



HOUSING LAND POSITION Interim Report

**At 31st March 2016
Version 2
(Revised 10th June 2016)**

Planning Department
Preston City Council
Town Hall
Lancaster Road
Preston, PR1 2RL

www.preston.gov.uk

Tel: 01772 906728

Email: planningpolicy@preston.gov.uk

Contents

1. Introduction.....	3
2. Completion Details	5
3. Housing Land Supply	8
Appendix.....	20

1. Introduction

This report represents the Interim Report into Preston City Council's Housing Land Position as at 31st March 2016. It has been released as an interim report to support the determination of planning applications and in particular a number of appeals against the Council's decisions to refuse planning permission. It was revised in June 2016 to correct a small number of minor errors.

It therefore excludes certain sets of reporting statistics that will be included in the final report which will be issued later in 2016, primarily housing density and previously developed sites.

The report therefore examines the following key areas:

- Housing Completions in Preston since 2003;
- Monitoring of the impact of planning policies on affordable housing; and
- Future supply of housing and specifically the 5 year housing supply.

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.

The annual requirement is, therefore, 507 dwellings as set out in the Central Lancashire Core Strategy.

Following consideration of all the representations before, during and after the hearing sessions the Inspector was satisfied that Preston could demonstrate a five year supply as required by paragraph 47 of the National Framework. The existence of a five year supply of deliverable housing at a base date of September 2014 is, therefore, a matter of fact.

Government guidance is that the examination of Local Plans is intended to ensure that up-to-date housing requirements and the deliverability of sites to meet a five year supply will have been thoroughly considered and examined prior to adoption, in a way that cannot be replicated in the course of determining individual applications and appeals where only the applicant's/appellant's evidence is likely to be presented to contest an authority's position³. It follows, therefore, that the position as identified during examination sets a baseline in which all sites identified meet the tests of deliverability at that time, and against

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 Planning Practice Guidance Paragraph: 033 Reference ID: 3-033-20150327

which future years' five year supply figures should be considered as a starting point.

The Council's housing land requirement and supply position has subsequently been considered at two recent appeals – Land South of Tom Benson Way (Appeal reference APP/N2345/W/15/3010715 planning application reference 06/2014/0572), and land at Preston Road, Grimsargh (Appeal reference APP/N2345/W/15/3007033 planning application reference 06/2014/0902).

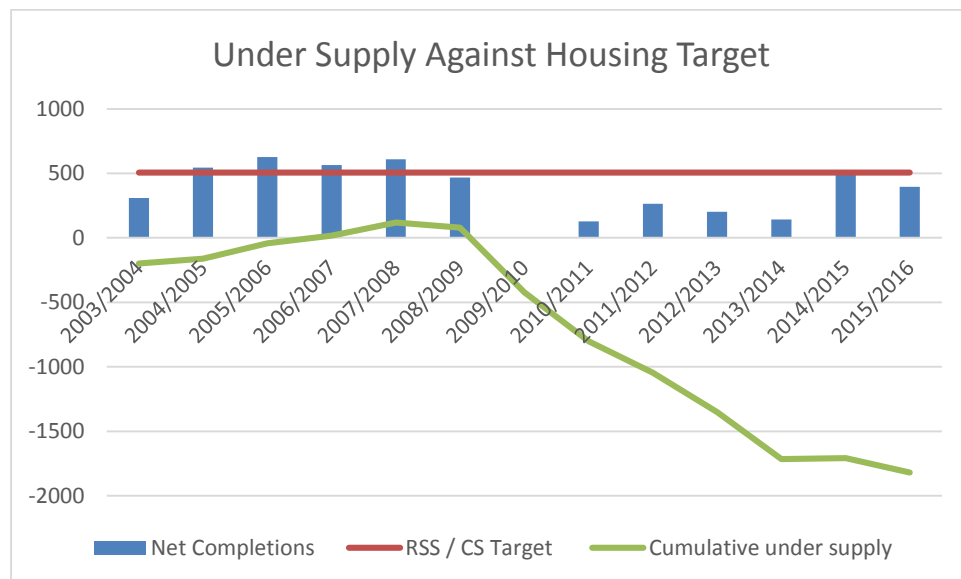
Whilst the appeals had different outcomes and conclusions, both Inspectors maintained the 507 requirement figure in their calculations. This still represents the most up to date housing requirement figure and is maintained for the purpose of the analysis which follows in this report.

2. Completion Details

2.1 Annual Completions 2003 - 2016

Monitoring Period	Net Completions (excluding the contribution of empty homes)
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	515
April 2015 – March 2016	395
Total Net Completions 2003- 2015	4,772

The graph below shows annual completions since 2003 along with the (now revoked) RSS requirement to 2010, and Core Strategy requirement from 2010, totalling 6591 net dwellings (i.e.13 years' requirement). The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to 1,819 net dwellings.



2.2 Long Term Empty Homes brought back into use

The Inspectors ‘Report on the Examination into the Preston Local Plan 2012-26’ (June 2015) paragraphs 65-69 deals with the issue of long term empty homes being brought back into use. The Inspector allows for 375 units to be included within the supply figures from the re-use of long term empty homes within the existing urban area during the period 2014-2019 as long as the empty stock remains above the 3% vacancy level. The Inspector also confirms at paragraph 69 that it is appropriate for the historical re-use of long-term empty homes to be factored into the historical annual net completions to offset against cumulative undersupply.

This positive approach to the re-use of long term empty homes is fully endorsed by the National Planning Policy Framework, in terms of making effective use of existing housing stock, as an important source of new housing. The Planning Practice Guidance (paragraph 39) states:

“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.”

The Council has an Empty Homes Strategy and employs an Empty Homes Team which has aided in bringing 74 empty properties back into use in the last year (2015-16 net figure). Therefore the historical re-use of long term empty homes has been factored into the historical annual net completions as follows:

Monitoring Period	Long term empty homes brought back into Use*
April 2006 – March 2007	45
April 2007 – March 2008	54
April 2008 – March 2009	43
April 2009 – March 2010	63
April 2010 – March 2011	51
April 2011 – March 2012	60
April 2012 – March 2013	70
April 2013 – March 2014	112
April 2014 – March 2015	98
April 2015 – March 2016	74
Total Number of long term empty homes brought back into use	670

*These figures are net of demolitions

This reduces the cumulative undersupply from 1,819 to 1,149 net dwellings at April 2016.

2.3 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 ⁴
Total Gross Affordable Completions 2004 – 2016	519

2.4 Demolitions

During the 2015-16 monitoring period 10 long term empty properties were demolished which have been netted off the figure provided in section 2.2.

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

3. Housing Land Supply

The table below details housing supply across the Local Plan period, assessing the net gain outstanding (i.e. outstanding capacity) in total, and splitting that across the forthcoming 5 year period, years 5-10, and beyond, which in 2016 matches the end of the plan period, with 10 years to run.

- Table 3.1 assesses large sites (i.e. over 5);
- Table 3.2 assesses allocated sites without permission; and
- Appendix 1 lists small sites.

In order to complete these tables, a thorough programme of site visits was undertaken in March / April 2016 supported by discussions with site agents and phone calls to developers and applicants as appropriate to help inform deliverability. Future split has been worked out using an annual build out rate of 30 dwellings per annum – as agreed in the Tom Benson Way appeal (Paragraph 92 of the Inspector’s Letter) and applying this to the outstanding dwellings unless those discussions suggested otherwise. Where there are two developers on the same site, this figure is doubled to 60 dpa.

There are a small number of sites that have slower build out rates, for example based on recent completion levels and these have been reflected in the table.

With regard to outline permissions, assumptions have been made of a two year delay from the grant of permission to the first completions allowing for reserved matters to be granted and site mobilisation to be achieved.

Allocations have been treated on a case by case basis. In all cases, including large sites, the Inspectors’ decisions for both the Grimsargh and Tom Benson Way cases have been taken into consideration and completions levels amended accordingly.

The NPPF sets out at footnote 11 to paragraph 47, that:

“Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

The Council is not aware of evidence that sites with permission will not come forward. For larger sites, phasing has been included where known and available and where not available, a build out rate of 30dpa has been applied.

With regard to allocated sites, guidance has been taken from the Tom Benson and Grimsargh appeal decisions as well as knowledge of the sites to inform delivery rates over the plan period and beyond, and unless this guidance has suggested otherwise, the build out rate remains at 30dpa.

Housing Land Position – Interim Report
At 31st March 2016 (V2)

3.1 Housing Supply across the Local Plan period based on outstanding permissions

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
HS1.15	06/2014/0535	Former Whittingham Hospital Site		Whittingham Lane	646	256	300	90
	06/2006/0100		EH Booth & Co	Site Church Street / Queen Street	605	0	20	585
	06/2015/0530	Land to the North of Hoyles Lane	and to the East of	Sidgreaves Lane	350	120	150	80
MD2	06/2015/0968			Land to North of Eastway and South of Durton Lane	300	90	150	60
MD1	06/2015/0243	Land adj to Cottam between Hoyles Lane,	Sidgreaves Lane, Lea Road and	Lancaster Canal - Cottam Hall	283	140	143	0
HS1.14	06/2013/0785		Former Ridings Depot and land to north and south of	Whittingham Road	220	90	130	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
MD2	06/2013/0865	Haydock Grange		Hoyles Lane	176	150	26	0
	06/2014/0248		Land at (Grid Ref 597376)	Inglewhite Road	190	90	100	0
MD2	06/2015/0282			Lightfoot Lane	168	60	108	0
MD2	06/2014/0598	Land off Sandy Lane (Maxy House Farm)		Cottam	152	152	0	0
MD2	06/2013/0195		Land at (Grid Ref 521 335)	Off Eastway	140	105	35	0
MD2	06/2015/0610	Land at	Maxy House Farm	Sandy Lane	136	136	0	0
	06/2006/0651 06/2007/0585	Sharoe Green Hospital		Sharoe Green Lane	96	86	10	0
MD2	06/2015/0546	Connemara		Lightfoot Green Lane	125	120	5	0
MD2	06/2015/0769			Land at (Grid Ref 536344) D'Urton Lane Broughton	112	112	0	0
MD1	06/2013/0148	Land adjacent to Cottam - South of	Cottam Way, West of Canberra Lane	(Cottam Hall Site K)	74	74	0	0
	06/2010/0142	Former Divisional Police HQ		Lawson Street	60	60	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
HS1.14	06/2012/0544	Land South Of		Whittingham Road	55	55	0	0
MD2	06/2014/0354	Land At	(Grid Ref 504329)	Lightfoot Lane	71	71	0	0
	06/2012/0535	Land rear of Lime Chase &	54a - 64	Lightfoot Lane	0	0	0	0
HS1.5	06/2015/0516	Land North of		Brindle Street and Plevna Road	68	34	34	0
HS1.17	06/2014/0929	Land off		Ribblesdale Drive	64	64	0	0
	06/2014/0873	Site at		Corporatrion Street/Marsh Lane & Edward Street	64	64	0	0
	06/2011/0604	Jubilee Trading Estate	157 - 159	Fylde Road	64	64	0	0
	06/2002/0919		Hudson & Walling site	Whittingham Lane	62	62	0	0
HS1.16	06/2013/0837	Land off		Forest Grove	15	15	0	0
	06/2013/0131		101 - 110	Friargate	62	62	0	0
	06/2013/0293	Land at		Lockside Road	16	16	0	0
HS1.5	06/2014/0117	Land West of		Mosley Street	0	0	0	0
MD2	06/2014/0987	Land To Rear Of	122-152	Hoyles Lane	48	48	0	0
	06/2015/0022	Miller Arcade		Lancaster Road	45	45	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
	06/2015/0217	Unit 6 & 20 Flyde Rd Industrial Est		Fylde Road	44	44	0	0
	06/2015/0846	Land North of		Thorn Street (former Spar depot)	41	41	0	0
	06/2014/0969		450	Watling Street Road	30	30	0	0
	06/2015/0374	Glovers House	35	Glovers Court	30	30	0	0
	06/2015/0412		63	Guildhall Street	26	26	0	0
	06/2014/0856	Land to rear of Our Lady & St Edwards	RC Primary School (Grid Ref 526338)	Eastway	22	22	0	0
MD2	06/2014/0353	Land at (Grid Ref 509331)		Lightfoot Lane	10	10	0	0
	06/2012/0737	Angelos Restaurant	33 - 35	Avenham Street	21	21	0	0
HS1.10	06/2014/0707	Former Golden Hill School		Cromwell Road	20	20	0	0
	06/2015/0114		3, 4 & 5	Lune Street	0	0	0	0
	06/2012/0960		5 & 7	Moor Park Avenue	19	19	0	0
	06/2014/0148	Land bounded by Bodmin St/Tauton St		and Frome St (formally Truro Place)	18	18	0	0
	06/2014/0149	The Cotty Brook Site		Lea Road	0	0	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
	06/2014/0028	Former Royal Cross Site		Brockholes Brow	14	14	0	0
	06/2014/0228	Units 1, 2 & 3		Cunliffe Street	0	0	0	0
	06/2006/1262		33	Manchester Road	14	14	0	0
	06/2015/0702	The Croft		Croft Street	14	14	0	0
HS1.4	06/2014/0588		Former Eastway Nurseries	Eastway	13	13	0	0
	06/2015/0606		109 - 113	Church Street	13	13	0	0
MD2	06/2014/0786	Land rear of	242	Lightfoot Lane	12	12	0	0
	06/2015/0560		12 - 14	St Wilfrid Street	12	12	0	0
HS1.6	06/2014/0972		46	Deepdale Mill Street	11	11	0	0
	06/2014/0410	Former DJ Ryan Depot		Inglewhite Road	0	0	0	0
	06/2012/0841		97 - 98	Fishergate Hill	0	0	0	0
	06/2014/0235	Former Midland House		Maritime Way	9	9	0	0
	06/2013/0438	Land to rear of	35	Blackpool Road	9	9	0	0
PN City Centre	06/2014/0322	Rear of	10 & 11	Camden Place	9	9	0	0
	06/2013/0752	The Golden Cross Hotel	60	Lancaster Road	9	9	0	0
	06/2014/0677		88	Gordon Street	0	0	0	0
	06/2015/0100		217	Garstang Road	8	8	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
	06/2015/0159		15	Moor Park Avaneue	8	8	0	0
	06/2013/0284	The Skeffington Hotel	238 - 240	Ribbleton Lane	0	0	0	0
	06/2014/0084	East Cliff House	5	East Cliff	8	8	0	0
	06/2015/0300		127 - 129	Friargate	0	0	0	0
	06/2015/0455	Larches Farm	45	Greavestown Lane	7	7	0	0
	06/2015/0173	Land at		Durton Lane	7	7	0	0
	06/2013/0455	Whitefriars		Whittingham Lane	5	5	0	0
MD2	06/2015/0739	Nog Tow Bank		Tabley Lane	7	7	0	0
	06/2014/0141	Land between	167 Yewtree Avenue & 88	Fir Trees Avenue	0	0	0	0
	06/2014/0888		50	Hawkins Street	0	0	0	0
	06/2014/0936	Land to rear of The Uplands	Land to the rear of The Uplands	Fulwood Row	6	6	0	0
	06/2014/0932	Land to rear of	154	Hoyles Lane	6	6	0	0
	06/2015/0031	Church Hill Lodge		Durton Lane	6	6	0	0
	06/2015/0564	Lodge Bank		Moor Lane	6	6	0	0
	06/2011/0469	Land adjacent	44	Geoffrey Street	6	6	0	0
	06/2014/0112	Maitland House		Maitland Street	6	6	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Allocation Reference	Planning Application Reference	Address Line 1	Address Line 2	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
PN City Centre	06/2013/0736	1st & 2nd Floors Victoria & Albert Buildings		Fishergate	0	0	0	0
	06/2014/0076	Neptune House	328	Marsh Lane	0	0	0	0
	06/2015/0995	Garth Lodge	62	Lightfoot Lane	5	5	0	0
	06/2014/0544		198	Tag Lane	5	5	0	0
	06/2015/0637	Broughton Hall Barn	0	Midgery Lane	5	5	0	0
	06/2013/0361		88 - 89	Fishergate Hill	5	5	0	0
Totals					4993	2967	1211	815

Housing Land Position – Interim Report
At 31st March 2016 (V2)

3.2 Housing Supply across the Local Plan period based on outstanding Local Plan allocations (without permission)

Local Plan Reference	Location	Net gain outstanding at April 2016	Estimate split for remaining units 2016-2021 /	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
MD2	Remainder excluded from permitted	3171	150	150	2871
MD1	Remainder excluded from permitted	913	150	150	613
HS1.9	Stagecoach Bus Depot Selbourne St	32	0	32	0
HS1.7	Deepdale Mill Deepdale Mill St	28	0	28	0
HS1.3	Parker Street	50	0	50	0
HS1.2	Argyll Rd Depot	300	60	150	90
HS1.13	Land North of Tom Benson Way	30	30	0	0
HS1.12	Bretherens Meeting Rm Egerton	12	12	0	0
HS1.11	Former Tulketh Community Sports College Tag Lane	44	44	0	0
HS1.1	Lancashire Fire & Rescue HQ Garstang Rd	40	0	40	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Local Plan Reference	Location	Net gain outstanding at April 2016	Estimate split for remaining units 2016-2021 /	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
OP2 (City Centre Plan)	Winckley Square	153	123	30	0
OP5 (City Centre Plan)	Horrocks Quarter	20	0	20	0
SP4.1 (City Centre Plan)	Former St Josephs Orphanage, Theatre Street	81	81	0	0
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	0
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	0
	Winckley Sq Housing Zone Exc allocation	78	0	0	78
	Empty Homes back into use (75pa)	203	203	0	0
Totals			853	728	3735

3.2 5 year supply position:

The tables and Appendix as presented identify the following capacity over the forthcoming 5 year period:

- Table 3.1, Sites with permission (5 units and larger): 2967 units
- Table 3.2, Allocated Sites: 853 units
- Appendix 1 (4 units and smaller with 10% discount): 150 units
- **Total** **3970 units**

This information therefore identifies the potential for 3970 units during the 5 year period (2016/17 – 2021/2022). The following table sets out how many years' supply this equates to when applying a 5% buffer and using the Liverpool method as specified by the Inspectors 'Report on the Examination into the Preston Local Plan 2012-26' (June 2015) (paragraph 70 -76)⁵.

⁵ The calculation is based on the Secretary of State's methodology as set out in the decision on the recovered appeal at Gresty Lane, Crewe [APP/R0660/A/13/2209335]

Housing Land Position – Interim Report
At 31st March 2016 (V2)

5 Year Supply as at 31/03/16 Requirement			
A	Housing requirement 2003 - 2026 (507 x 23)		11,661
B	Net completions up to 31/03/15	4377	
C	Net completions 31/03/15 – 31/03/2016	395	
D	Total Net completions up to 31/03/2016 (B+C)		4772
E	Long term empty homes brought back into use (2006 - 2015)	596	
F	Long term empty homes brought back into use (31/03/15 – 31/03/2016)	74	
G	Total long term empty homes brought back into use to 31/03/2016 (E+F)		670
H	Total net completions to 31/03/2016 (D+G)		5442
I	5 year requirement (507 x 5)		2,535
J	5 year requirement with 5% buffer		2,662
K	Undersupply up to 31/03/2015	1,111	
L	Undersupply 2015-16 ((507-C) - F) (i.e. - empty homes brought back into use)	38	
M	Total undersupply (K+L)		1,149
N	Annual undersupply amount to be added onto annual requirement over the remaining 10 years of the plan period (M/10)		114.9
O	5 Year requirement (J + (Nx5))		3236.5
P	Annual requirement for the 5 year period (O/5)		647.3
Q	Outstanding Supply 2016-2021 + Allocations inc. empty homes		3970
R	5 Year Supply Position with 5% Buffer and Liverpool Approach (Q/P)		6.13

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Appendix

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

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2012/0694	Land between	61 & 71	Egerton Road	0	0	0	0
06/2015/0296	Homelands		Walker Lane	4	4	0	0
06/2014/0581	Land to the South of	38	Darkinson Lane	4	4	0	0
06/2015/0067	Church Hill Cottage	0	Durton Lane	4	4	0	0
06/2014/0586	Land South of		Old Poplar Foundary	0	0	0	0
06/2014/0461	Land between	23 & 25	Rowan Avenue	4	4	0	0
06/2015/0640		27	Connaught Road	0	0	0	0
06/2015/0401		10	Fishergate Hill	0	0	0	0
06/2015/0683	Land between	37 & 39	Christ Church Street	4	4	0	0
06/2014/0494	Deepdale Mill		Ishwerwood Street	4	4	0	0
06/2013/0560		113 - 119	New Hall Lane	4	4	0	0
06/2015/0254		24	Tomlinson Road	4	4	0	0
06/2015/0920		43 - 44	Water Lane	4	4	0	0
06/2014/0912	Deafway		Brockholes Brow	3	3	0	0
06/2015/0015		40	Thorntrees Avenue	3	3	0	0
06/2015/0319	North of The Woodlands	0	Lea Lane	3	3	0	0
06/2014/0093	Catforth Joinery		Catforth Road	1	1	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2015/0089	Hoole Fold Farm	840	Garstang Road	3	3	0	0
06/2009/0886	Bell Fold Farm	708	Garstang Road	2	2	0	0
06/2014/0958	Beech Grove Farm		Malley Lane	3	3	0	0
06/2015/0904		1	Bird Street	3	3	0	0
06/2012/0719		143A	Marsh Lane	3	3	0	0
06/2014/0640	FC Snooker	2	Collinson Street	0	0	0	0
06/2014/0911		22	Cannon Street	0	0	0	0
06/2013/0364		29A	Ribblesdale Place	0	0	0	0
06/2015/0711	Connaught House	15 - 17	Mount Street	3	3	0	0
06/2014/0727		60 & 62	James Street	0	0	0	0
06/2015/0226		18	Grimshaw Street	3	3	0	0
06/2014/0407		158	Tulketh Road	0	0	0	0
06/2013/0848		158	Tulketh Road	2	2	0	0
06/2015/0744		29	Waterloo Road	2	2	0	0
06/2015/0268		6	Langdale Crescent	2	2	0	0
06/2015/1022	Land adjacent	39	Lower Bank Road	2	2	0	0
06/2014/0506		9 - 11	Church Avenue	2	2	0	0
06/2014/0585	Greyfriars Hall		Walker Lane	2	2	0	0
06/2015/0146	land adjacent	146	Lightfoot Lane	2	2	0	0
06/2013/0268		77	Lowndes Street	0	0	0	0
06/2014/0265		91	Symonds Road	0	0	0	0
06/2014/0825		53	Ainslie Road	2	2	0	0
06/2015/0700		47	Whittingham Lane	2	2	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2015/0373	Tower House	0	Woodlands Grove	2	2	0	0
06/2015/0029	Hoole Fold Farm	840	Garstang Road	2	2	0	0
06/2015/0813	Agricultural Building ad	Fir Trees Barn	Inglewhite Road	2	2	0	0
06/2014/0970	New House Farm		Ford Lane	0	0	0	0
06/2015/0760	Barn to rear of	Cross House Farm	Barton Lane	2	2	0	0
06/2013/0332	Manor House Farm		Jepps Lane	2	2	0	0
06/2015/0834	Land off		Morris Crescent	2	2	0	0
06/2015/0543		62	Watery Lane	2	2	0	0
06/2014/0661	Bedtime Unit 1		Southgate	2	2	0	0
06/2015/0513		71	Miller Road	2	2	0	0
06/2014/0957		121-123	New Hall Lane	2	2	0	0
06/2015/0937		57	Maitland Street	2	2	0	0
06/2013/0296		35	Lune Street	0	0	0	0
06/2014/0537		22-24	Guildhall Street	2	2	0	0
06/2015/0294	Land adjacent	60	James Street	2	2	0	0
06/2013/0530	Playground		Heatherfield Place	2	2	0	0
06/2015/0222	Plungington Tavern	85-89	Plungington Road	0	0	0	0
06/2015/0046		7	Weston Street	2	2	0	0
06/2014/0657		55	Cromwell Road	1	1	0	0
06/2013/0792	Shepherd Joinery		Talbot Street	1	1	0	0
06/2012/0572	Land adjacent	39	Lower Bank Road	1	1	0	0
06/2012/0888		97	Lower Bank Road	1	1	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2015/0099		217	Garstang Road	1	1	0	0
06/2013/0747		47	Highgate Avenue	1	1	0	0
06/2012/0726	Land adjacent	126	Victoria Road	1	1	0	0
06/2015/0157		113A	Watling Street Road	1	1	0	0
06/2014/0262		4	Chantham Place	1	1	0	0
06/2016/0012	Land adjacent	19	Kingfisher Street	1	1	0	0
06/2014/0202		518	New Hall Lane	1	1	0	0
06/2015/0408		67	Fishwick Parade	1	1	0	0
06/2015/1043		6	Beaconsfield Avenue	1	1	0	0
06/2014/0024	Land at side of	23	Fulwood Hall Lane	1	1	0	0
06/2013/0449	Land adjacent	129	Cromwell Road	1	1	0	0
06/2013/0040		3	Broadway	0	0	0	0
06/2014/0895	Brentwood	289	Garstang Road	1	1	0	0
06/2013/0312	Land at	62	Lightfoot Lane	1	1	0	0
06/2015/0916	Land adjacent Wychnor Cottage	95	Lightfoot Lane	1	1	0	0
06/2015/0735	Land rear of	50	Bexhill Road	0	0	0	0
06/2013/0609	Orchard House	25	Cottam Hall Lane	1	1	0	0
06/2013/0031		2 Cottam Nursery	Cottam Lane	1	1	0	0
06/2015/0340		2	Elswick Road	0	0	0	0
06/2014/0678		592	Blackpool Road	1	1	0	0
06/2014/0689	Land North of Woodfield		Lea Lane	1	1	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2012/0039	English Martyrs Presbytery	18	Garstang Road	0	0	0	0
06/2014/0730	Land adj	187	Kent Street	1	1	0	0
06/2015/1033	Summers Farm		Cow Hill	1	1	0	0
06/2015/0205	Winders Barn	0	D'Urton Lane	1	1	0	0
06/2014/0676	Becconsall Farm		Bartle Lane	1	1	0	0
06/2012/0218	Former Joinery Workshop Land adj	1 Stone Chimney Cottage	Blackleach Lane	1	1	0	0
06/2015/1041	Hoole Fold Farm	840	Garstang Road	1	1	0	0
06/2016/0120			Hollowforth Lane	1	1	0	0
06/2014/0719	Old Woodsfold Farm		Lewith Lane	1	1	0	0
06/2013/0358	Bell Fold Farm		Moorside Lane	1	1	0	0
06/2014/0441	Carr House Farm		Preston Road	1	1	0	0
06/2015/1039	Land at Eden Cottages		Woodplumpton Road	0	0	0	0
06/2011/0554	Lyndeth		Barns Lane	0	0	0	0
06/2015/0598	The Bents	Woodfold Farm	Crombleholme Fold	0	0	0	0
06/2014/0706	Ryelands Farm		Church Lane	1	1	0	0
06/2014/0877	Barn at Patrick House		Scotch Green Lane	0	0	0	0
06/2015/1013	Turner House Farm		Langley Lane	1	1	0	0
06/2015/0122	Sea View	1	Inglewhite Road	0	0	0	0
06/2014/0439	Marlings Barn		Cumeragh Lane	1	1	0	0
06/2015/0287		Sudell House	Brabiner Lane	1	1	0	0
06/2015/1040	Marimar		Cumeragh Lane	1	1	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2013/0341	Withy Trees Farm		Cumeragh Lane	1	1	0	0
06/2012/0727	Land adjacent	843	Whittingham Lane	1	1	0	0
06/2015/0938	Land North of Oak House		Pudding Pie Nook Lane	1	1	0	0
06/2014/0891	Land at (Grid Ref 538364)		Langley Lane	1	1	0	0
06/2014/0925	Langley Fishing Lakes,	0	Langley Lane	1	1	0	0
06/2015/0721	Turner House Farm	0	0	1	1	0	0
06/2015/0661	Land off Grid Ref	575370	Wayside Back Lane	1	1	0	0
06/2015/0796		198E	Miller Road	1	1	0	0
06/2015/0068		5	Woodlands Avenue	1	1	0	0
06/2015/0600		28	Clifton Street	1	1	0	0
06/2015/0012	G Hargreaves Garage		West Cliff Terrace	1	1	0	0
06/2016/0116		35	Talbot Road	1	1	0	0
06/2012/0836	Land adjacent	9	Yewlands Avenue	1	1	0	0
06/2016/0065		0	Moor Lane	0	0	0	0
06/2015/0737	Land adjacent	32	Driscoll Street	1	1	0	0
06/2012/0956		10	Shaw Street	1	1	0	0
06/2015/0485		71	Miller Road	1	1	0	0
06/2015/0039		13A	Winckley Square	0	0	0	0
06/2014/0557		18	Cross Street	0	0	0	0
06/2015/0292		9	Starkie Street	0	0	0	0
06/2014/0883		4	Starkie Street	0	0	0	0
06/2013/0467		18A	Ribblesdale Place	0	0	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2015/0365		29	Winckley Square	0	0	0	0
06/2013/0585		20	Cross Street	1	1	0	0
06/2013/0553		7	Cross Street	1	1	0	0
06/2014/0307		11 - 19	Manchester Road	0	0	0	0
06/2012/0749	The Greyhound	119	London Road	0	0	0	0
06/2015/0643	Fusion Room	80 - 81	Friargate	1	1	0	0
06/2012/0321		22	Frenchwood Knoll	1	1	0	0
06/2015/0415		12-14	St Wilfrid Street	1	1	0	0
06/2012/0947	Land between	17 & 21	Seymour Road	1	1	0	0
06/2015/0244	4		Fazackerley Street	1	1	0	0
06/2015/0208		69	Trafford Street	1	1	0	0
06/2015/0366		461	Blackpool Road	1	1	0	0
06/2015/0728	Unit 1 Atlas Foundary	1	Brieryfield Road	0	0	0	0
06/2014/0935		10	Spa Road	0	0	0	0
06/2014/0795		34-35	Ashton Street	0	0	0	0
06/2015/0228		1A	Fylde Road	1	1	0	0
06/2015/0229		1	Plungington Road	1	0	1	0
06/2015/0988		156	Tulketh Road	0	0	0	0
06/2015/0403	Land to the rear of	155	Ribbleton Avenue	0	0	0	0
06/2010/0340		2	Black Bull Lane	0	0	0	0
06/2014/0376		37	Victoria Road	0	0	0	0
06/2015/0158		1	Foregate	0	0	0	0
06/2014/0460	Park House	472	Garstang Road	0	0	0	0

Housing Land Position – Interim Report
At 31st March 2016 (V2)

Planning Application Number	SAO	PAO	Street Name	Net gain outstanding at April 2016	Estimate split for remaining units 2016-21	Estimate split for remaining units 2021-26	Estimate split for remaining units 2026+
06/2011/0935	The Grange		Durton Lane	0	0	0	0
06/2014/0223	Woodlands Farm		Bartle Lane	0	0	0	0
06/2015/0989	Morris Mount		Whittingham Road	0	0	0	0
06/2015/0081	Whincroft Fold	0	Scotch Green Lane	0	0	0	0
06/2014/0364		3	Hazel Grove	0	0	0	0
06/2014/0156	Oyston Mill		Strand Road	0	0	0	0
06/2015/0538		2	Fishergate Court	0	0	0	0
06/2013/0234		43	Blackpool Road	0	0	0	0
06/2013/0591	Victoria House	9 - 11	Ormskirk Road	0	0	0	0
06/2012/0071		6 - 16	Marsh Lane	0	0	0	0
06/2013/0558	Lane Ends Garage	200 - 210	Tulketh Brow	0	0	0	0
06/2015/0772		18	Spa Road	0	0	0	0
06/2015/0234		185	Watling Street Road	0	0	0	0
06/2015/0351	Homelands		Walker Lane	0	0	0	0
06/2014/0310	New House Farm		Cow Hill	-1	-1	0	0
06/2014/0059	The Willows		Bartle Lane	0	0	0	0
06/2013/0795	Chinese Acupuncture & Skin Clinic	409	Blackpool Road	0	0	0	0
06/2013/0419	Neptune House	328	Marsh Lane	-1	-1	0	0
06/2013/0478		14	New Cock Yard	-2	-2	0	0
06/2014/0979		60	Deepdale Road	-3	-3	0	0
06/2015/0742		10	Bank Parade	-3	-3	0	0
Totals	(excluding discount)			168	167	1	0
	(including discount)	-10%			150		

Housing Land Position – Interim Report
At 31st March 2016 (V2)