



HOUSING LAND POSITION

At 1st October 2020

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	4
3. Housing Land Supply	6
4. Appendix 1	16
5. Appendix 2 – Completions list 01/04/2019 – 01/10/2020	21

1. Introduction

This report examines three key areas:

- Housing Completions in Preston on a rolling 3 year monitoring period.
- Monitoring of the impact of planning policies on density, previously developed sites and affordable housing.
- Future supply of housing and specifically the 5 year housing supply.

Please note, due to the different ways of reporting completion statistics ie gross completion/net completions/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.

Preston City Council's housing target is set out in the Government's Standard methodology which is currently 250 dwelling pa.

Due to the impact of covid-19, our team were unable to carry out our annual monitoring site visits in April 2020. The decision was taken on health and safety grounds. Visits were carried out at the end of September 2020 to cover an 18 month monitoring period instead. The forward looking supply section of this document therefore covers an October to October monitoring period (rather than the traditional April to April). We aim to update this again in April 2021 to monitor more closely the impact of covid-19 on build out rates in Preston.

2. Completion Details

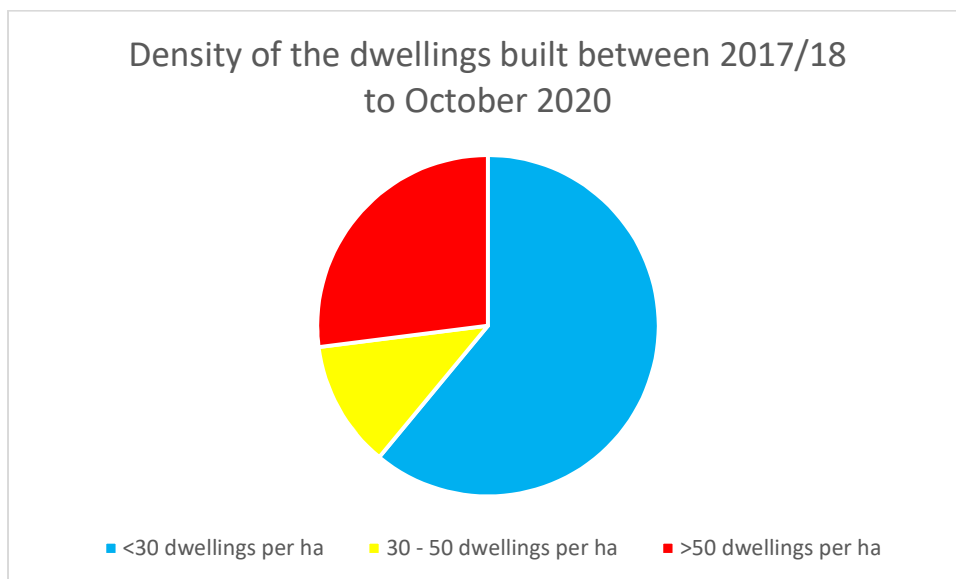
2.1 Annual Completion across the rolling 3 year monitoring period

Monitoring Period	Net completions	HDT score (if available)
April 2017 - March 2018	634	252%
April 2018- March 2019	785	313%
April 2019 - October 2020	1121	
Total	2540	

2.2 Completions by Density

Density	2017/18	2018/19	2019/Oct 2020
<30 dwellings per ha	19	535	673
30 - 50 dwellings per ha	63	97	72
>50 dwellings per ha	99	94	376

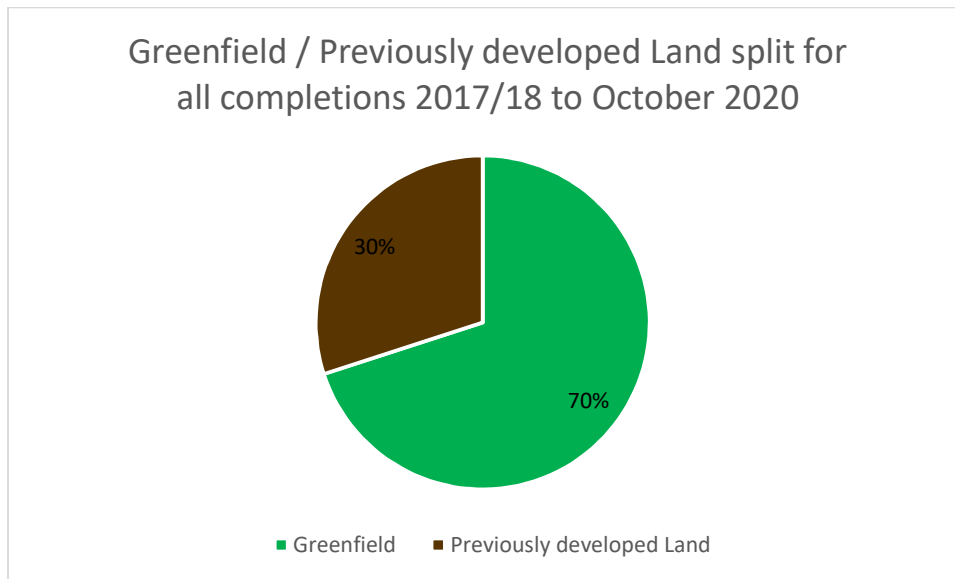
**Gross completions, net site area of development and schemes of 5 or more dwellings only*



Housing Land Position
At 1st October 2020

2.3 Completions on Previously Developed Land

Land type	2017/18	2018/19	2019/Oct 2020
	458	597	760
Greenfield	71%	74%	68%
Previously Developed Land	191	206	361
	29%	26%	32%



*Gross Completions

2.4 Affordable Housing Completions over rolling 3 year monitoring period

Monitoring Period	Gross Affordable Completions
April 2017 - March 2018	197 ¹
April 2018- March 2019	213 ²
April 2019 - October 2020	186 ³
Total	596

2.5 Demolitions

During the April 2019 – October 2020 monitoring period there were 2 dwellings recorded for monitoring purposes as demolished which were replacement dwellings so resulted in no net gain on those sites.

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

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

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

Housing Land Position
At 1st October 2020

3. Housing Land Supply

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

Local Plan Ref	Planning Permission	Address	Net gain outstanding at Oct 2020	Oct 20/21 - Oct 24/25	Oct25/26 - Oct 29/30	Oct 2030+
	06/2011/0469	Land adj 44 Geoffrey Street	6	6		
MD2	06/2013/0195 & 06/2016/0504	Land off Eastway - Hollins	3	3		
	06/2013/0293	Land at Lockside Rd	16	0	16	
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	11	11		
MD2	06/2014/0353	Lightfoot Lane Phase 1A	5	0	5	
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	191	100	91	
MD2	06/2014/0598	Maxy House Farm	22	22		
	06/2014/0902 & 06/2018/1243	Land off Preston Rd Grimsargh	132	100	32	
	06/2014/0936 & 06/2018/1258 & 06/2019/1397	Land to rear of The Uplands, Fulwood Row	6	6		
	06/2015/0022	Miller Arcade, Lancaster Rd	45	45		
	06/2015/0159	15 Moor Park Avenue	8	8		
MD1	06/2015/0243	Cottam Hall - Story Homes	136	120	16	

Housing Land Position
At 1st October 2020

MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	57	57		
	06/2015/0374	Glovers House, 35 Glovers Court	30	30		
MD2	06/2015/0530	Land to the north of Hoyles lane and east of Sidgreave Lane	154	100	54	
MD2	06/2015/0546 & 06/2017/1252 & 06/2017/1038	Connemara, Lightfoot Green Lane - Charles Church	30	30		
MD2	06/2015/0769	Land at D'Urton Lane, Broughton	38	38		
	06/2015/0816	Land sth of 110-126 Whittingham Lane Broughton	37	0	37	
	06/2019/0719 & 06/2019/1441	Midland Hse Maritime Way	40	0	40	
MD2	06/2015/0968	Land North of Eastway and South of Durton Lane	167	120	47	
	06/2016/0579	Woodlands Barn Bartle Lane Bartle	5	5		
	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	87	60	27	
	06/2016/1165	5-7 Moor Park Avenue	14	14		
	06/2016/1192	21 - 23 Lord Street	11	0	11	
	06/2017/0251	5-13, Market Street Preston	19	19		
MD1	06/2017/0255	Former Cottam Brickworks Cottam Avenue (93 units)	89	89		
MD1	06/2017/0256	Former Cottam Brickworks Cottam Avenue (21 units)	21	21		

Housing Land Position
At 1st October 2020

	06/2018/0224 & 06/2017/0278 & 06/2015/0306	Land at Garstang Rd Barton	9	9		
MD1	06/2017/0324	Land west of The Weald Preston	99	99		
MD2	06/2017/0366 & 06/2018/1415 & 06/2018/1415	Land Nth of Maxy House Fm Sandy Lane	213	84	120	9
	06/2017/0531	131 - 137 Market Street West	12	12		
	06/2017/0631	43 Church Street	6	6		
	06/2017/0724 & 06/2019/0925	Park House Farm Whittingham Lane Girmsargh	34	34		
	06/2017/0758	5 Chruch Row	80	0	80	
	06/2018/1405	Ingol Golf Club Phase 1 RM (Fellows Homes	39	39		
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	100	52	
	06/2017/0757	Ingol Golf Course remainder under Outline	253	0	120	133
MD2	06/2017/0831 & 06/2019/0908	Land north of Durton Lane Preston	250	84	120	46
	06/2017/0941 & 06/2019/0166	Land to the rear of 126A Whittingham Lane	97	97		
	06/2017/0970	58 - 60 Guidhall Street	35	35		
	06/2017/1048	Land adjacent Old Rib Farm 55 Halfpenny Lane	11	0	11	
	06/2017/1062	The Grange Durton Lane	6	0	6	
	06/2017/1103	Land adj Lloyds Pharmacy Longsands Lane Preston	8	8		

Housing Land Position
At 1st October 2020

	06/2017/1104	Park House 472 Garstang Rd	38	38		
	06/2017/1170	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	12	0	12	
	06/2017/1229	Lawton House Farm Bartle Lane Woodplumpton	14	0	14	
	06/2017/1270	Burrow House, Barton Hall Garstang Rd	6	0	6	
	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	0	68	
MD2	06/2017/1384 & 06/2019/0585	Haydock Grange Hoyles Lane	173	120	53	
	06/2017/1387	Dean Farm Warehouse Pudding Pie Nook Lane Preston	6	0	6	
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	17		
MD2	06/2017/1435	Land at Tabley Lane Preston	175	0	120	55
	06/2018/0238	Cardwells Farm Garstang Road Preston	55	0	55	
	06/2018/0242 & 06/2020/0167	Land off Garstang Road Preston	68	68		
	06/2018/0256 & 06/2020/0007	Land to the north of Inglewhite Road Longridge	5	5		
	06/2018/0469	6 Winckley Square Preston	25	25		
MD2	06/2018/0688	Land off Sandy Lane/Maxy House Road Cottam	36	36		

Housing Land Position
At 1st October 2020

	06/2017/1311 (108 units) & 06/2018/0312 (198 units) & 06/2018/0703 (140 units) & 06/2019/0512 (130 units)	Red Rose House and Elizabeth House Lancaster Road Preston	130	130		
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	0	58	
	06/2018/0746	Lancashire House 24 Winckley Square	29	29		
	06/2018/0803	3 Orchard Street Preston	6	6		
	06/2018/0927	10 & 11 Camden Place Preston	14	14		
	06/2018/0967	Broughton Hall Barn, midgery Lane	5	5		
	06/2018/1029	Rothwell Crescent	-13	-13		
	06/2018/1042	Land off Halfpenny Lane	22	22		
MD2	06/2018/1069	3 Nog Tow Bank Tabley Lane Preston	7	7		
	06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	9		
	06/2018/1101 & 06/2018/1102	Land off Lea Road	6	6		
	06/2018/1112	5-7 Cannon Street Preston	15	15		
	06/2018/1174	St Marys School St Marys Street	14	14		
	06/2018/1276	25 Grimshaw Street	28	28		
	06/2018/1282	Ribbleton Hospital Miller Road Preston	139	0	120	19
	06/2018/1314	Land adj Broughton Tower Farm	5	5		
	06/2018/1322	Glovers House, 35 Glovers Court	5	5		

Housing Land Position
At 1st October 2020

	06/2018/1356	Land opp Swainson House Farm Goosnargh Lane	26	0	26	
	06/2018/1385	Former St Josephs Social Club Cemetery Road Preston	44	44		
	06/2019/0001	Garrison Hotel 193 Watling Street Road	7	7		
	06/2019/0040	Keyfold farm 430 Garstang road	129	0	120	9
MD1 New	06/2019/0114	Plots 1 - 3 Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	141	84	57	
	06/2019/0124	Land West of 208 Whittingham Lane	9	9		
	06/2019/0135 & 06/2019/0868	Lady Bank Avenue	19	19		
	06/2019/0168	Land South of Inglewhite Road adjacent Belmont Residential Home Preston	6	6		
	06/2019/0213	Land to the rear of stables at 907 & 909 Whittingham Lane	8	8		
	06/2019/0436	40-43 Lune Street (2nd floor)	5	5		
	06/2019/0458	40-43 Lune Street (ground floor & 1st floor)	7	7		
	06/2019/0465	Land at Whittingham Road	9	9		
	06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm Eaves Lane	5	5		
	06/2019/0499	Sports Hall 10-16 Garden Street	47	47		

Housing Land Position
At 1st October 2020

	06/2019/0595	Burrow House Bartle Hall Garstang Road	6	6		
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11		
	06/2019/0924	Bhailok Court Pole Street	176	176		
	06/2019/0974	Land at Sandy gate Lane Broughton	97	97		
	06/2019/1049	Land South of Whittingham Lane Grimsargh	66	66		
	06/2019/1055	Land at West Park Avenue	12	12		
	06/2019/1068	Laburnum House Farm Bartle Lane	9	9		
MD2	06/2019/1114	248 Lightfoot Lane	89	70	19	
	06/2019/1125	7-11 Heatley Street	12	12		
MD1	06/2019/1210	Canberra Lane (Sidgreaves Lane, Lea Road)	68	68		
	06/2019/1243	18 Avenham Lane and 2 Great Avenham Street	6	6		
	06/2019/1297	Lower Lickhurst House Bleasdale Road	5	5		
	06/2019/1340	The Sumners 195 Watling Street Road	77	0	77	
	06/2019/1397	The Uplands Fulwwod Row	6	6		
	06/2019/1458	Land adj rear of 74 & 76 Heathfield Drive	6	6		
	06/2020/0023	43 Westcliffe	5	5		
	06/2020/0035	53 Garstang Road	17	17		
	06/2020/0051	Radar Station Site Whittingham Lane	7	7		
	06/2020/0246	15-17 Cambridge Walk	8	8		
MD2	06/2020/0283	Ashdene 268 Hoyles Lane	9	9		

Housing Land Position
At 1st October 2020

	06/2020/0287	Buckingham House Glovers Court	24	24		
	06/2020/0365	Land to the rr of Maitland House Maitland Street	13	13		
	06/2020/0367	639 Garstang Road	5	5		
	06/2020/0372	Church Hill Lodge Durton Lane	5	5		
	06/2020/0375	Charles House 8/8A Winckley Square	70	70		
	06/2020/0401	1-6 Cottam Lane Business Centre Cottam Lane	6	6		
	06/2020/0413	Ribchester House Lancaster Road	36	36		
	06/2020/0485	Inglemere Station Lane	5	5		
MD1		Remainder of MD1	471	0	150	321
MD2		Remainder of MD2	2228	0	150	2078
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	0	40	
HS1.3		Parker Street	50	0	50	
HS1.4	06/2016/0585	Former Eastway Nurseries	4	4		
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	0	38	
HS1.8		Shelley rd/Wetherall St	27	0	27	
HS1.9		Stagecoach Bus Depot Selbourne St	32	0	32	
HS1.11		Tulketh Community School	44	0	44	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	0	12	
HS1.13		Land North of Tom Benson Way	30	0	30	
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	76	76		

Housing Land Position
At 1st October 2020

HS1.14	06/2016/0493 & 06/2019/0336	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	67	67		
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site)	221	154	67	
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	750	0	120	630
SP4.1 (City Centre Plan)		St Joseph's Orphanage	67	0	67	
SP4.2 (City Centre Plan)		Avenham Street Car Park	294	0	294	
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	0	14	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	0	0	28
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	0	35	35
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	0	7	
		Smaller sites minus 10% discount	256	256		
		Total	10005	3769	2873	3363

3.2 5 Year Supply Position:

The table at section 3.1 identifies the potential for 3769 units during the 5 year period (Oct 2020/21 – Oct 2024/25).

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

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

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

In accordance with paragraph 73 of the NPPF a 5% buffer has been applied to the 5 year housing calculation. To take into account uncertainty as to the impact of covid-19 on post October 2020 build out rates we have allowed for a 5% covid-19 reduction on all sites within the potential 5 year supply to allow for any further potential impact on build out rates:

5 Year Supply as at 01/10/2020	
5 year requirement (5 x 250)	1250
5 year requirement with 5% buffer	1313
Annual requirement for the 5 year period	263
5 year potential supply	3769
5 year potential supply minus 5% covid-19 reduction	3581
5 year supply position	13.6

Housing Land Position
At 1st October 2020

4. Appendix 1

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

Planning permission	Address	Net gain outstanding Oct 2020
06/2012/0218	Former Joinery Workshop Land adj 1 Stone Chimney Cottage Blackleach Lane	1
06/2012/0727	Land adj 843 whittingham lane	1
06/2015/0379	42 Eldon St	2
06/2016/0213	105 Whittingham Lane Broughton	1
06/2016/0228	Land adj. 329 St George's Rd	1
06/2016/0541	504 Whittingham Lane Broughton	1
06/2016/0798	Bell Fold Farm 708 Garstang Rd	3
06/2016/0823	132 Church St	2
06/2016/1134	413 New Hall Lane	2
06/2020/0403	28 Church Lane Goosnargh	2
06/2016/1233	Anderton Fold Farm 980 Garstang Road	3
06/2020/0116	7 St Theresa's Drive	1
06/2017/0301	99 Victoria Rd	0
06/2017/0364	Land west of Maxy House Farm Sandy Lane	1
06/2017/0461	Lyndhurst, 67 Halfpenny Lane	1
06/2017/0826	Thirlmere Blackleach Lane	1
06/2020/0233	25 Woodplumpton Lane	0
06/2017/0978	Land adj 91 Hoyles Lane	3
06/2017/0984	The Mount Fernyhalgh Lane Preston	1
06/2017/0996	18-20 Skeffington Road	4
06/2017/1024	Beech Grove Farm Malley Lane	1
06/2017/1049	Brentwood House 15 Victoria Road	1
06/2017/1060	Domus Iii, Durton Lane	1
06/2017/1080	Land adjacent 1 Fermor Road	1
06/2017/1125	Cottam Lodge 34 Miller Lane	1
06/2017/1247	Land adjacent to Craig Niesh (known locally as End House) Goosnargh Lane	2
06/2017/1251	Carr House Farm Preston Road	1
06/2017/1258	Whitefield Hse Farm Mayfield Avenue	1
06/2017/1341	37 Frenchwood Street	1
06/2017/1345	Bryars House Lea Lane	0
06/2017/1348	Bridge House Farm Tabley Lane	1
06/2018/0021	64 Plungington Road	1
06/2018/0104	155 & 157 Garstang Road Preston	1

Housing Land Position
At 1st October 2020

06/2018/0132	Former Deepdale Mill Isherwood Street	1
06/2018/0146	Oak Bank Mill Lane Goosnargh	1
06/2018/0172	Belmont Farm Inglewhite Road	1
06/2018/0244	339 Preston Road Grimsargh	4
06/2018/0282	Land adjacent Winders Lodge Durton Lane	1
06/2018/0354	Land to rear of 16 Lambert Road Lambert Road	4
06/2018/0411	Bradcroft Cottage Goosnargh Lane Preston	1
06/2018/0512	Plumpton Green 103 Woodplumpton Road Woodplumpton Preston	3
06/2018/0515	Whinneyfield Farm Whinneyfield Lane Preston	2
06/2018/0584	Glenroyd 250 Lightfoot Lane Preston	2
06/2018/0612	Fox Fields Inglewhite Road	1
06/2018/0644	Bushells Cottage Mill Lane Goosnargh	1
06/2018/0677	Agricultural Building North of Oak House Pudding Pie Nook Lane	1
06/2018/0681	106 Deepdale Road Preston	2
06/2018/0697	Bensons Cottage Bensons Lane Woodplumpton	0
06/2018/0725	Hautmont Tabley Lane	1
06/2018/0799	The Orchard Eaves Lane Preston	1
06/2018/0818	Land off Whittingham Lane Goosnargh	3
06/2018/0975	Land opposite 92 Darkinson Lane Preston	4
06/2018/1006	The Dingles Highgate Close	0
06/2018/1056	Land west of Beconsall Farm Bartle Lane Preston	1
06/2018/1094	Heron Gate Highrigg Drive Preston	1
06/2018/1116	Broadfield Mill Lane	1
06/2018/1203	120 Church Street	2
06/2018/1213	Tanpit Stables Green Lane Catforth Preston	1
06/2018/1222	31 Fishergate Hill	1
06/2018/1229	Gleadale House Cumeragh Lane Preston	3
06/2018/1240	Prospect House 236 Woodplumpton Road Woodplumpton	1
06/2018/1315	Manor House Farm Button Street Inglewhite	2
06/2018/1345	Almond House Whittingham Lane	-1
06/2018/1368	51 Whittingham Lane Preston	1
06/2019/0021	Land between 37 & 39 Christ Church Street Preston	4
06/2019/0023	Building to the rear of Eccles Moss Ironworks Bleasedale Road Whitechapel	1
06/2019/0041	Land South of 97 Halfpenny Lane	2
06/2019/0090	Land opp The Old School House Garstang Road	1

Housing Land Position
At 1st October 2020

06/2019/0097	Cottam Hall Farm Merry Trees Lane Preston	1
06/2019/0182	Land adj 38 Lower Bank Road	2
06/2019/0244	Haighton Farm Cottage Haighton Green Lane	1
06/2019/0245	Land adj 38 Mersey Street	1
06/2019/0246	88-96 Market Street West	2
06/2019/0256	130-130A Church Street	1
06/2019/0265	Cottam Hall Farm Miller Lane	2
06/2019/0269	280 Tag Lane	2
06/2019/0272	Abbotts Lodge 141 Lightfoot Lane	1
06/2019/0291	Carr House Farm Preston Road	1
06/2019/0293	Carr House Farm Preston Road	1
06/2019/0323	Land adj 32 Driscoll Street	2
06/2019/0344	15 Great Avenham Street	1
06/2019/0346	Newby House 4 Darkinson Lane Preston	1
06/2019/0421	53 Brackenbury Road	-1
06/2019/0424	95 Cromwell Road	1
06/2019/0454	Land south of Bridge House Tabley Lane	2
06/2019/0456	Broadfield Inglewhite Road	1
06/2019/0459	55 Dodney drive	3
06/2019/0470	Land adj Bridge House Lea Rd	1
06/2019/0492	Building 1 Daisy Dene Inglewhite Road	1
06/2019/0493	Building 2 Daisy Dene Inglewhite Road	1
06/2019/0494	Building 3 Daisy Dene Inglewhite Road	1
06/2019/0495	Building 4 Daisy Dene Inglewhite Road	1
06/2019/0498	Spar House Farm Cottage Lewth Lane	2
06/2019/0526	Rosemary Glen Elston Lane	1
06/2019/0531	Preston College Moor Park Avenue	4
06/2019/0536	Dam House Farm 27 Preston Road	1
06/2019/0579	Entwistle Guns 254 Plungington Road	1
06/2019/0611	21-23 Lord Street	2
06/2019/0613	24-25 Orchard Street	4
06/2019/0662	The Blue Salvia 198 Tag Lane	1
06/2019/0708	Land adj Slaters Barn Whittingham Lane	1
06/2019/0734	Loyds TSB 465-467 Blackpool Road	2
06/2019/0764	Land east of White Gables Bartle Lane	2
06/2019/0779	Land West of Eaves Lane	2
06/2019/0785	Belmont Farm Inglewhite Road	3
06/2019/0793	13-15 Eldon Street	-1
06/2019/0795	Goose Hall Cow Hill	1
06/2019/0805	164 - 166 Newhall Lane	-1
06/2019/0840	164 Tulketh Road	4
06/2019/0858	The Grasmere Lea Road	-1
06/2019/0859	60 Egerton Road	1
06/2019/0865	Darkinsons Stables Darkinson Lane	1
06/2019/0919	Oaklands Farm Ashley Lane	2

Housing Land Position
At 1st October 2020

06/2019/0969	32 Hazel Coppice	1
06/2019/0975	9-11 Church Avenue	2
06/2019/0982	Orchard Court 92 Blackbull Lane	1
06/2019/0984	Lodgefield House Houghton Green Lane	1
06/2019/0995	Slater House Farm Houghton Green Lane	1
06/2019/1028	Dean View 173 Whittingham Lane	1
06/2019/1058	Toll Bar Cottage 476 Garstang Road	-1
06/2019/1071	Land at Whinfield Cottage Cow Hill	2
06/2019/1078	164 Miller Road	1
06/2019/1092	Durton Cottage Durton Lane	1
06/2019/1094	60 Meadow Street	4
06/2019/1095	Land adj 211 Woodplumtpn Road	1
06/2019/1133	5 Clifton Avenue	-1
06/2019/1135	Fazal House Midgery Lane	1
06/2019/1155	1 Ploughmans Court Grimsargh	1
06/2019/1159	Paradise House Moorside Lane	2
06/2019/1170	12A Cannon Street	1
06/2019/1174	Beech grove farm Malley Lane	3
06/2019/1179	Tree Tops Miller Lane	1
06/2019/1191	Spar House Farm Cottage Lewth Lane	3
06/2019/1237	Dixons Farmhouse Dixon Lane	-1
06/2019/1266	Elston Garage Elston Lane	3
06/2019/1296	Plot 3 Belmont Farm Inglewhite Road	1
06/2019/1303	261 St Pauls Road	1
06/2019/1305	Brookside Cottage Barton Lane	1
06/2019/1308	Loud Scales Back Lane	2
06/2019/1313	Lewth lodge Cinder Lane	1
06/2019/1320	211 Tag Lane	1
06/2019/1345	Olivers Farm Brierley Lane	1
06/2019/1360	Land at Key Fold Farm 430 Garstang Road	2
06/2019/1370	Land at D'urton Lane	3
06/2019/1389	Land between 23 & 25 Rawcliffe Drive	2
06/2019/1390	Land between 24 & 26 Norbreck Drive	2
06/2019/1391	Land adj 31 Larches Lane	1
06/2019/1422	37 - 39 Victoria Parade	1
06/2019/1426	Land adj 64 Gisburn Road	1
06/2019/1428	5 Ballam road	1
06/2019/1452	Land between 99 & 107 Queens road	2
06/2019/1453	Land adj 12 Marsett Place	2
06/2019/1455	Land adj 19 Langcliffe Road	2
06/2019/1456	Land adj 1 & 2 Millbank	2
06/2019/1457	Land adj 39 & 41 Porter Street	4
06/2020/0029	116 Victoria Road	-1
06/2020/0065	The Garden House Catforth Road	1
06/2020/0080	8a Lune Street	2

Housing Land Position
At 1st October 2020

06/2020/0095	Broadfield Inglewhite Road	1
06/2020/0105	179 Lancaster Road North	1
06/2020/0109	Dean Villa 139 Whittingham Road	1
06/2020/0116	7 St Therasas Drive	1
06/2020/0121	54 Eldon Street	1
06/2020/0123	Land adj 55a Bridge Road	2
06/2020/0140	Former Boars Head Inn 724 Garstang Road	4
06/2020/0195	Lawton House Farm Bartle Lane	4
06/2020/0209	13 Lorraine Avenue	1
06/2020/0227	Land off Inglewhite Road	1
06/2020/0243	17 Salisbury Road	1
06/2020/0250	73 - 73A Brook Street	2
06/2020/0268	Land north of East View Cinder Lane	3
06/2020/0269	Land West of Benson Lane	2
06/2020/0284	Sheardley Fold Barton Lane	1
06/2020/0328	18 Fir Trees Avenue	-1
06/2020/0403	Land adj 28 Church Lane	2
06/2020/0405	Land between 211 & 217 Woodplumpton Road	2
06/2020/0415	Sumners Farm Cow Hill	3
06/2020/0421	Land between 21 & 23 Hawkshead Road	2
06/2020/0423	Land adj 12-20 Worthing Road	1
06/2020/0435	Staveley Cow Hill	1
06/2020/0439	12 Grafton Road	3
06/2020/0452	Woodlands Barn Bartle Lane	1
06/2020/0470	Rake Head Cottage Stanalee Lane	0
06/2020/0486	Land corner of Eaves Lane and Briery Lane	2
06/2020/0490	24 Garstang road	1
06/2020/0504	Marimar Cumeragh Lane Preston	1
06/2020/0537	Barnfield Cottage Rosemary Lane	1
06/2020/0540	Norcon 22 Tower Lane	4
06/2020/0541	18 Moorland crescent	1
06/2020/0555	Land Between 10-12 Hendon Place	1
06/2020/0562	Land to rear of 26-28 Victoria Parade	1
06/2020/0598	120 Church Street	2
06/2020/0680	Land adj 8 Derby Rd	1
06/2020/0681	Green Lane Farm Catforth Road	1
06/2020/0709	9 Bansfield Avenue	1
06/2020/0740	166 Lytham Road	1
06/2020/0788	Land south of School Lane	2
	Total	284

Minus 10% = **256**

Housing Land Position
At 1st October 2020

5. Appendix 2 – Completions list 01/04/2019 – 01/10/2020

Planning permission	Address	Description	net gain Oct 2020
06/2019/0325	74 Pedders Lane Preston	Complete	-1
06/2019/0826	507 Blackpool road Preston	Complete	1
06/2017/0077	Land adj 24 Tulketh Road Preston	Complete	4
06/2018/0701	36 Waterloo Terrace Preston	Complete	1
06/2018/0281	1 Greenlands Grove Preston	Complete	1
06/2019/1011	10 Gamull Lane Preston	Complete	-1
06/2017/0380	Land between 71 & 75 Ramsey Ave Preston	Complete	2
06/2017/0352	Land between 19 Garrison Road & 68 Chapman Road Preston	Complete	8
06/2017/0927	The Dingles Highgate Close Preston	Complete	1
06/2017/1458	57 Victoria Road Preston	Complete	5
06/2019/1303	261 St Pauls Road Preston	Complete	1
06/2017/0682	228-232 Deepdale Road Preston	Complete	1
06/2020/0322	Flat 3 46 Watling Street Road Preston	Complete	1
06/2015/0681	23a Fulwood Hall Lane Preston	Complete	1
06/2019/0272	Abbotts Lodge 141 Lightfoot Lane Preston	Under Construction	1
06/2018/0911	The Laurels 146 Lightfoot Lane Preston	Complete	1
06/2015/0995	Garth Lodge 62 Lightfoot Lane Preston	Complete	2
06/2018/1093	43 Whinfield Lane Preston	Complete	3
06/2018/1286	Land between 76 & 82 Darkinson Lane Lea	Complete	2
06/2018/1101	Land off Lea Road Lea	Complete	5
06/2018/1102	Land off Lea Road Lea	Complete	1
06/2019/1153	342 Blackpool Road Preston	Complete	-1
06/2019/0798	91 Garstang Road Preston	Complete	6
06/2018/0359	Land adj 187 Kent Street Preston	Complete	2
06/2020/0495	80 Norris Street Preston	Complete	1
06/2019/0107	Church House Farm Preston Road Grimsargh	Complete	4
06/2018/1050	Whinfield Cottage Cow Hill	Complete	1
06/2015/0700	47 Whittingham Lane Broughton	Complete	2
06/2018/1315	Manor House Farm Button Street Inglewhite	Under Construction	2
06/2016/0457	Manor House Farm Button Street Inglewhite	Complete	4
06/2018/0224	Land at Garstang Road	Complete	2
06/2017/0339	Land to rr of 907&909 Whittingham Lane Broughton	Complete	4
06/2018/0818	Land of Whittingham Lane Goosnargh	Under Construction	1
06/2017/0269	Old Methodist Chapel Chapel lane	Complete	1
06/2018/1227	Garlick House Green Lane Catforth	Complete	1
06/2016/0412	The Bents Woodfold Farm Crombleholme Fold Goosnargh	Complete	1
06/2018/0395	Broadith Cottage Broadith Lane	Complete	1
06/2018/0171	Rigg Farm Rigg Lane	Complete	0
06/2020/0115	Beacon View Back Lane Goosnargh	Complete	1

Housing Land Position
At 1st October 2020

06/2019/1392	Barnsfold House Stoney Lane Goosnargh	Complete	1
06/2016/0579	Woodlands barn Bartle Lane Bartle	Complete	2
06/2016/0580	Woodlands barn Bartle Lane Bartle	Complete	3
06/2018/0718	Land Between 3 Spa Cottages & Laburnum House Bartle Lane	Complete	2
06/2019/0782	Brookview House Barton Lane	Complete	1
06/2017/0792	Cross House Farm Barton Lane	Complete	1
06/2019/0268	Barton House Blackleach Lane	Complete	1
06/2016/1233	Anderton Fold Farm 980 Garstang Road	Under Construction	1
06/2019/0057	The Old School 730 Garstang Road	Complete	1
06/2016/0573	37 Halfpenny Lane Longridge	Complete	2
06/2018/0793	Edge Farm Hollowforth Lane Preston	Complete	1
06/2014/0785	Spar House Farm Lewth Lane Woodplumpton	Complete	1
06/2016/0275	Former Wesleyan Methodist Church moorside Lane Woodplumpton	Complete	1
06/2018/1039	Land adj Paradise House Moorside Lane	Complete	1
06/2018/0517	Newfield Tabley Lane	Complete	-1
06/2019/0947	28-30 Willow Crescent Preston	Complete	2
06/2019/1319	16 Fir Tree Ave Preston	Complete	-1
06/2017/0641	1 Grange Place Preston	Complete	-1
06/2020/0032	19-20 Fishergate Hill Preston	Complete	4
06/2018/1207	270 Garstang Road Preston	Complete	0
06/2016/0209	Land off St Barnabus & St Pauls Road Preston	Complete	7
06/2016/0989	Mr Pickwicks 40-44 Meadow Street Preston	Complete	6
06/2016/0296	Land south of South Lodge moor Park Ave Preston	Complete	1
06/2018/1290	71a New Hall Lane Preston	Complete	1
06/2018/0132	Former Deepdale Mill Isherwood Street Preston	Complete	3
06/2016/0070	Unit 1 & 45 Bleasdale Street East Preston	Complete	4
06/2018/1328	The Connolley centre Steeple View Preston	Complete	7
06/2018/1042	Land off Half Penny Lane Longridge	Under Construction	29
06/2019/0868	Land at Lady Bank Ave Preston	Under Construction	2
06/2016/0936	10 Guildhall Street Preston	Complete	2
06/2020/0105	179 Lancaster Road North Preston	Complete	1
06/2019/0942	19 Ribblesdale Place Preston	Complete	1
06/2016/0848	3-5 Fishergate Preston	Complete	14
06/2019/0224	32 Avenham Lane Preston	Complete	1
06/2018/0663	33 Ribblesdale Place Preston	Complete	1
06/2018/0398	36 cannon Street Preston	Complete	4
06/2019/0944	4 Starkie Street Preston	Complete	1
06/2016/0237	Land north of Dovedale Ave Preston	Complete	60
06/2018/0416	Ye Horns Inn Horns Lane Goosnargh	Complete	4
06/2017/1154	42 West Cliff Preston	Complete	31
06/2018/0127	8-10 Waltons Parade Preston	Complete	17

Housing Land Position
At 1st October 2020

06/2015/0769	Land at D'Urton Lane Preston	Under Construction	20
06/2016/0585	Eastway Nurseries Eastway Preston	Under Construction	4
06/2015/0968	Land north of Eastway and south of D'Urton Lane Preston	Under Construction	66
06/2017/1087	Land West of Geoffrey Street Preston	Complete	30
06/2016/1039	Land rr of Home Fell Goosnargh Lane	Under Construction	6
06/2017/0004	Land rr of 122-152 Hoyles Lane Preston	Complete	17
06/2019/0135	Land at Lady Bank Ave Preston	Under Construction	16
06/2015/0243	Land adj to Cottam between Hoyles Lane Sidgreaves Lane Lea Road and Lancaster Canal	Under Construction	48
06/2015/0282	Lightfoot Lane Preston	Under Construction	51
06/2014/0442	Sandyforth Lane Preston	Under Construction	27
06/2015/0530	Land north of Hoyles Lane and east of Sidgreaves Lane	Under Construction	40
06/2016/0002	Brookfield Farm Tabley Lane	Complete	12
06/2019/1274	43-45 Glovers Court Preston	Complete	10
06/2018/0641	450 Blackpool Road Preston	Complete	1
06/2017/0906	3 Fleet Street Preston	Complete	12
06/2016/0838	Sharoe Green Post Office 347 Garstang Road Preston	Complete	3
06/2015/0015	40 Thorntrees Ave Lea	Complete	4
06/2019/0753	5-7 Plungington Road Preston	Complete	2
06/2019/1173	121 London road Preston	Complete	1
06/2017/0206	Guild House Cross Street Preston	Complete	46
06/2017/0843	Union Court 2 Union Street Preston	Complete	3
06/2016/1259	Winckley House 15 Cross Street Preston	Complete	76
06/2017/0681	135-137 Fishwick Parade Preston	Complete	1
06/2017/0076	Land adj 77 Church Ave Preston	Complete	2
06/2018/0431	22 Egerton Road Preston	Complete	1
06/2018/1397	Breakneck Farm Fernyhalgh Lane Preston	Complete	1
06/2018/0157	South Planks 928 Garstang Road	Complete	1
06/2018/0250	Land north of Inglewhite Road	Complete	3
06/2018/0848	Land adj Fell View Cottage Pudding Pie Nook Lane Broughton	Complete	1
06/2019/0501	Plumpton green 103 Woodplumpton Road	Complete	1
06/2014/0598	Land off Sandy Lane (Maxy House Farm) Preston	Under Construction	30
06/2017/0255	Former Cottam Brickworks Cottam Ave	Under Construction	4
06/2017/0278	Land at Garstang Road Barton	Under Construction	46
06/2017/1384	Haydock Grange Hoyles Lane	Under Construction	72
06/2018/1405	Ingol Golf and Squash Club Phase 1 Land West of Wychnor south of Lightfoot Lane	Under Construction	6
06/2015/0546	Connemara Lightfoot Green Lane Preston	Under Construction	39
06/2016/0504	Off Eastway Preston	Under Construction	55
06/2018/1243	Land off Preston Road Preston	Under Construction	15
06/2017/0324	Land West of The Weald Preston	Under Construction	20

Housing Land Position
At 1st October 2020

06/2016/0493	Former Ridings Depot and land to north and south of Whittingham Lane	Under Construction	21
06/2017/0379	Harrison House Farm 76 Darkinson Lane Preston	Complete	8
06/2018/0585	Land to the north of Whittingham Road Longridge	Under Construction	7
Total			1121