



# HOUSING LAND POSITION

At 31st March 2024

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## 1. Introduction

This report examines three key areas:

- Housing completions in Preston, both on a rolling three-year monitoring period (for the purposes of the Government's Housing Delivery Test) and backdated to 2010 (for the purpose of highlighting progress and over supply based on old Local Plan targets). Monitoring of the impact of planning policies on density, previously developed land and affordable housing.
- Future supply of housing and specifically the five-year housing land supply, measured against the local housing need figure calculated using the standard methodology as set out in national policy.

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

## 2. Annual Completions 2010 – 2024

Policy 4 of the Central Lancashire Core Strategy set out a minimum housing requirement for the City Council for the period 2010 – 2026 of 507 dwellings per year. This gave a total of 8,112 dwellings required over the plan period. At April 2010 Preston City Council had prior under-provision of 423 dwellings, which, in accordance with the Core Strategy, also need to be made up over the plan period. Therefore, at April 2010 the housing requirement for the City was 8,535 dwellings. However, as the Core strategy is more than 5 years old, the requirement is replaced by the minimum annual local housing need figure calculated using the standard method set out in national planning guidance. The current figure for Preston is 269. 5-year Calculations are shown at section 3.2 of this report.

The tables below are purely to demonstrate how the Council have met the undersupply over the plan period for information only, they are no longer used within the 5 year calculations at section 3.2.

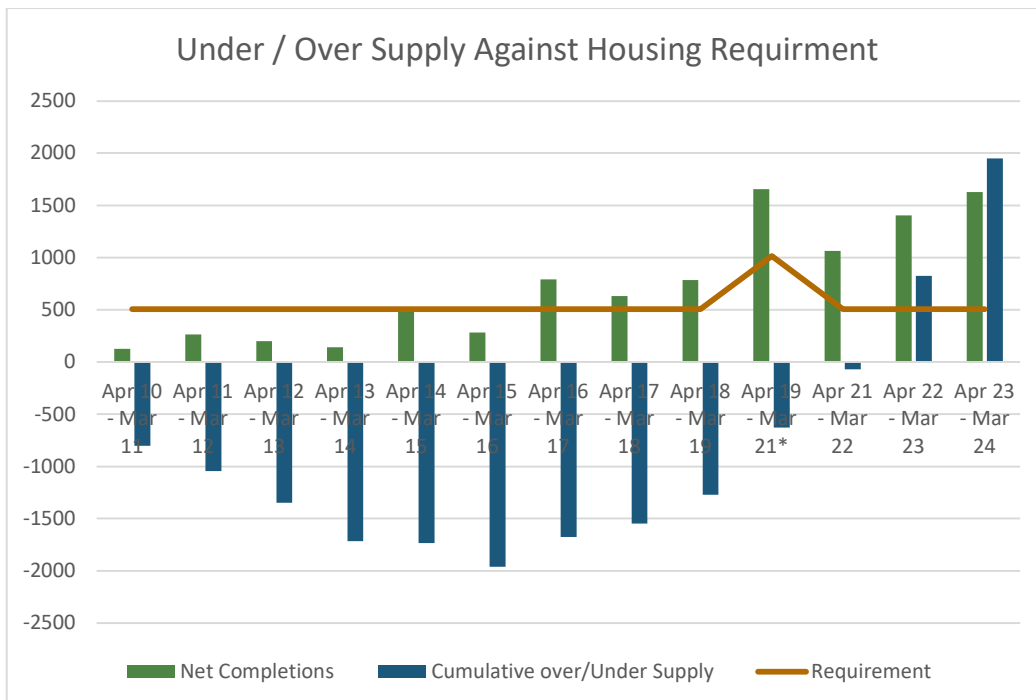
Monitoring Period	Net Completions	Requirement	Over/Under Supply during the year
Apr 10 - Mar 11	127	507	-380
Apr 11 - Mar 12	265	507	-242
Apr 12 - Mar 13	202	507	-305
Apr 13 - Mar 14	142	507	-365
Apr 14 - Mar 15	488	507	-19
Apr 15 - Mar 16	282	507	-225
Apr 16 - Mar 17	791	507	284
Apr 17 - Mar 18	634	507	127
Apr 18 - Mar 19	785	507	278
Apr 19 - Mar 21*	1656	1014	642
Apr 21 - Mar 22	1064	507	557
Apr 22 - Mar 23	1405	507	898
Apr 23 - Mar 24	1630	507	1,123

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Monitoring Period	Cumulative net completions	Cumulative requirement	Cumulative over/Under Supply
Apr 10 - Mar 11	127	930	-803
Apr 11 - Mar 12	392	1437	-1045
Apr 12 - Mar 13	594	1944	-1350
Apr 13 - Mar 14	736	2451	-1715
Apr 14 - Mar 15	1224	2958	-1734
Apr 15 - Mar 16	1506	3465	-1959
Apr 16 - Mar 17	2297	3972	-1675
Apr 17 - Mar 18	2931	4479	-1548
Apr 18 - Mar 19	3716	4986	-1270
Apr 19 - Mar 21*	5372	6000	-628
Apr 21 - Mar 22	6436	6507	-71
Apr 22 - Mar 23	7841	7014	827
Apr 23 - Mar 24	9471	7521	1,950

2.1 Annual Completions 2010 – 2024 (cumulative, shown graphically)

This graph displays the figures from page 4 and highlights that at the end of the period, the total oversupply equates to 1950 net dwellings.



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2.2 Annual Completion across the rolling 3 year monitoring period

Monitoring period	Net completions	HDT score if available
April 2021 – March 2022	1,064	420%
April 2022 – March 2023	1,405	486% <sup>1</sup>
April 2023 – March 2024	1,630	No data
Total	4,099	

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<sup>1</sup> Calculated by the council as no formal publication has been received from the Government at time of writing.

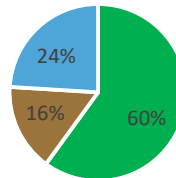
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2.4 Completions by Density

Density	2010/2011	2011/2012	2012/2013	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/Oct 2020	Oct 2020/ March 2021	2021/22	2022/23	2023/24	Totals
<30 dwellings per ha	31	13	18	16	75	100	400	419	535	617	378	794	841	860	5097
30 - 50 dwellings per ha	6	87	82	25	90	11	119	63	97	65	84	148	225	229	1331
>50 dwellings per ha	26	16	53	38	278	137	204	99	94	321	35	96	267	321	1985

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

This Pie chart shows the proportion of dwellings built over 2010/11 - 2023/2024 at densities of



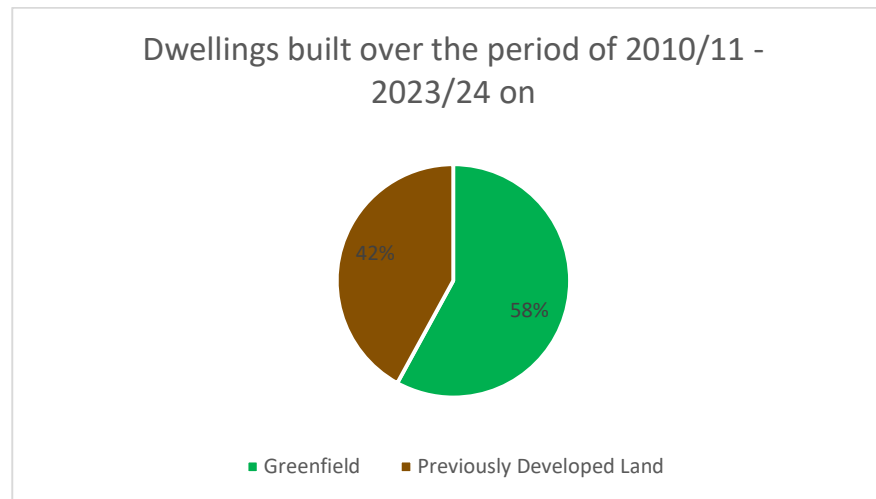
■ <30 dwellings per ha ■ 30 - 50 dwellings per ha ■ >50 dwellings per ha

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2.5 Completions on Previously Developed Land

Land type	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/ Oct 2020	Oct 2020/ March 2021	2021/22	2022/23	2023/24	Totals
Greenfield	1	13	4	26	106	114	470	458	597	760	370	871	971	896	5657
	1%	5%	2%	16%	20%	38%	58%	71%	74%	68%	68%	77%	67%	54%	58%
Previously Developed Land	142	272	211	135	428	189	347	191	206	364	173	262	471	753	4144
	99%	95%	98%	84%	80%	62%	42%	29%	26%	32%	32%	23%	33%	46%	42%

*\*Gross Completions*





## 2.6 Affordable Housing Completions

Monitoring Period	Gross Affordable Completions
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 <sup>2</sup>
April 2016 – March 2017	137 <sup>3</sup>
April 2017 – March 2018	197 <sup>4</sup>
April 2018 – March 2019	213 <sup>5</sup>
April 2019- October 2020	186 <sup>6</sup>
October 2020 – April 2021	244 <sup>7</sup>
April 2021 – March 2022	259
April 2022 – March 2023	433
April 2023 – March 2024	548
<b>Total Gross Affordable Completions 2010 – 2024</b>	<b>2,550</b>

Prior to April 2022, affordable housing completion data was compiled using information received from the main Registered Social Landlords (RSL's) and the Council's Affordable Housing Officer and was therefore secondary data. Unfortunately, it has become apparent that this approach was not capturing all the affordable homes being delivered in Preston accurately enough. As a result, with effect from April 2022 the data on affordable housing delivery has been derived from site visits, utilising the 'Affordable Housing' plans for large schemes in the area, and is therefore now primary data. There is therefore now data consistency in that the affordable units are counted in the same way as general completions (when they are watertight) rather than when they are ready to pass onto the RSLs.

<sup>2</sup> 139 (RSL units) + 39 units (affordable element of market schemes) = 178

<sup>3</sup> 83 (RSL units) + 54 units (affordable element of market schemes) = 137

<sup>4</sup> 141 (RSL units) + 56 units (affordable element of market schemes) = 197

<sup>5</sup> 206 (RSL units) + 7 units (affordable element of market schemes) = 213

<sup>6</sup> 124 (RSL units) + 62 units (affordable element of market schemes) = 186

<sup>7</sup> 222 (RSL units) + 22 units (affordable element of market schemes) = 244

2.7 Demolitions

During the monitoring period of 01/04/2023 – 31/03/2024 there were 2 dwellings recorded for monitoring purposes as demolished.

### 3. Housing Land Supply

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

Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	259	39	Full Permission (U/C)	David Wilson Homes & Barrats	39			39						Barratt Homes have confirmed that this site will be complete within the monitoring year 2024/25 (information provided in June 2024).
	06/2015/0022	Miller Arcade, Lancaster Rd	45	45	Full Permission (U/C)				45						45	
MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	168	3	Reserved Matters (U/C)	Redrow	3			3						The site has reserved matters consent for 168 homes and was under construction at the beginning of the monitoring period with only 3 homes still to be delivered. The Council has assumed the site will be completed within the 5 year period. No known barriers to delivery.
MD2	06/2015/0530 & 06/2018/0705 & 06/2018/1414	Land to the north of Hoyles Lane and east of Sidgreave Lane	403	93	Full Permission (U/C)	Morris Homes	93			30	30	33				Morris Homes have provided a proposed build out trajectory for the site (June 2024). No known barriers to development have been identified, with 25 units currently under construction. They expect the site to be completed by 2026/27.
	06/2015/0816	Land south of 110-126 Whittingham Lane Broughton	61	6	Full Permission (U/C)	Newpark Whittingham LLP	6			3	3					The site has full permission for 61 homes and was under construction at the beginning of the monitoring period with only 6 homes to be delivered. The Council has assumed the site will be completed within the 5 year period. No known barriers to delivery.
MD2	06/2015/0968 & 06/2019/1037	Land north of Eastway and south of D'Urton Lane	329	60	Reserved Matters (U/C)	Story Homes	60			25	35					Story Homes have provided a planned delivery schedule for the site (May 2024) with the site expected to be built out by March 2026.

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	06/2016/1192	21 - 23 Lord Street	11	11	Full Permission (U/C)	ZV Designs	11				11					The site has detailed planning permission for 11 homes and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the 5-year period. No known barriers to delivery.
MD2	06/2017/0364 & 06/2017/0366 & 06/2018/1415 & 06/2020/1285 & 06/2020/1376	Land north of Maxy House Farm Sandy Lane	190	91	Reserved Matters (U/C)	Wainhomes	91			8	23	20	20	20		Wainhomes have provided a planned development timetable for the site (May 2024), with no known barriers to delivery identified. The remaining units are planned for completion within the next 5 years.
MD2	06/2017/0831 & 06/2019/0908	Land north of D'Urton Lane Preston	250	127	Reserved Matters (U/C)	Laurus Partnership Homes LLP	127			100	27					The site has reserved matters permission and was under construction at the start of the monitoring period. Laurus Partnership Homes have provided a planned development timetable for the site (May 2024) and expect the site to be fully completed within this monitoring year 2024/2025. Almost all of the units bar 5 are currently under construction at varying stages, and sales and delivery have been constantly high on the site.
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site) Anwyl Homes part of site	98	48	Reserved Matters (U/C)	Anwyl Homes	48			40	8					The site at Inglewhite Road is split between Anwyl Homes and DWH. Anwyl Homes have permission for 98 units. Anwyl Homes have provided a planned development timetable for the site (June 2024) and expect the site to be fully completed by June 25.
HS1.14	06/2019/0169	Land at Inglewhite Rd (top section of north site) DWH part of site	123	37	Full Permission (U/C)	David Wilson Homes	37			14	23					DWH provided a planned development timetable for the site (May 2024) programming the site to be fully completed by 2025/26. No known barriers to delivery.

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	06/2017/1350 & 06/2022/1348	Land off Ribblesdale Drive Grimsargh	71	38	Reserved Matters (U/C)	McDermott Homes	38			28	10					Mc Dermott Homes have provided a trajectory for the site (June 2024). No barriers to delivery have been identified and they expect to complete on site April 2025.
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	7	Reserved Matters (U/C)	Pringle Homes	7			7						The site has reserved matters consent for 17 homes and was under construction at the beginning of the monitoring period with only 7 homes still to be delivered. The Council has assumed the site will be completed within the 5-year period. No known barriers to delivery.
MD2	06/2017/1435 & 06/2021/0794, 06/2018/0728 & 06/2021/1226	Land at Tabley Lane Preston	175	175	Reserved Matters	Community Gateway Association	175				35	140				Community Gateways Association provided a projected completions trajectory for the site in May 2023 with and details of the phasing of the site. There will be 3 phases, first phase will be 55 homes, second phase 63 homes, third phase 57 homes. No update has been provided by CGA at June 2024
HS1.14	06/2018/0585	Land to the north of Whittingham Road, Longridge, Preston	83	17	Reserved Matters (U/C)	Anwyl Homes	17			17						The site has reserved matters consent for 83 homes and was under construction at the beginning of the monitoring period with only 17 homes still to be delivered. Anwyl Homes have confirmed (May 2024) that they plan to complete the site by March 2025.
	06/2018/0885 & 06/2022/1777	Land off Riversway & west of Dodney Drive Lea	280	280	Reserved Matters (U/C)	Bloor Homes	180	100		20	40	40	40	40	100	Bloor Homes have provided a planned development timetable for the site (June 2024), which includes ambitious annual targets as high as 71 units a year. This level of completions have been achieved on site in recent years by other developers, however the council has taken a more cautious approach and spread the proposed development over

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
	06/2018/1356 & 06/2022/1000 & 06/2023/1188	Land opp Swainson House Farm Goosnargh Lane	26	26	Reserved Matters	McDermott Homes	26				16	10				McDermott Homes have provided a planned development timetable for the site (June 2024) which anticipates both their sites at Swainson Farm and land opposite, to be completed by March 2027.
	06/2022/0999	Land at Swainson Farm, Goosnargh Lane, Preston, PR3 2JU	40	40	Reserved Matters	McDermott Homes	40				17	23				McDermott Homes have provided a planned development timetable for the site (June 2024) which anticipates both their sites at Swainson Farm and land opposite, to be completed by March 2027.
	06/2019/0040	Keyfold farm 430 Garstang road	129	89	Reserved Matters (Under Construction)	Wainhomes	79	10		8	11	20	20	20	10	The site has reserved matters permission and was under construction at the start of the monitoring period. Wainhomes have provided a planned development timetable for the site (May 2024) detailing an anticipated completion date of Winter 2029.
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	477	477	Outline	Homes England		260	217						477	Homes England have provided an update as at May 2024. The site is still subject to Reserved Matters approval, so the Council has taken a more conservative approach and pushed back expected completions into 6years + timeframe
	06/2019/0499	Sports Hall 10-16 Garden Street	47	47	Full Permission (U/C)	Northern Estates Ltd		47							47	The site has detailed planning permission for 47 homes. The Council has contacted the developer for input on the proposed development schedule, however no response has been received yet. The site

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																looks stalled and therefore has been moved back into the 6+ year supply as a precaution.
	06/2022/0271	217 Garstang Road Fulwood Preston	23	23	Full Permission	Fulwood Living	23						12	11		The site has detailed planning permission for 23 units. The Council expects all homes to be built out within the 5 year period.
	06/2021/1074 & 06/2022/0644	Cardwells Farm Garstang Road Preston (hybrid permission)	151	151	Full (47 units) Outline (104 units)	Wainhomes	47	104			7	30	10		104	Wainhomes have provided a planned development timetable for the site (May 2024), based on a purchase date for the site of July 2024. Only a timetable for the 47 reserved matters units has been received, so the remaining units have been pushed back into the 6yr+ timescale
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11	Full Permission (U/C)		11			11						The site has detailed planning permission and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
SP4.2 (City Centre Plan)	06/2019/0856	Avenham Street Car Park	294	294	Full Permission	Pillars PR1 Ltd			294							
SP4.1 (City Centre Plan)	06/2019/0952	St Joseph's Orphanage	67	67	Full Permission	Czero Developments Ltd			67							
	06/2019/0986	Deafway Brockholes Brow Preston	37	19	Full Permission (u/c)	Imperial Fairway Ltd	19			4	9	6				Imperial Fairway Ltd have provided a a planned development timetable for the site (June 2024) detailing that the site is expected to be completed in 2026. Sales rates have been identified as a potential barrier to delivery.
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	24	Reserved Matters (U/C)	Bellway	24			24						The site has detailed planning permission and was under construction at the beginning of the monitoring period with 24



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																units left to build. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
	06/2019/1340 & 06/2023/0531	The Sumners 195 Watling Street Road	77	77	Reserved Matters	PWA Planning	77						24	53		The Council has contacted PWA for input on proposed start date and build out rates; however, a response has not yet been received. The Council has assumed all units can be built out within the 5 years period.
	06/2020/0050	Land to the east of Tabley Lane Higher Bartle Preston	36	2	Full Permission (U/C)	Redrow	2			2						The site has detailed planning permission with only 2 homes left to complete. The Council expects all homes to be built out within the 5-year period. No known barriers to delivery.
	06/2020/0365	Land to the rear of Maitland House Maitland Street	13	13	Full Permission (U/C)	Python Archi Design	13			13						The site has detailed planning permission for 13 homes. The Council expects all homes to be built out within the 5-year period. No known barriers to delivery.
	06/2023/0699	Ribchester House Lancaster Road	28	28	Prior Notification	Cornerstonemeta Ltd		28							28	
HS1.15	06/2020/1118	Former Whittingham Hospital	248	118	Reserved Matters (U/C)	Barratts	118			57	43	18				Barratt Homes have provided a planned development timetable for the site (June 2024) detailing that the site is expected to be completed by November 2026, with 51 plots currently at varying stages of construction. No barriers to delivery have been identified.
MD2		Remainder of MD2	1270	1270				150	1120						1270	
	06/2018/1230	Land at D'Urton Lane, Broughton	29	9	Full Permission (U/C)	Ascott Homes	9			9						The site has detailed planning permission for 29 homes and was under construction at the start of the monitoring period. The Council expects the remaining 9 homes to be built out within the 5-year period. No known barriers to delivery.



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	06/2019/1109 & 06/2017/0676	Land to the west of Preston Rd Grimsargh	48	48	Reserved Matters (U/C)	Applethwaite Ltd	48						48			This site will not be developed as per current permission despite a start on site. Assuming the current application and a second are consented this year. The agent has confirmed they would expect completion of the 48 bungalows planned under new scheme within year 2027/2028
MD1	06/2021/1022	Sidgreaves Lane Lea Road and Lancaster Canal	211	211	Reserved Matters(U/C)	David Wilson Homes	168	43		32	34	34	34	34	43	DWH provided a projected completions trajectory for the site (May 2024). 17 units are currently under construction. No barriers to delivery have been identified with build out rates of 34 dpa.
	06/2021/0825	18 Black Bull Lane, Preston, PR2 3PU	10	10	Outline			10							10	
MD2	06/2021/1118	Land to the east of Tabley Lane and north of Tabley Green	130	130	Reserved Matters	Redrow	105	25		15	30	30	30	25		Redrow have been unable to provide a 2024 update and therefore projections are based on their May 2023 proforma they completed. No barriers to deliver, have been identified.
	06/2020/0119	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	10	10	Full	Preston Golf Club	10			10						Site has full consent for 10 units. No known barriers to development. Reasonable to assume it will be built out within the 5 year period.
	06/2020/0888	Land at Bartle, Preston	1100	1100	Outline	The Robertson Group & Trustees of the Tom Barron Pension Scheme		300	800						1100	
	06/2021/0734	Parcel H, Ingol Golf Club, Wychnor	50	46	RM (U/C)	Fellow Homes	46			24	22					Site has reserved matters and under construction at the start of the monitoring period. Reasonable to assume it will be built out within the 5 year period
	06/2021/0875	Lancashire House 24 Winckley Square	29	29	Prior Notification (U/C)	Eastside Property Ltd	29							29		Site has permission and is under construction at the start of the monitoring period. Reasonable to assume it will be built out within the 5 year period.

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	06/2020/0949	38-42 Guildhall Street	11	11	Full	Guildhall Place Ltd		11							11	
	06/2021/1019	34-42, 53-56a, 3-7a Adelphi Street, Harrington Street, St Peters Street	-24	-24	Full (U/C)	UCLAN	-24			-24						
	06/2021/1024	Deltic House West Strand	24	24	Prior Notification	Derwent Estates	0		24						24	Derwent Estates have provided a projected completions trajectory for the site (May 2023). They have confirmed that they are pursuing the site for commercial purposes. If this is unsuccessful, they will consider other options. Site been moved back to 10+years
	06/2021/0769	113 - 115 Market Street West	14	14	Full	MNM Property Management Ltd	14			14						Site has full consent for 14 units. No known barriers to development. Reasonable to assume it will be built out within the 5 year period.
	06/2020/0386	Emmanuel Church Brook Street	14	14	Full		0	14							14	
	06/2021/0486	Lawton House Farm Bartle Lane Woodplumpton	14	4	Full (U/C)		4			4						Site U/C at the start of the monitoring period, with 10 completions on site so far. No known barriers to development, so reasonable to assume it will be built out within the 5 year period.
	06/2018/0178	Daniels Farm D'Urton Lane	23	9	Full (U/C)	Reid Homes	0	9							9	Site has full consent for 23 units. The Council has been made aware that Reid Homes has gone into liquidation and therefore moved the remainder of site into 6+yrs assuming another developer would pick up the site.
MD2	06/2020/1109	Sidgreaves Lane Lea Rd and Lancaster Canal	117	10	Reserved Matters (U/C)	Barratt Homes	10			10						Site has reserved matters and under construction with only 10 units left to build out. Reasonable to assume it will be built out within the 5 year period

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
MD2	06/2021/1210	Land south of East West Link Road and east of Tabley Lane, Preston	42	42	Full permission (U/C)	Redrow	42			15	27					Redrow are unable to provide a 2024 update and therefore projections are based on the proforma they completed in May 2023 for this site. No barriers to deliver, have been identified and site is predicted be completed in the next 2 years.
	06/2022/0624	18 East View, Preston, PR1 5AS	12	12	Full permission (U/C)		12				12					No known barriers to development. The Council expects the site to be built out within the 5 year period
MD2	06/2020/1344	Land south of Bartle Lane, Lower Bartle, Preston, PR4 0RU	191	191	Outline/ Full Permission	Gleeson Homes	82	109				8	37	37	109	Gleeson Homes have provided a projected completions trajectory for the site (May 2024). It is based on phase 1 being 80 units which requires further permission/permissions. They anticipate the full site will be completed by 2029/2030. The Council have taken a more cautious approach and allowed an extra two years for contingency.
MD2	06/2021/1119	Land to the north of D'Urton Lane, Preston	28	9	Full permission (U/C)	Persimmon Homes	9			9						Site has reserved matters and under construction with only 9 units left to build out. Reasonable to assume it will be built out within the 5 year period.
	06/2022/0779	Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY	155	146	Reserved Matters (U/C)	Rowland Homes	146			30	30	30	30	26		Site is under construction. The Council contacted Rowland Homes for input into build out rates, however at time of writing a response has not been received.
HS1.13	06/2020/0652	Land off Tom Benson Way, Preston, PR2 1SG	35	35	Full permission	Community Gateway Association	35				35					CGA have provided a projected completions trajectory for the site (May 2023). At May 2023 they expected the site to be complete by the end of April 2025, however no start on site as of April 2024, so the Council has been cautious and pushed back a year.

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
	06/2022/0799	107, Garstang Road, Preston, PR1 1LD	10	10	Full permission (U/C)	SHH Investments Ltd	10				10					No known barriers to development. The Council expects the site to be built out within the 5 year period
	06/2022/0556 & 06/2023/0600	Land off Maritime Way, Preston, PR2 2HT	40	40	Reserved Matters	PWA Planning / Austringer Capital Ltd	40							40		No known barriers to development. The Council expects the site to be built out within the 5 year period
	06/2023/0191	Star Youth Club, 34 Tulketh Crescent, Preston, PR2 2RJ	24	24	Full Permission	DHPC	24				24					No known barriers to development. The Council expects the site to be built out within the 5 year period
	06/2023/0124	33-34, Winckley Square, Preston, PR1 3JJ	35	35	Full permission	Branco Wickley Square Ltd	35					35				Cringle corporation have provided a projected completions trajectory for the site (May 2024) which states an expected timetimeline for the site as 2026, dependant on market conditions. They identify a poor market for sales in Preston City cenrrre at present as a potential barrier to delivery.
	06/2022/0310	77 Tithebarn Street, Preston, PR1 1DJ	124	124	Outline Permission	Wansfell Ltd	0	124							124	
	06/2022/0018	Land off Whittingham Lane, Broughton, Preston, PR3 5DA	44	44	Full permission	Wainhomes (NW)Ltd	44				7	30	7			Wainhomes have provided a planned development timetable for the site (May 2024), based on a purchase date for the site of July 2024. No barriers to delivery have been identified.
MD2	06/2020/1421	Land to the north of Maxy Lane, to the east of Sandy Lane and to the west of Tabley Lane, Higher Bartle, Preston	320	320	Outline Permission	Bloor Homes & Taylor Wimpey UK Ltd	0	150	170						320	
	06/2023/1169	Carlisle House and Lincoln House , St Austins Road, Preston, PR1 3XL	-120	-120	Early Acknowledgement for demolition	Onward Group	-120				-120					Application states works are expected to be complete by: 27/06/2025

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
	06/2023/1168	Richmond House, Avenham Lane, Preston, PR1 3XN	-60	-60	Early Acknowledgement for demolition	Onward Group	-60			-60						Application states works are expected to be complete by: 06/12/2024
	06/2023/0818	Former Horrocks Mill, off Queen Street, Preston	380	380	Outline Permission	Onward Homes	0	150	230						380	
	06/2021/1604	Harris Knowledge Park, Garstang Road, Preston, PR2 9XB	39	39	Full permission	Eden Grove Investment Properties Ltd	39			9	10	10	10			Dr Bhailok has provided an expected completion date of 2025/2026 for the site, identifying planning delays as a potential barrier to delivery. Preston City council has applied a more cautious approach to delivery due to the heritage assests. The site is expected to be completed within the first 5 years of supply
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	70			0		70						70	
HS1.3		Parker Street	50	50			0		50						50	
HS1.11		Tulketh Community School	44	44			0		44						44	
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	40			0		40						40	
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	38			0		38						38	
HS1.9		Stagecoach Bus Depot Selbourne St	32	32			0		32						32	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	28			0		28						28	
HS1.8		Shelley Rd/Wetherall St	27	27			0		27						27	

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 24	Site Status at 1st April 2024 Base Date	Applicant or Developer	Apr 24/25- Apr 28/29	Apr 29/30 - Apr 33/34	Apr 2034+	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	14			0		14						14	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	12			0		12						12	
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	7			0		7						7	
		Sites 9 units and under (minus 10% discount)		347			347			70	70	69	69	69	0	
<b>Total</b>							2515	1644	3329	586	466	642	402	419	4973	

### 3.2 5 Year Supply Position:

The table at Section 3.1 identifies the potential for 2515 units to be delivered during the five year period April 2024 to March 2029.

#### *Relevant Housing Land 'Requirement' Figure*

*The Central Lancashire Core Strategy is more than 5 years old, and therefore the minimum annual local housing need figure is calculated using the standard method set out in national planning guidance. The current figure for Preston is 269.*

#### **Local Housing Need Five Year Supply April 2024 – March 2029**

5 Year supply as at 31/03/2023	
5 Year requirement (5 x 269 <sup>8</sup> )	1,345
Annual requirement for 5 year period	269
5 Year potential supply	2,515
<b>5 year Supply Position</b>	<b>9.3</b>

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<sup>8</sup> Standard Methodology calculated by the Council as no formal publication has been received from the Government at time of writing.

#### 4. Appendix 1 – Outstanding Permissions 31/03/2024 (under 9 units)

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

Planning permission	Address	Net Gain outstanding at Apr 24	Site Status At 1st April 24
06/2012/0727	Land adj 843 Whittingham lane	1	Full permission (U/C)
06/2015/0159	15 Moor Park Avenue	6	Full Permission (U/C)
06/2016/0798	Bell Fold Farm 708 Garstang Rd	2	Full Permission (U/C)
06/2017/1251	Carr House Farm Preston Road	1	Full Permission (U/C)
06/2018/0104	155 & 157 Garstang Road Preston	1	Full Permission (U/C)
06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	7	Full Permission (U/C with 2 complete)
06/2019/0001	Garrison Hotel 193 Watling Street Road	1	Full Permission (U/C with 6 complete)
06/2019/0041	Land South of 97 Halfpenny Lane	2	Full Permission (U/C)
06/2019/0291	Carr House Farm Preston Road	1	Prior Notification (U/C)
06/2019/0293	Carr House Farm Preston Road	1	Full permission (U/C)
06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm Eaves Lane	5	Full permission (U/C)
06/2019/0531	Preston College Moor Park Avenue	4	Full permission (U/C)
06/2019/0595	Burrow House Bartle Hall Garstang Road	4	Full Permission (U/C with 2 complete)
06/2019/1389	Land between 23 & 25 Rawcliffe Drive	2	Full Permission (U/C)
06/2019/1391	Land adj 31 Larches Lane	1	Full Permission (U/C)
06/2019/1397	The Uplands Fulwood Row	6	Full permission (U/C)
06/2019/1428	5 Ballam Road	1	Full permission (U/C)



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06/2019/1452	Land between 99 & 107 Queens Road	2	Full permission (U/C)
06/2019/1456	Land adj 1 & 2 Millbank	2	Full permission (U/C)
06/2019/1457	Land adj 39 & 41 Porter Street	4	Full permission (U/C)
06/2020/0246	15-17 Cambridge Walk	8	Full permission (U/C)
06/2020/0372	Church Hill Lodge D'urton Lane	5	Full Permission (U/C)
06/2020/0423	Land adj 12-20 Worthing Road	1	Full Permission (U/C)
06/2020/0555	Land Between 10-12 Hendon Place	1	Full Permission (U/C)
06/2020/0681	Green Lane Farm Catforth Road	1	Reserved Matters (U/C)
06/2022/1081	9 Bansfield Avenue	1	Full Permission
06/2020/0802	Larches House Larches Lane	2	Full Permission (U/C)
06/2020/0987	40-43, Lune Street, Preston, PR1 2NN	2	Full Permission
06/2020/1007	Land north of Bartle Lane Preston	2	Reserved Matters (U/C)
06/2020/1195	Goose Hall Cow Hill Preston	1	Stage 2 Permission in Principle (U/C)
06/2020/1403	281 Tag Lane Preston	1	Full Permission (U/C)
06/2020/1437	3 Regent Drive	0	Full Permission (U/C)
06/2021/0091	49 Lovat Road Preston	1	Full Permission (U/C)
06/2021/0313	1 Bridge House	7	Full Permission
06/2021/0320	Willow Tree Barn Ashley Lane	1	Permission in Principle
06/2021/0448	Dean Farm Warehouse Pudding Pie Nook Lane	6	Reserved Matters (U/C)
06/2021/0558	Rosemary Cottages 1 Rosemary Lane	1	Full Permission
06/2021/0600	Pinfold Cottage 466 Garstang Road	1	Full permission
06/2021/0664	Land off Inglewhite Rd	1	Full Permission
06/2021/0670	339 Preston Road Grimsargh	4	Reserved Matters (U/C)
06/2021/0699	Land to the front of Broadfield Inglewhite Road	1	Outline Permission

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06/2021/0706	Dean Villa 139 Whittingham Road	1	Full permission (U/C)
06/2021/0853	7&8 Winckley Street	4	Full Permission
06/2021/0865	Land west of Becconsall Farm Bartle Lane	1	Full Permission
06/2021/0999	Ye Horns Inn, Horns Lane, Preston, PR3 2FJ	3	Full Permission (U/C)
06/2021/1058	The Brick House Ducie Place	1	Full Permission
06/2021/1110	Land to rr of Grimsargh Vicarage 46 Preston Rd Grimsargh	2	Full Permission (U/C) (2 complete so capacity is now 2)
06/2021/1203	109 St Thomas Road	-1	Full Permission
06/2021/1360	Swainson House Farm Goosnargh Lane	1	Prior Notification
06/2021/1396	Land at Whittingham Road	9	Reserved Matters (U/C)
06/2021/1432	Sumners Farm Cow Hill Preston	5	Full permission (U/C)
06/2021/1456	Land West of 208 Whittingham Lane	4	Reserved Matters
06/2021/1470	Kitts Cottage Benson Lane Preston	1	Permission in Principle
06/2021/1494	Land south of 1 Intack Cottage Roots Lane	4	Stage 2 Permission in Principle
06/2021/1554	Land to the south of The Orchard, Eaves Lane, Preston, PR4 0BH	1	Reserved Matters
06/2021/1568	Birley Arms 100 New Hall Lane	1	Full Permission
06/2021/1584	82 Inkerman Street	1	Full Permission (U/C)
06/2021/1602	Bridge House Tabley Lane	1	Permission in Principle
06/2021/1674	Sand Bank Estate, Cumeragh Lane, Preston, PR3 2AJ	0	Full permission
06/2021/1681	Broughton Hall Barn, Midgery Lane	5	Outline Permission
06/2022/0009	93, Fishergate, Preston, PR1 2NJ	7	Full permission

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06/2022/0034	16 Derby Road, Preston, PR2 8JJ	7	Full permission
06/2022/0046	135 Tulketh Road, Preston, PR2 1AR	3	Full permission
06/2022/0189	Hankinson House Farm, Rapley Lane, Preston, PR4 0BQ	1	Reserved Matters (U/C)
06/2022/0249	282, Plungington Road, Preston, PR2 3PR	1	Full permission
06/2019/0270	Lingala, Lightfoot Green Lane, Preston, PR4 0AP	8	Outline Permission
06/2022/0279	Land at, St Margarets Close, Ingol, Preston	5	Permission in Principle
06/2022/0332	Land opposite The Old School House, Garstang Road, Barton, Preston	1	Reserved Matters
06/2022/0398	55A, Bridge Road, Preston, PR2 2JU	1	Full permission
06/2022/0407	43, Bleasdale Street East, Preston, PR1 5DB	1	Full permission (U/C)
06/2022/0411	91A - 91C, Fishergate, Preston, PR1 2NJ	6	Full permission
06/2022/0442	Hautmont, Tabley Lane, Preston, PR4 0LH	1	Reserved Matters
06/2022/0456	Land adjacent, D'urton House, D'urton Lane, Preston, PR3 5LE	2	Outline Permission
06/2022/0457	Little Foxes, Church Lane, Whitechapel, Preston, PR3 2EP	1	Permission in Principle
06/2022/0490	27 Plungington Road, Preston, PR1 7EP	1	Full permission (U/C)
06/2022/0679	Land adjacent to Preston Pharmacy, Longsands Lane, Preston, PR2 9PS	9	Full permission (U/C)
06/2022/0709	Land opposite 107 - 111, Bootle Street, Preston, PR1 5NS	3	Outline Permission

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06/2022/0712	Land to rear of 35, Cumeragh Lane, Preston, PR3 2AN	1	Full permission
06/2022/0727	Brooklands, Tabley Lane, Preston, PR4 0LH	1	Permission in Principle
06/2022/0736	25-29, Mount Street, Preston, PR1 8BS	2	Prior Notification
06/2022/0760	143, Ribbleton Avenue, Preston, PR2 6YS	1	Outline Permission
06/2022/0778	Land West of Catforth Road, Catforth, Preston, PR4 0HT	2	Reserved Matters (U/C)
06/2022/0814	8, Fishergate, Preston, PR1 3NN	3	Full permission
06/2022/0866	27 Greenfield Way, Preston, PR2 3GE	1	Permission in Principle
06/2022/0912	13, Lune Street, Preston, PR1 2JU	3	Full permission
06/2022/0967	Beech Grove Farm, Malley Lane, Preston, PR4 0BN	3	Prior Notification (U/C)
06/2022/1025	41, Broadgate, Preston, PR1 8DU	1	Full permission
06/2022/1051	37, Ormskirk Road, Preston, PR1 2QP	3	Full permission
06/2022/1081	Land Adjacent to 9 Banksfield Avenue, Preston, PR2 3RN	1	Full permission
06/2022/1098	Preston Bus Ltd, Deepdale Road, Preston, PR1 6NY	4	Full permission
06/2022/1105	Land off Cottam Lane, Preston, PR2 1JS	1	Reserved Matters (U/C)
06/2022/1118	3 Orchard Street, Preston, PR1 2EN	3	Full permission
06/2022/1133	Barn at, Throstle Nest Farm, Stanalee Lane, Preston, PR3 2EQ	1	Prior Notification
06/2022/1138	Sheraton House, 13-27 and 29, Ormskirk Road, Preston, PR1 2QP	6	Full permission

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06/2022/1183	Land between 121-125, Victoria Road, Preston, PR2 8NP	1	Full permission (U/C)
06/2022/1202	Clarkson Farm, Back Lane, Whittingham, Preston, PR3 2FH	2	Full permission
06/2022/1205	Adamsons Farm, Cuddy Hill, Preston, PR4 0BP	1	Full permission (U/C)
06/2022/1229	Daisy Dene, Inglewhite Road, Preston, PR3 2EB	4	Full permission
06/2022/1237	16, Great Avenham Street, Preston, PR1 3TD	1	Full permission
06/2022/1239	Land at Holmelands, Eaves Lane, Preston, PR4 0BH	1	Permission in Principle
06/2022/1258	1, Lea Road, Preston, PR2 1TN	1	Full permission
06/2022/1263	13, Cannon Street, Preston, PR1 3NR	1	Prior Notification (U/C)
06/2022/1270	Blessed Sacrament Club, Moorside Avenue, Preston, PR2 6LU	8	Full permission
06/2022/1289	Bridge House, Tabley Lane, Preston, PR4 0LH	2	Permission in Principle
06/2022/1300	Civil Aviation Authority, Whittingham Lane, Preston, PR3 2JJ	4	Full permission
06/2022/1311	68, Deepdale Road, Preston, PR1 5AR	1	Full permission (U/C)
06/2022/1348	Land off Moss Nook Drive, Grimsargh, Preston, Lancashire	4	Full permission
06/2022/1361	1A, Lightfoot Lane, Preston, PR2 3LP	1	Full permission
06/2022/1369	Land to the east of, 38 Whinfield Lane, Preston, PR2 1NQ	1	Permission in Principle
06/2022/1393	31 Woodplumpton Lane, Preston, PR3 5JJ	2	Full permission

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06/2022/1427	27, George Street, Preston, PR1 4JP	2	Full permission
06/2022/1430	Fir Trees Farm, Inglewhite Road, Preston, PR3 2ED	1	Prior Notification
06/2022/1447	Back Lane Farm, Back Lane, Whittingham, Preston, PR3 2FH	2	Prior Notification
06/2022/1452	Cottam Hall Farm, Miller Lane, Cottam, Preston, PR4 0LS	1	Full permission
06/2022/1210	Hollybank, 341 Tag Lane, Preston, PR2 3XA	-1	Full Permission (U/C)
06/2023/0126	370, New Hall Lane, Preston, PR1 4SX	1	Full Permission (U/C)
06/2023/0253	41 Ormskirk Road, Preston, PR1 2QP	1	Prior Notification
06/2023/0192	78, Friargate, Preston, PR1 2ED	1	Full Permission
06/2023/0125	Orchard End, Cuddy Hill, Preston, PR4 0BP	0	Permission in Principle
06/2022/1319	Land east of White Gables, Bartle Lane, Preston, PR4 0RU	2	Full Permission
06/2022/1411	2a, Argyll Road, Preston, PR1 6JY	2	Full Permission
06/2022/1106	Orchard End, Cuddy Hill, Preston, PR4 0BP	1	Full Permission
06/2023/0426	10, Bay Road, Preston, PR2 6NN	2	Full Permission
06/2023/0487	25, New Hall Lane, Preston, PR1 5NU	1	Full Permission (U/C)
06/2023/0470	27, Blackpool Road, Preston, PR2 6BT	1	Full Permission (U/C)
06/2023/0411	19, Eccles Street, Preston, PR1 5EX	4	Full Permission
06/2023/0486	179, St Thomas Road, Preston, PR1 6LN	-6	Full Permission
06/2023/0429	Cottam Hall Farm, Miller Lane, Cottam, Preston, PR4 0LS	1	Full Permission

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06/2023/0251	Fishers Farm, Green Lane, Barton, Preston, PR3 0RR	0	Full Permission
06/2023/0527	Boggart House Farm, Station Lane, Preston, PR3 5DY	1	Full Permission (U/C)
06/2023/0650	151, Plungington Road, Preston, PR1 7UD	1	Full Permission
06/2023/0540	Flat Over, 21-23 Manchester Road, Preston, PR1 3YH	1	Full Permission
06/2023/0762	Hasely House, Newsham Hall Lane, Preston, PR4 0AS	1	Permission in Principle
06/2023/0602	Land to North of Rosemary Glen, Elston Lane, Preston, PR2 5LE	1	Full Permission
06/2023/0403	166 Tulketh Road, Preston, PR2 1ER	1	Full Permission
06/2023/0056	9-10, Chapel Street, Preston, PR1 8AY	6	Full Permission
06/2023/0864	63, The Howgills, Preston, PR2 9LX	1	PIP
06/2023/0808	310, St Georges Road, Preston, PR1 6NR	1	Prior Notification
06/2023/0789	3-5, Chester Road, Preston, PR1 5HR	1	Full Permission
06/2023/0405	13A Lytham Road, Preston, PR2 8JE	2	Full Permission
06/2023/0879	Building to the south of Goosnargh Lane, Goosnargh, Preston, PR3 2JU	1	Full Permission
06/2023/0941	Land adjacent, 48 Balfour Road, Preston, PR2 3BY	2	Permission in Principle
06/2023/0825	11 St Marks Road, Preston, PR1 8TL	1	Full Permission
06/2022/1418	Simpson House Farm, Fernyhalgh Lane, Preston, PR2 5ST	0	Full Permission

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06/2022/1419	Simpson House Farm, Fernyhalgh Lane, Preston, PR2 5ST	5	Full Permission
06/2023/0849	81, Moor Park Avenue, Preston, PR1 6AS	2	Full Permission (U/C)
06/2023/0652	Land at Cumeragh Lane, Longridge, Preston, PR3 2AJ	3	Outline Permission
06/2023/0375	Land adjacent to Cottam Hall Community Centre, Haydocks Lane, Preston, PR4 0NY	9	Outline Permission
06/2023/0990	235A Black Bull Lane, Preston, PR2 9YB	-1	Lawful use certificate
06/2023/0956	Land south of, 12, Fenton Road, Preston, PR2 8AQ	1	Permission in Principle
06/2023/0953	58, The Avenue, Preston, PR2 7AY	-1	Lawful use certificate
06/2023/0944	89, Friargate, Preston, PR1 2ED	2	Prior Notification
06/2023/0925	191, Watling Street Road, Preston, PR2 8AE	1	Full Permission (U/C)
06/2023/0902	55, Longridge Road, Preston, PR2 6RE	0	Full Permission
06/2023/0643	Land to rear of 6, Lambert Road, Preston, PR2 6YQ	1	Full Permission (U/C)
06/2023/1027	Land off Sidgreaves Lane, Cottam,	2	Permission in Principle
06/2022/1426	Laburnum House Farm, Bartle Lane, Preston, PR4 0RU	1	Full Permission
06/2023/1025	3, Dodney Drive, Preston, PR2 1XR	-1	Lawful use certificate
06/2023/0973	135a and 135b Church Street, Preston, PR1 3BT	2	Full Permission (U/C)
06/2023/1093	47, Friargate, Preston, PR1 2AT	1	Full Permission
06/2023/1054	Dean Garage, Whittingham Lane, Broughton, Preston, PR3 2JJ	0	Full Permission



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06/2023/0938	The Windmill, Craggs Row, Preston, PR1 1JZ	1	Full Permission
06/2023/1206	Brandwood Farm, Newsham Hall Lane, Preston, PR4 0AS	1	Full Permission
06/2023/1063	2, Singleton Close, Preston, PR2 9PQ	1	Full Permission
06/2023/1354	Land adjacent, Kym Rose Cottage, Eaves Lane, Preston, PR4 0BH	0	Permission in Principle
06/2023/1265	1 Brooklands, Preston, PR2 1AP	-1	Lawful use certificate
06/2023/1177	Cottage 490, Garstang Road, Preston, PR3 5JB	-1	Full Permission (U/C)
06/2023/1163	154, Eldon Street, Preston, PR2 2AY	1	Full Permission
06/2023/1118	Rogersons Farm, Cow Hill, Preston, PR2 5SE	1	Outline Permission
06/2023/1037	Land adjacent, Slaters Barn, Whittingham Lane, Broughton, Preston, PR3 2JJ	1	Full Permission
06/2023/1170	5 Ash Grove, Preston, PR1 5QY	1	Full Permission
06/2023/1139	Land to rear of, 55, Longridge Road, Preston, PR2 6RE	1	Full Permission
06/2023/1100	Charnock Hotel, 31 St Annes Street, Preston, PR1 6DS	1	Full Permission
06/2023/1191	Land between 411, New Hall Lane, and 1, Fermor Road, Preston, PR1 4SY	1	Full Permission
06/2023/1164	Carr House Farm, Preston Road, Preston, PR4 0TJ	1	Full Permission (U/C)
06/2023/0761	Land to west of Gleadale House, Cumeragh Lane, Preston, PR3 2AJ	2	Full Permission

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06/2023/0859	Highfield House, Fulwood Row, Preston, PR2 5RU	1	Full Permission
06/2023/0971	10, Whitmore Grove, Preston, PR2 6LL	1	Full Permission
06/2024/0077	280, Tag Lane, Preston, PR2 3UY	6	Permission in Principle
06/2023/1391	956, Blackpool Road, Preston, PR2 1XP	-1	Lawful use certificate
06/2023/1392	Campion House, Parkthorn Road, Preston, PR2 1RB	-1	Lawful use certificate
06/2023/1255	21, Fishergate Hill, Preston, PR1 8JB	1	Full Permission
06/2023/1142	Highfield Cottage, 700 Whittingham Lane, Broughton, Preston, PR3 2JJ	2	Full Permission
06/2023/1143	Highfield Cottage, 700 Whittingham Lane, Broughton, Preston, PR3 2JJ	1	Full Permission
06/2023/0492	40 New Hall Lane, Preston, PR1 4DU	3	Full Permission
06/2023/0765	7, St Theresas Drive, Preston, PR2 3RJ	1	Outline Permission
06/2023/0907	Land opposite Almonds Farm, Pudding Pie Nook Lane, Preston, PR3 2JL	1	Prior Notification
06/2023/1096	88, Cadley Causeway, Preston, PR2 3RX	-1	Full Permission
06/2023/0514	530, Blackpool Road, Preston, PR2 1HY	8	Full Permission
06/2023/1274	Bridge Farm, Hollowforth Lane, Preston, PR4 0BD	3	Prior Notification
06/2023/1204	40-43, Lune Street, Preston, PR1 2NN	2	Full Permission
06/2023/1365	Isles Field Barn, Syke House Lane, Preston, PR3 2EN	2	Prior Notification

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06/2023/1133	Hill Top Farm, Jepps Lane, Preston, PR3 5AQ	1	Full Permission
06/2023/1165	639, Garstang Road, Preston, PR3 5DQ	4	Full Permission
06/2024/0086	4 Severn Hill, Preston, PR2 3RD	-1	Lawful use certificate
06/2024/0054	Land West of Catforth Road, Catforth, Preston, PR4 0HT	1	Full Permission
06/2023/1312	Land to rear of 24 and 26 Salisbury Avenue, Preston, PR2 5LF	1	Full Permission
06/2024/0104	28, Cantsfield Avenue, Preston, PR2 3UD	-1	Lawful use certificate
<b>TOTAL</b>		<b>385</b>	

385 units minus 10% = **347 units**

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**5. Appendix 3 – Completions list 01/10/2023 – 31/03/2024**

Planning Application Number	Address	Ward	Site status Apr 2024	Net gain Apr 23-March 24
06/2023/0325	544 Blackpool Road	Ashton	Complete	-1
06/2023/0332	2 Kimberley Road	Ashton	Complete	-1
06/2019/1453	Land adj 12 Marsett Place	Brookfield	Complete	2
06/2019/1458	Rear of 74 & 76 Heathfield Drive	Brookfield	Complete	6
06/2020/0541	18 Moorland Crescent	Brookfield	Complete	2
06/2021/1222	Land to rear of 16 Lambert Road	Brookfield	Complete	8
06/2021/1214	Land to the rear of 166 Lytham Road	Cadley	Complete	1
06/2022/1428	13 Bank Parade	City Centre	Complete	6
06/2021/1558	37 Broadgate	City Centre	Complete	-1
06/2022/0093	7-8 Chapel Street	City Centre	Complete	14
06/2023/0366	7 Fox Street	City Centre	Complete	2
06/2021/1481	37 Frenchwood Street	City Centre	Complete	1
06/2023/0006	Buckingham House Glovers Court	City Centre	Complete	4
06/2021/0193	16-18 Guidhall Street	City Centre	Complete	4
06/2017/0970	58-60 Guildhall Street	Town Centre	Complete	35
06/2019/0436	40-43 Lune Street	Town Centre	Complete	5
06/2019/0458	40-43 Lune Street	Town Centre	Complete	7
06/2020/1150	Bhailok Court Pole Street	City Centre	Complete	200
06/2023/0899	1 Porter Place	City Centre	Complete	1
06/2018/1174	St Marys School St Marys Street	Town Centre	Complete	14
06/2023/1183	48-48a Water Lane	City Centre	Complete	1
06/2021/0618	St Marks Building 70 Wellfield Road	City Centre	Complete	15
06/2021/0455	Parkinson House 68 West Cliff	City Centre	Complete	6
06/2023/0714	14 West Cliff	City Centre	Complete	-1
06/2023/0933	The Mint House 66 West Cliff	City Centre	Complete	-1
06/2019/0001	Garrison Hotel 193 Watling Street Road		Under Construction	6
06/2022/1429	134-138 New Hall Lane	Fishwick & Frenchwood	Complete	7

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06/2023/0716	Fulwood Lodge Longsands Lane	Garrison	Complete	1
06/2020/0951	The Mount Fernyhalgh Lane	Garrison	Complete	1
06/2020/1102	Land to NW of Burnside 64 Fulwood Row	Garrison	Complete	1
06/2023/0545	20 Heatherway	Garrison	Complete	-1
06/2022/0324	Kitchen Green Midgery Lane	Garrison	Complete	1
06/2021/1700	Clayton Cottage Sharoe Green lane	Garrison	Complete	0
06/2020/0746	Land bounded by Ainsdale Drive Staveley Place & Heywood Road	Lea & Larches	Complete	13
06/2023/1229	3 Maplebank	Lea & Larches	Complete	-1
06/2023/0274	41 Thorntrees Avenue	Lea & Larches	Complete	-1
06/2019/1055	Land at West Park Avenue	Lea & Larches	Complete	12
06/2021/1321	190-190a Inkerman Street	Plungington	Complete	1
06/2020/0962	81 Plungington Road	Plungington	Complete	1
06/2019/1101	Ashton Basin Tulketh Brow	Plungington	Complete	12
06/2020/1144	A Touch Of Spice 521 Garstang Road Broughton	Preston Rural East	Complete	55
06/2023/1127	2 Greensway	Preston Rural East	Complete	-1
06/2019/0995	Slater House Farm Haighton Green Lane	Preston Rural East	Complete	0
06/2021/0893	Haighton Barn Haighton Green Lane	Preston Rural East	Complete	1
06/2019/0536	27 Preston Road	Preston Rural East	Complete	1
06/2022/0869	Dean Meadow Short Lane	Preston Rural East	Complete	2
06/2022/1292	Church Hill Lodge D'Urton Lane	Preston Rural East	Complete	2
06/2021/1110	Land to the rear of Grimsargh Vicarage 46 Preston Road	Grimsargh	Under Construction	2
06/2021/0859	Agricultural Building North of Oak House Pudding Pie Lane	Preston Rural East	Complete	1
06/2021/0486	Land off Bartle Lane Lower Bartle	Woodplumpton	Under Construction	10
06/2021/1626	Laburnum House Farm Bartle Lane	Preston Rural North	Complete	5
06/2019/0595	Burrow House Barton Hall Garstang Road	Preston Rural East, Preston Rural North	Under Construction	1

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06/2021/0542	Land to rear of (former) Boars Head Inn 724 Garstang Road	Preston Rural North	Complete	3
06/2018/1091	Kingsway Nurseries Newsham Hall Lane	Preston Rural North	Under Construction	2
06/2021/0412	North Dene Newsham Hall Lane	Preston Rural North	Complete	1
06/2017/0364	Land west of Maxy House Farm Sandy Lane	Preston Rural North	Complete	1
06/2021/1353	Fox Fields rear of Sea View Terrace Inglewhite Road	Preston Rural North	Complete	1
06/2021/0425	Ramblers Club 11 Mornington Road	Ribbleton	Complete	13
06/2023/0713	132 Longridge Road	Ribbleton	Complete	-1
06/2020/1294	Land west of Eaves Lane	Preston Rural North	Complete	1
06/2019/1308	Loud Scales Back Lane	Preston Rural North	Complete	2
06/2022/0117	Hill House Back Lane	Preston Rural North	Complete	1
06/2022/0443	Lowbeck Barn Back Lane	Preston Rural North	Complete	1
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	Preston Rural North	Complete	1
06/2021/1274	Raikes Farm Catforth Road	Preston Rural North	Complete	2
06/2020/1380	Lower Hill House Farm Eaves Lane	Preston Rural North	Complete	3
06/2021/1546	Land corner of eaves Lane & Brierley Lane	Preston Rural North	Complete	2
06/2021/1426	Land West of Eaves Lane	Preston Rural North	Complete	1
06/2021/1216	Land West of Melrose Lewth Lane	Preston Rural North	Complete	1
06/2021/0429	Lightfoot Barn Lightfoot Lane	Preston Rural North	Complete	4
06/2022/0723	Land adj Paradise House Moorside Lane	Preston Rural North	Complete	2
06/2022/1163	Land to the South of School Lane	Preston Rural North	Complete	2
06/2020/0540	Norcon 22 Tower Lane	Sharoe Green	Complete	4
06/2021/1466	296 Sharoe Green Lane	Sharoe Green	Complete	-1
06/2022/0466	69 Ribbleton Ave	St Matthews	Complete	1
06/2022/0903	57 Maitland Street	St Matthews	Complete	-1
06/2013/0865	Haydock Grange Hoyles Lane	Preston Rural North	Complete	11

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06/2017/1384	Haydock Grange Hoyles Lane	Preston Rural North	Complete	26
06/2020/0050	Land to the east of Tabley Lane	Preston Rural North	Under Construction	22
06/2021/1119	Land to the north of D'urton Lane	Preston Rural East	Under Construction	19
06/2014/0353	Land at Lightfoot Lane	Preston Rural North	Complete	3
06/2019/0908	Land to the north of D'Urton Lane	Preston Rural East	Under Construction	58
06/2015/0968 & 06/2019/1037	Land North of Eastway & South of D'Urton Lane	Preston Rural East	Under Construction	61
06/2015/0530	Land to North of Hoyles Lane & east of Sidgreaves Lane	Lea	Under Construction	30
06/2017/0366	Land North of Maxy House Farm Sandy Lane	Preston Rural North	Under Construction	41
06/2014/0442	(Grid ref - 512344) Sandyforth Lane	Preston Rural North	Under Construction	38
06/2019/0114	Plots 1-3 Cottam Hall Land east of Sidgreaves Lane	Lea	Complete	77
06/2020/1109	Sidgreaves Lane Lea Road & Lancaster Canal	Ingol & Cottam	Under Construction	48
06/2020/0992 & 06/2015/0243 & 06/2018/1296	Sidgreaves Lane Lea Road & Lancaster Canal Cottam Hall	Ingol & Cottam	Complete	11
06/2017/0324	Land west of The Weald	Lea	Complete	25
06/2018/1243	Land off Preston Road	Preston Rural East	Complete	48
06/2021/1003	Phase 3A Whittingham Hospital	Preston Rural East	Complete	11
06/2019/0166	Land to rear of 126 Whittingham Lane	Preston Rural East	Complete	26
06/2019/0974	Land at Sandy Gate Lane	Preston Rural East	Complete	30
06/2019/1049	Land South of Whittingham Lane	Preston Rural East	Complete	37
06/2020/0443	Land to the east of Plumpton Field	Preston Rural North	Under Construction	10
06/2015/0816	Land South of 110-126 Whittingham Lane	Preston Rural East	Under Construction	19
06/2020/1118	Former Whittingham Hospital Whittingham Lane	Preston Rural North	Under Construction	85
06/2016/0585	Eastway Nurseries Eastway	Garrison	Complete	1

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06/2022/0779	Ingol Golf and Squash Club Tanterton Hall Road	Cadley	Under Construction	9
06/2019/1032	Ingol Golf and Squash Club Tanterton Hall Road	Cadley	Under Construction	38
06/2021/0734	Parcel H Ingol Golf Club	Cadley, Ingol & Cottam	Under Construction	4
06/2019/0986	Deafway Brockholes Brow	Ribbleton	Under Construction	5
06/2017/1104	Park House 472 Garstang Road	Preston Rural East	Complete	4
06/2020/1382	Land adj to 329 Preston Road	Preston Rural East	Complete	5
06/2017/1350	Land off Ribblesdale Drive	Preston Rural East	Under Construction	27
06/2019/0040	Key Fold Farm 430 Garstang Road	Preston Rural East	Under Construction	30
06/2016/0493	Former Ridings Depot & land to North & south of Whittingham Lane	Preston Rural North	Complete	3
06/2019/0169 & 06/2017/0840	Land at Inglewhite Road	Preston Rural North	Under Construction	65
06/2020/1400	Former Ribbleton Hospital Miller Road	Ribbleton	Complete	115
06/2018/1230	Land at D'Urton Lane	Preston Rural East	Under Construction	13
06/2020/0167	Land off Garstang Road	Preston Rural North	Complete	68
			<b>Total</b>	<b>1630</b>