	9/06/2016	61	0	Previous application as Hudson and Walling site
Midland Hse Maritime Way	06/2015/0950	9/06/2016	25	0	Resubmission of 06/2015/0058, previously included
Land off Preston Rd Grimsargh	06/2014/0902	9/06/2016	150	60	Outline permission – 3 yr lead in time, 2 yrs @ 30 dpa
Hooles Fm Brass Pan Lane Broughton	06/2015/0648	7/07/2016	2	2	
Land at Brookfield Fm Tabley Lane	06/2016/0002	7/07/2016	13	13	
The Dingles Highgate Close Fulwood	06/2016/0188	7/07/2016	3	3	
Land adj. 329 St George's Rd	06/2016/0228	7/07/2016	1	1	
68 Fishergate	06/2016/0274	7/07/2016	9	9	
44 Geoffrey St	06/2016/0293	7/07/2016	1	1	
Funeral Parlour Garage 16-18 Lowndes St	06/2016/0309	7/07/2016	2	2	
3 West St Fulwood	06/2016/0320	7/07/2016	1	1	
land adj. 218 Preston Rd Grimsargh	06/2016/0321	7/07/2016	1	1	
Land off Ribblesdale Drive Grimsargh	06/2016/0258	7/07/2016	70	70	
Land Nth of Maxy House Fm Sandy Lane	06/2016/0291	7/07/2016	230	53	Outline permission – 3 yr lead in time, 1.75 yrs @ 30 dpa

Site	Application Number	Date	Number of dwellings	Five year supply	Comments
Land Nth of Dovedale Avenue Ingol	06/2016/0237	7/07/2016	60	60	
Spar House Farm Lewth Lane Woodplumpton	06/2014/0785	11/08/2016	1	1	
23a Fulwood Hall Lane Fulwood	06/2015/0681	11/08/2016	1	1	
Land South of South Lodge Moor Park Avenue	06/2016/0691	11/08/2016	1	1	
784 Blackpool Rd Lea Preston	06/2016/0306	11/08/2016	2	2	
2 Eastbourne Close Ingol Preston	06/2016/0336	11/08/2016	1	1	
Greenfields House, Syke House Lane, Goosnargh	06/2016/0338	11/08/2016	1	1	
The Bents, Crumbleholme Fold, Goosnargh	06/2016/0412	11/08/2016	1	1	
Land at Lea Lane, Lea	06/2016/0419	11/08/2016	6	6	
Church Hill Cottage, D'Urton Lane Broughton	06/2016/0239	8/09/2016	4	4	
Winders Barn, D'Urton Lane, Broughton	06/2016/0332	8/09/2016	1	1	
928 Garstang Road, Barton	06/2016/0393	8/09/2016	1	1	
Benson Lane, Catforth	06/2016/0407	8/09/2016	1	1	
Lyndhurst Farm, Halfpenny Lane, Whittingham	06/2016/0408	8/09/2016	5	5	
The Old Coach House, Collinson St, Preston	06/2016/0441	8/09/2016	6	6	
8 Ribbleton Avenue, Ribbleton	06/2016/0446	8/09/2016	1	1	
Manor House Farm, Button St, Inglewhite	06/2016/0457	8/09/2016	7	7	
17-18 Cannon Street	06/2016/0461	8/09/2016	6	6	
67A Longridge Road, Preston	06/2016/0583	8/09/2016	3	3	
Church House Farm, Preston Road, Grimsargh	06/2016/0531	8/09/2016	4	4	

Site	Application Number	Date	Number of dwellings	Five year supply	Comments
Land at Garstang Rd Barton	06/2015/0306	8/09/2016	72	60	
TOTAL			821	424	
Less 10% discount sites 4 dwellings or fewer			44*10%=4	-4	
TOTAL FIVE YEAR SUPPLY CONTRIBUTION				420	

e. Supply Calculation

Base figure at September 2016:	3,524
Add contribution April –September 2016:	420
<b>TOTAL:</b>	<b>3,944</b>