



# HOUSING LAND POSITION

At 31st March 2021

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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 2003 (for the purposes of monitoring against the Development Plan housing requirement).
- 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) and the Development Plan housing requirement figure.

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.

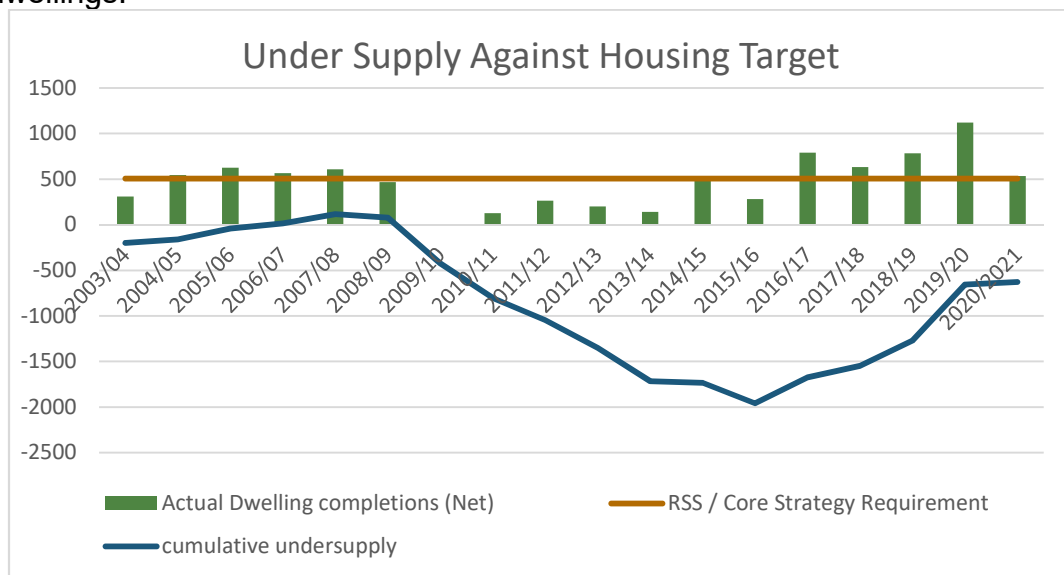
This report updates the October 2020 Housing Land Position Statement and therefore accounts for delivery and supply changes over a six month period. The 1 April – 31 March cycle represents the normal monitoring interval in Preston, however in 2020 a normal monitoring interval could not be achieved due to the Covid-19 pandemic and the cessation of site visits on health and safety grounds and to abide by national restrictions. As a result housing delivery since April 2019 is shown as those completions which occurred over the 18 month period 1 April 2019 – 30 September 2020 and those completions which occurred over the 6 month period 1 October 2020 – 31 March 2021.

## 2. Annual Completions 2003 – 2021

Monitoring Period	Net Completions	Cumulative Over/ <b>Under</b> Supply
April 2003 - March 2004	308	-199
April 2004 - March 2005	544	-162
April 2005 - March 2006	627	-42
April 2006 - March 2007	565	16
April 2007 - March 2008	609	118
April 2008 - March 2009	468	79
April 2009 - March 2010	5	-423
April 2010 - March 2011	127	-803
April 2011 - March 2012	265	-1,045
April 2012 - March 2013	202	-1,350
April 2013 - March 2014	142	-1,715
April 2014 - March 2015	488	-1,734
April 2015 - March 2016	282	-1,959
April 2016 - March 2017	791	-1,675
April 2017 - March 2018	634	-1,548
April 2018 - March 2019	785	-1,270
April 2019 - September 2020	1,121	-628
October 2020 - March 2021	535	
<b>Total Net completions April 2003 - March 2021</b>	<b>8,498</b>	

### 2.1 Annual Completions 2003 – 2021 (cumulative, shown graphically)

The graph below shows annual completions since 2003 along with the (now revoked) RSS requirement to 2010, and Core Strategy requirement from 2010, totalling 9,126 net dwellings. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to **628** 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 2018 - March 2019	785	313%
April 2019 - March 2020	747 <sup>1</sup>	339%
April 2020 - March 2021	909 <sup>2</sup>	
Total	2,441	

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<sup>1</sup> Due to the pandemic site visits could not be carried out in April 2020. At October 2020 an 18 month monitoring figure was calculated to be 1,121 completions between April 2019 – Oct 2020. This figure was used to give a pro-rata completion figure of 747 for the period April 2019 – March 2020 for the purposes of Government statistical returns.

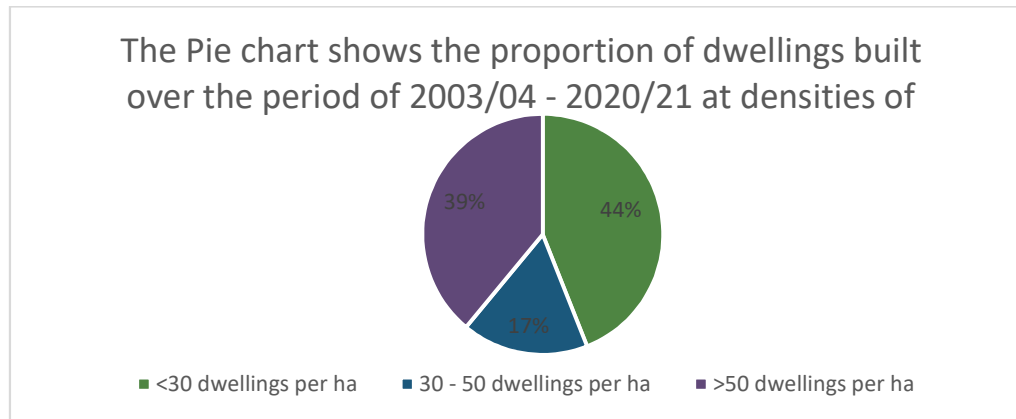
<sup>2</sup> Due to the pandemic site visits could not be carried out in April 2020. At October 2020 an 18 month monitoring figure was calculated to be 1,121 completions between April 2019 – Oct 2020. This figure was used to give a pro-rata figure of 374 completions April 2020 – October 2020. The pro-rata figure of 374 then added to 535 completions reported on site October 2020 – March 2021 from site visits = 909 completions April 2020 – March 2021, for the purposes of Government statistical returns.

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2.4 Completions by Density

Density	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019/ Oct 2020	Oct 2020/ March 2021	Totals
<30 dwellings per ha	No data	175	61	89	11	21	7	31	13	18	16	75	100	400	419	535	617	378	2,966
30-50 dwellings per ha	No data	149	128	95	13	28	5	6	87	82	25	90	11	119	63	97	65	84	1,147
>50 dwellings per ha	No data	290	193	315	330	188	31	26	16	53	38	278	137	204	99	94	321	25	2,648

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

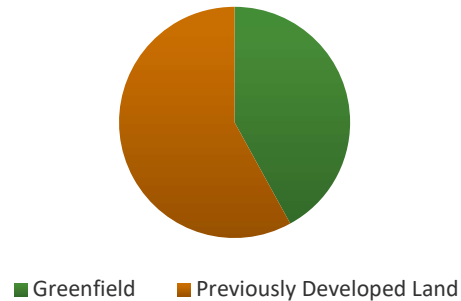


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2.5 Completions on Previously Developed Land

Land type	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /Oct 2020	Oct 2020/ March 2021	Totals
Greenfield	No data	308	141	124	95	5	5	1	13	4	26	106	114	470	458	597	760	370	3,597
		47%	22%	21%	16%	1%	6%	1%	5%	2%	16%	20%	38%	58%	71%	74%	68%	68%	42%
Previously Developed Land	No data	347	493	462	514	480	81	142	272	211	135	428	189	347	191	206	364	173	5,035
		53%	78%	79%	84%	99%	94%	99%	95%	98%	84%	80%	62%	42%	29%	26%	32%	32%	58%

Dwellings built over the period of  
2003/04 - 2020/21 on:



\*Gross Completions

## 2.6 Affordable Housing Completions

<b>Monitoring Period</b>	<b>Gross Affordable Completions</b>
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 <sup>3</sup>
April 2016 – March 2017	137 <sup>4</sup>
April 2017 – March 2018	197 <sup>5</sup>
April 2018 – March 2019	213 <sup>6</sup>
April 2019- October 2020	186 <sup>7</sup>
October 2020 – April 2021	244 <sup>8</sup>
<b>Total Gross Affordable Completions 2004 – 2021</b>	<b>1,496</b>

## 2.7 Demolitions

During the monitoring period of 01/10/2020 – 31/03/2021 there was 1 dwelling recorded for monitoring purposes as demolished.

<sup>3</sup> 139 (RSL units) + 39 units (affordable element of market schemes) = 178

<sup>4</sup> 83 (RSL units) + 54 units (affordable element of market schemes) = 137

<sup>5</sup> 141 (RSL units) + 56 units (affordable element of market schemes) = 197

<sup>6</sup> 206 (RSL units) + 7 units (affordable element of market schemes) = 213

<sup>7</sup> 124 (RSL units) + 62 units (affordable element of market schemes) = 186

<sup>8</sup> 222 (RSL units) + 22 units (affordable element of market schemes) = 244



### 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 Permission	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 21	Site Status at 1st April 2021 Base Date	Applicant/ Developer	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	6 year plus	Delivery Commentary for 5 year supply sites
MD2	06/2013/0865	Haydock Grange, Hoyles Lane	205	11	Reserved Matters (U/C)	Taylor Wimpey						11	
MD2	06/2014/0353	Lightfoot Lane Phase 1A	21	5	Reserved Matters	Redrow						5	
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	259	180	Full Permission (U/C)	David Wilson Homes	30	30	30	30	30	30	DWH have indicated an expected delivery rate of 30-50 homes on site annually. They expect to have completed this scheme within the 5 year period around 2025. The Council has taken a cautious approach and only assumed 30 dpa completion rate, at the lowest end of DWH expectations.
MD2	06/2014/0598	Maxy House Farm	162	18	Reserved Matters (U/C)	Wainhomes	9	9					The site has reserved matters consent for 162 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. Given there are only 18 homes still to be delivered it is assumed the site will be completed within the next 2 years as there are no known barriers to delivery.
	06/2014/0902 & 06/2018/1243	Land off Preston Rd Grimsargh	147	114	Reserved Matters (U/C)	Story Homes	25	25	25	25	14		Story Homes have provided an expected delivery schedule for the site with the site expected to be built out by the end of 2024/2025. Story Homes have however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.

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	06/2015/0022	Miller Arcade, Lancaster Rd	45	45	Full Permission (U/C)							45	
MD1	06/2015/0243 & 06/2020/0992	Cottam Hall - Story Homes	293	134	Reserved Matters (U/C)	Story Homes	25	25	25	25	25	9	Story Homes have provided an expected delivery schedule for the site with the site expected to be built out by the end of 2024/2025. Story Homes have however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.
MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	168	46	Reserved Matters (U/C)	Redrow	23	23					The site has reserved matters consent for 168 homes and was under construction at the beginning of the monitoring period with 46 homes still to be delivered. The Council has taken a cautious approach and assumed the site will be completed within the next 2 years. No known barriers to delivery.
	06/2015/0374	Glovers House, 35 Glovers Court	30	30	Full Permission (U/C)	Fortis Developments					30		The site has detailed planning permission for 30 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	06/2015/0530	Land to the north of Hoyles lane and east of Sidgreave Lane	350	140	Full Permission (U/C)	Morris Homes	30	30	30	30	20		The site has detailed planning permission for 350 homes and was under construction at the beginning of the monitoring period with 140 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
MD2	06/2015/0546 & 06/2017/1252 & 06/2017/1038	Connemara, Lightfoot Green Lane - Charles Church	137	16	Reserved Matters & Full Permission (U/C)	Charles Church	16						The site has reserved matters consent for 137 homes and was under construction at the beginning of the monitoring period with only 16 homes still to be delivered. The Council assumes the site will be completed within the next year. No known barriers to delivery.

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MD2	06/2015/0769	Land at D'Urton Lane, Broughton	112	22	Full Permission (U/C)	Charles Church	11	11						The site has detailed planning permission for 112 homes and was under construction at the beginning of the monitoring period with only 22 homes still to be delivered. The Council has taken a cautious approach and assumes the site will be completed within the next 2 years as there are no identified barriers to delivery.
	06/2015/0816	Land south of 110-126 Whittingham Lane Broughton	61	29	Full Permission (U/C)	Newpark Whittingham LLP		14	15					New Park Whittingham LLP intend to recommence works on site towards the end of 2021 with the site programmed for completion by the end of 2022 as no barriers to delivery have been identified. The Council has taken a cautious approach and assumes the site will be completed within the next 3 years.
MD2	06/2015/0968 & 06/2019/1037	Land North of Eastway and South of D'urton Lane	329	187	Reserved Matters (U/C)	Story Homes	25	25	25	25	25	62		Story Homes have provided an expected delivery schedule for the site with the site expected to be built out by the end of 2024/2025. Story Homes have however highlighted potential barriers to delivery including material shortages and skilled labour shortages. The Council has therefore taken a more cautious annual delivery rate (of 25 dpa) to that suggested by Story Homes.
HS1.14	06/2016/0493 & 06/2019/0336	Former Ridings Depot and land to north and south of, Whittingham Road, Longridge	113	44	Reserved Matters (U/C)	Prospect homes	22	22						The site has reserved matters consent 113 homes and was under construction at the beginning of the monitoring period with only 44 homes still to be delivered. The Council has taken a cautious approach and assumes the site will be completed within the next 2 years.
HS1.4	06/2016/0585	Former Eastway Nurseries	12	2	Reserved Matters (U/C)	V Capital Partnership	2							The site has reserved matters consent for 12 homes and was under construction at the beginning of the monitoring period with only 2 homes still to be delivered. The Council assumes the site will be completed within the next year.

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	06/2016/1039	Land at rear of Holme Fell Goosnargh Lane	93	73	Full Permission (U/C)	Seddon Homes	20	20	20	13			The site has detailed planning permission for 93 homes and was under construction at the beginning of the monitoring period with 73 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2016/1165	5-7 Moor Park Avenue	14	14	Full Permission (U/C)	Moor Park Developments		14					The site has detailed planning permission for 14 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.
	06/2016/1192	21 - 23 Lord Street	11	11	Full Permission (U/C)	ZV Designs	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 next 12 months. No known barriers to delivery.
	06/2017/0251	5-13, Market Street Preston	19	19	Full Permission (U/C)	Northern Estates Ltd			19				The site has detailed planning permission for 19 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.
MD1	06/2017/0255	Former Cottam Brickworks Cottam Avenue (93 units)	93	52	Reserved Matters (U/C)	BXB Cottam Properties Ltd	24	24	4				The site has reserved matters consent for 93 homes and was under construction at the beginning of the monitoring period with 52 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.

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MD1	06/2017/0256	Former Cottam Brickworks Cottam Avenue (21 units)	21	21	Full Permission (U/C)	BXB Cottam Properties Ltd								The site has detailed planning permission for 21 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
MD1	06/2017/0324	Land west of The Weald Preston	119	83	Reserved Matters (U/C)	Morris Homes	20	20	20	20	3			The site has reserved matters consent for 119 homes and was under construction at the beginning of the monitoring period with 83 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
MD2	06/2017/0366 & 06/2018/1415 & 06/2018/1415	Land Nth of Maxy House Fm Sandy Lane	213	213	Reserved Matters (U/C)	Wainhomes			10	20	20	163		The site has reserved matters consent for 213 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on the lead-in time and build out assumptions used; however, a detailed response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2017/0531	131 - 137 Market Street West	12	12	Full Permission (U/C)			12						The site has detailed planning permission for 12 homes and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out over the next two years. No known barriers to delivery.

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	06/2017/0724 & 06/2019/0925	Park House Farm Whittingham Lane Grimsargh	34	34	Reserved Matters (U/C)	Duchy Homes		12	22					The site has reserved matters consent for 34 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on the lead-in time and build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2017/0757	Ingol Golf Course remainder under Outline	253	253	Outline								253	
	06/2017/0758	5 Church Row	80	80	Outline	Eastern Estates							80	
MD2	06/2017/0831 & 06/2019/0908	Land north of D'urton Lane Preston	250	250	Reserved Matters (U/C)	Laurus Partnership Homes LLP		12	24	24	24		166	The site has reserved matters consent for 250 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on the lead-in time and build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
HS1.14	06/2017/0840	Land at Inglewhite Rd (top section of north site)	58	58	Reserved Matters (U/C)	Anwyl Homes		10	20	20	8			The site has reserved matters consent for 58 homes (following the subsequent approval for rest of the site under 06/2019/0169) and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on the lead-in time and build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.

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HS1.14	06/2019/0169	Land at Inglewhite Rd (top section of north site)	163	163	Full Permission (U/C)	David Wilson Homes		30	30	30	30	43	DWH have indicated an expected delivery rate of 30-50 homes on site annually and that they expect to have completed this scheme just after the 5 year period. The Council has taken a cautious approach and only assumed 30 dpa completion rate, at the lowest end of DWH expectations. No known barriers to delivery.
	06/2017/0941 & 06/2019/0166	Land to the rear of 126A Whittingham Lane	97	94	Reserved Matters (U/C)	Stewart Milne Homes	24	24	24	22			The site has reserved matters consent for 98 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2017/0970	58 - 60 Guidhall Street	35	35	Prior Notification (U/C)	William Construction NW Ltd		35					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 over the next 12-18 months. No known barriers to delivery.
	06/2017/1104	Park House 472 Garstang Rd	38	35	Full Permission (U/C)	Pillars Construction Ltd	5	10	10	10			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 5 year period. No known barriers to delivery.
	06/2017/1170	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	12	12	Outline	Preston Golf Club						12	
	06/2017/1229	Lawton House Farm Bartle Lane Woodplumpton	14	14	Outline							14	

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	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	Full Permission (U/C)	Heatons	130								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 over the next 12-18 months. No known barriers to delivery.
	06/2017/1350	Land off Ribblesdale Drive Grimsargh	68	68	Reserved Matters	Wainhomes							68		
MD2	06/2017/1384 & 06/2017/1385 & 06/2019/0585	Haydock Grange Hoyles Lane	265	135	Reserved Matters (U/C)	Taylor Wimpey	30	30	30	30	15				The site has reserved matters consent for 265 homes and was under construction at the beginning of the monitoring period with 135 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2017/1432 & 06/2020/0443	Land east of Plumpton Field Preston	17	17	Reserved Matters	Pringle Homes	10	7							Pringle Homes have provided information on build out rates for the site and expect to complete by April 2023. No known barriers to delivery.
MD2	06/2017/1435	Land at Tabley Lane Preston	175	175	Outline								175		
	06/2018/0242 & 06/2020/0167	Land off Garstang Road Preston	68	68	Reserved Matters (U/C)	The Sovini Group & Wainhomes		30	30	8					Sovini have provided information on start date and build out rate on site. They expect an 18 month to 2 year build out, at 30dpa. No known barriers to delivery.
	06/2018/0469	6 Winckley Square Preston	25	25	Full Permission (U/C)	The MJW Group				25					The site has detailed planning permission for 25 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.
HS1.14	06/2018/0585	Land to the North of Whittingham Road, Longridge, Preston	83	59	Reserved Matters (U/C)	Anwyl Homes	20	20	19						The site has reserved matters consent and was under construction at the beginning of the monitoring period with 59 homes still to be delivered. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.



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	06/2018/0590	Land at the junction of Cumeragh Lane and Camforth Hall Lane, Goosnargh, Preston	24	24	Full Permission (U/C)	Applethwaite Ltd		12	12				The site has detailed planning permission for 24 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
MD2	06/2018/0688	Land off Sandy Lane/Maxy House Road Cottam	36	36	Full Permission	Wainhomes						36	
MD2	06/2018/0728	Bridge House Tabley Lane Preston	58	58	Outline							58	
	06/2018/0746	Lancashire House 24 Winckley Square	29	29	Prior Notification	Eastside Property Ltd						29	
	06/2018/0885	Land off Riversway & west of Dodney Drive Lea	280	280	Outline	Bulwalk Ltd						280	
	06/2018/0927	10 & 11 Camden Place Preston	14	14	Prior Notification							14	
	06/2018/1029	Rothwell Crescent	-13	-13	Full Permission (U/C)	Community Gateway Association	-13						The site has detailed planning permission and was under construction at the beginning of the monitoring period. The Council expects the development to be built out within the 5 year period. No known barriers to delivery.
	06/2018/1174	St Marys School St Marys Street	14	14	Full Permission	DBF Builders (NW) Ltd				14			The site has detailed planning permission for 14 homes. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
	06/2018/1276	25 Grimshaw Street	28	28	Full Permission	Pillars Construction Ltd					28		The site has detailed planning permission for 28 units. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.

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	06/2018/1282 & 06/2020/1400	Ribbleton Hospital Miller Road Preston	139	139	Reserved Matters	Community Gateway Association			30	80	29		CGA have provided information on start date and build out rate on site. They expect a 3 year build period, the Council has taken a cautious approach and assumed homes will be delivered from Year 3. No known barriers to delivery.
	06/2018/1356	Land opp Swainson House Farm Goosnargh Lane	26	26	Outline							26	
	06/2018/1405	Ingol Golf Club Phase 1 RM (Fellows Homes	45	31	Reserved Matters (U/C)	Fellows Homes	20	11					The site has reserved matters consent for 45 homes and was under construction at the beginning of the monitoring period with 31 homes still to be delivered. The Council has contacted the developer for input on on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2019/0040	Keyfold farm 430 Garstang road	129	129	Reserved Matters	Wainhomes			10	20	20	79	The site has reserved matters consent for 129 homes. The Council has contacted the developer for input on lead in time and build out assumptions used; however, a detailed response has not yet been received. As a result, a cautious approach has been taken to lead in time and applying our own knowledge of the site and average build out rates. No known barriers to delivery. The developer has however started to discharge conditions attached to the permission indicating a start on site could be expected sooner.
MD1 New	06/2019/0114	Plots 1 - 3 Cottam Hall - Land East of Sidgreaves Lane S of Hoyles Lane & N of Lea Rd	141	141	Reserved Matters (U/C)	Rowland Homes		12	24	24	24	57	The site has reserved matters consent for 141 homes. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken to lead in time and applying our own knowledge of the site and average build out rates. No known barriers to delivery. The developer has however started to discharge conditions attached to the permission

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													indicating a start on site could be expected sooner.
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	502	502	Outline	Homes England						502	<p>Homes England confirm intention to dispose of Phase 2 in September 2021, with a detailed application expected the same month. In addition Phase 3A, a small parcel (21 homes) is in the process of disposal with a start on site expected in early 2022. The remainder of the site is expected to go to market later in 2021 with the potential for on site delivery from January 2023.</p> <p>Despite this information, the Council has taken a cautious approach and not included any of the site in the five year supply. This will be kept under review and discussions with Homes England will continue through the land disposal process to submission of detailed planning applications.</p>
	06/2019/0499	Sports Hall 10-16 Garden Street	47	47	Full Permission	Nothern Estates Ltd						47	The site has detailed planning permission for 47 homes. The agent has confirmed that once minor highways issues have been agreed the development will commence. The agent has also confirmed that a major contractor has been appointed to demolish the existing building and deliver the scheme. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
	06/2019/0635	217 Garstang Road Fulwood Preston	14	14	Full Permission				14				The site has detailed planning permission for 14 homes. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
	06/2019/0719 & 06/2019/1441	Midland House Maritime Way	40	40	Outline	Austringer Capital Ltd						40	
	06/2019/0752	Cardwells Farm Garstang Road Preston	151	151	Outline	Wainhomes			14	24	24	89	At the Public Inquiry concerning the appeal site (in February 2021), and at a subsequent Public Inquiry concerning six appeal sites in Goosnargh & Longridge (in April 2021) the agent and witness representing the appellant confirmed that the site would contribute 62 homes to the

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													five year land supply. No known barriers to delivery.
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11	Full Permission (U/C)	Halo Housing Association	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	
	06/2019/0924 & 06/2020/1150	Bhailok Court Pole Street	200	200	Full Permission (U/C)	The Heaton Group					200		The site has detailed planning permission for 200 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for information on build progress and timetable; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates, with an assumption that the site will be delivered towards the end of the five year period. No known barriers to delivery.
SP4.1 (City Centre Plan)	06/2019/0952	St Joseph's Orphanage	67	67	Full Permission	Czero Developments Ltd						67	
	06/2019/0970	Land South of Whittingham Road Longridge	24	24	Full Permission (U/C)	Snug Property Developments		12	12				The site has detailed planning permission for 24 homes and was under construction at the beginning of the monitoring period. The Council has contacted the developer for input on lead in time and build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.

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	06/2019/0974	Land at Sandy gate Lane Broughton	97	94	Reserved Matters (U/C)	Watkin Jones & Son Ltd	30	30	30	4		Watkin Jones have provided information on build out rates for the site and expect to complete the development by October 2023 with all outstanding units currently being under construction. The issue of availability of materials was raised and therefore the Council has taken a more cautious approach to build out rates than those provided by Watkin Jones. No known barriers to delivery.	
	06/2019/0986	Deafway Brockholes Brow Preston	37	37	Full Permission	Imperial Fairway Ltd				17	20	The site has detailed permission for 37 homes. The Council has contacted the developer for input on lead in time and build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.	
	06/2019/1032	Ingol Golf Club RM (Bellway)	152	147	Reserved Matters (U/C)	Bellway	20	20	20	20	20	47	The site has reserved matters consent for 152 homes and was under construction at the start of the monitoring period with 147 homes still to be delivered. The Council has contacted the developer for input on build out assumptions used; however, a response has not yet been received. As a result, a cautious approach has been taken, applying our own knowledge of the site and average build out rates. No known barriers to delivery.
	06/2019/1049	Land South of Whittingham Lane Grimsargh	66	66	Reserved Matters	Seddon Homes		14	30	22			Seddon Homes have provided information on start date and build out rate on site. No known barriers to delivery.
	06/2019/1055	Land at West Park Avenue	12	12	Full Permission	Community Gateway Association			12				CGA have stated that they expect to start on site in 2022/23 and build out all homes within 12 months. No known barriers to delivery.
MD2	06/2019/1114	248 Lightfoot Lane	89	89	Full Permission (U/C)	Westchurch Homes	60	29					CGA have confirmed the 89 homes are under construction and have provided information on build out rates, expecting all homes to be completed by the end of 2022/23. No known barriers to delivery.

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MD1	06/2019/1210	Canberra Lane (Sidgreaves Lane, Lea Road)	68	20	Reserved Matters (U/C)	Countryside properties	20							The site has reserved matters consent 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.
	06/2019/1265	St Martins Chapel Broadway Fulwood	14	14	Full Permission (U/C)	Broughton St. John Baptist PCC	14							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.
	06/2019/1340	The Sumners 195 Watling Street Road	77	77	Outline	PWA Planning							77	
	06/2020/0035	53 Garstang Road	17	17	Full Permission						17			The site has detailed planning permission for 17 homes. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
	06/2020/0050	Land to the east of Tabley Lane Higher Bartle Preston	36	36	Full Permission (U/C)	Redrow		16	20					Redrow have confirmed all 36 homes are under construction. The build out rates shown have been provided by Redrow and they have confirmed there are no barriers to delivery.
	06/2020/0365	Land to the rear of Maitland House Maitland Street	13	13	Full Permission				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.
	06/2020/0375	Charles House 8/8A Winckley Square	70	70	Prior Notification (U/C)	Empire Property Concepts	70							The agent has confirmed that all 70 homes are expected to be built out this year carried out by Empire Property Concepts. No known barriers to delivery.
	06/2020/0413	Ribchester House Lancaster Road	36	36	Prior Notification	Penthome Ltd					36			The site has prior approval for 36 homes. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.
	06/2020/0746	Land bounded by Ainsdale Drive Staveley Place and Heywood Road	13	13	Full Permission	Community Gateway Association		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.
HS1.15	06/2020/1118	Former Whittingham Hospital	248	248	Reserved Matters	Barratts		13	35	45	45		110	The build out rates shown have been provided by Barratts and they have confirmed there are no barriers to delivery.

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MD2		Remainder of MD2	2228	2228							2,228	
MD1		Remainder of MD1	330	330							330	
SP4.5 (City Centre Plan)		Grimshaw Street/ Queen Street/ Manchester Road	70	70							70	
HS1.3		Parker Street	50	50							50	
HS1.11		Tulketh Community School	44	44							44	
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	40							40	
HS1.6		Rest of Skeffington Rd/Castleton Rd site	38	38							38	
HS1.9		Stagecoach Bus Depot Selbourne St	32	32							32	
HS1.13		Land North of Tom Benson Way	30	30							30	
SP4.4 (City Centre Plan)		North of Shepherd Street	28	28							28	
HS1.8		Shelley rd/Wetherall St	27	27							27	
SP4.3 (City Centre Plan)		Rear Bull & Royal Public House	14	14							14	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	12							12	
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	7							7	

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		Sites 5-9 units	267	267			53	53	53	54	54		
		Sites under 5 units minus 10% discount	248	248			50	50	50	50	48		
<b>TOTALS</b>				<b>9966</b>			<b>847</b>	<b>830</b>	<b>841</b>	<b>784</b>	<b>773</b>	<b>5,891</b>	

2021/22 – 2025/26 potential supply = 847 + 830 + 841 + 784 + 773 = **4,075**



### 3.2 5 Year Supply Position:

The table at Section 3.1 identifies the potential for **4,075** units to be delivered during the five year period April 2021 to April 2026.

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

In July 2018 the revised Framework was first published, with a subsequent updated version published in February 2019. The Framework, along with revised Planning Practice Guidance, introduced the standard methodology as a mechanism to calculate local housing need. Paragraph 60 of the Framework states that strategic policies should be informed by a local housing need assessment conducted using the standard methodology unless exceptional circumstances justify an alternative approach.

Paragraph 73 of the Framework states that local planning authorities should identify a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements set out in adopted strategic policies, such as Policy 4, or against local housing need where the strategic policies are more than five years old (unless the strategic policies have been reviewed and found not to require updating) with an additional buffer of 5% to ensure choice and competition in the market for land.

Policy 4 of the Core Strategy seeks to deliver a total of 22,158 new dwellings across the three Central Lancashire districts during the plan period of 2010-2026, which sets a requirement of 507 dwellings per annum for Preston. In January 2020 the Council stopped using the Core Strategy housing requirement to assess its housing land supply. This was following continued monitoring of the situation in the period of time following publication of the revised Framework in 2018 and 2019 and the significant change in circumstances which took place as a result of the introduction of the local housing need in national policy at the time, rendering Policy 4 out of date.

This approach aligned with a decision made by the Planning Inspectorate for a site in Chorley, Pear Tree Lane<sup>9</sup>, where Policy 4 also applies in the same way as it does in Preston. Furthermore, and more importantly, this approach aligns with a more recent decision made by the Planning Inspectorate for a site in South Ribble, Chain House Lane<sup>10</sup> where again Policy 4 applies in the same way as it does in Preston. Specifically, in making his decision on the appeal at Chain House Lane in June 2021, the Inspector concluded that it was appropriate for South Ribble to use the local housing need to assess housing land supply due to the consequential outcome of applying that figure representing a significant change in circumstances when compared to the housing requirement contained in Policy 4, rendering the policy, or at least part (a) to the policy, out of date.

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<sup>9</sup> APP/D2320/W/20/3247136, Land at Pear Tree Lane, Euxton, Chorley

<sup>10</sup> APP/F2360/W/19/3234070, Land to the South of Chain House Lane, Whitestake, Preston

At April 2021 the local housing need figure for Preston, calculated using the standard methodology, is **254 dwellings per annum**.

However, it is important to note that on 9 March 2021 the Planning Inspectorate issued its decision in relation to an outline planning application proposing 151no. dwellings at Cardwell Farm<sup>11</sup>, Barton. The Inspector allowed the appeal and in doing so determined that Policy 4 had been reviewed in 2017 (through a Central Lancashire Memorandum of Understanding) and should be considered as up to date.

The Council considers in making his decision, the Inspector failed to deal with material considerations which were raised by the Council during the Public Inquiry and which were of considerable importance to the Council's case. Namely that the introduction of the standard method for calculating housing need represented a significant change in circumstances since the 2017 review of the housing requirements in Policy 4 of the Central Lancashire Core Strategy. Consequently the Council has decided to challenge the decision in the Planning Court.

That said, the Inspector's decision is lawful until it is set aside. Furthermore, at a recent conjoined Public Inquiry concerning seven appeals relating to sites at Goosnargh and Longridge<sup>12</sup>, the appellants' position was that the Council should adhere to the Inspector's findings at Cardwell Farm and use the Policy 4 housing requirement figure to assess five year housing land supply. The Council awaits the decisions on these appeals.

Whilst the Council's view is firmly that its housing land supply ought to be assessed against the local housing need figure given these differing views the Council accepts that **currently** the most reasonable approach is to provide information relating to the five year supply position against the Policy 4 housing requirement of **507 dwellings per annum** (from 2003 onwards) as well as the forward looking local housing need figure. The Council will keep this matter under review and if necessary will revise and update this Housing Land Position Statement accordingly.

In accordance with Paragraph 73 of the Framework, in both scenarios, a 5% buffer has been applied to the five year housing 'requirement'.

In the October 2020 Housing Land Position Statement the Council also applied a 5% reduction to the deliverable housing land supply as a precautionary measure to allow for any reduction in housing delivery which may have resulted from the Covid-19 pandemic and the closure of construction sites during the Spring and Summer of 2020. This was especially important because the most recent update to the Housing Land Position Statement prior to October 2020 was in April 2019, therefore the Council could not be certain what proportion of

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<sup>11</sup> APP/N2345/W/20/3258889, Land at Cardwell Farm, Garstang Road, Barton, Preston, PR3 5DR

<sup>12</sup> APP/N2345/W/20/3257357, 3258890, 3258894, 3258896, 3258898, 3258912, 3267524, Goosnargh (6 Appeal Sites), Longridge (1 Appeal Site)

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the completions reported in October 2020 preceded the onset of the Covid-19 pandemic.

The current situation is materially different as the Council now knows that the completions reported at April 2021 have occurred since October 2020. Given the continued high delivery in Preston there is no justification to continue to apply the 5% reduction to the deliverable housing land supply as it is clear that there is no evidence of an interruption to recent high delivery rates either resulting from the Covid-19 pandemic or any other reason.

**Local Housing Need Five Year Supply April 2021 – March 2026**

<b>5 Year supply as at 31/03/2021</b>	
5 Year requirement (5 x 254)	1,270
5 Year requirement with 5% buffer	1,334
Annual requirement for 5 year period	267
5 Year potential supply	4,075
<b>5 year Supply Position</b>	<b>15.3</b>

**CS Policy 4 Five Year Supply April 2021 – March 2026**

<b>5 Year Supply as at 31/03/2021</b>	
Housing requirement to April 2021 (507 x 18)	9,126
Net completions up to 31/03/2021	8,498
Undersupply up to 31/03/2021	<b>628</b>
5 Year requirement (507 x 5)	2,535
5 Year requirement + undersupply	3,163
5 Year requirement + undersupply + 5% buffer	3,321
Annual requirement for the 5 year period	<b>664</b>
5 Year potential supply	4,075
<b>5 Year Housing Land Supply Position</b>	<b>6.1</b>

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**4. Appendix 1 – Outstanding Permissions 31/03/2021 (5-9 units)**

The following is a schedule of outstanding permissions with capacity for 5 – 9 units

<b>Planning Permission</b>	<b>Address</b>	<b>Total No. Of Dwellings</b>	<b>Site Status At 1st Apr 21 Base Date</b>	<b>Net Gain Outstanding At Apr 21</b>
06/2014/0936 & 06/2018/1258 & 06/2019/1397	Land to rear of The Uplands, Fulwood Row	6	Full Permission	6
06/2015/0159	15 Moor Park Avenue	8	Full Permission (U/C)	8
06/2016/0579	Woodlands Barn Bartle Lane Bartle	7	Full Permission (U/C)	2
06/2017/0631	43 Church Street	6	Full Permission (U/C)	6
06/2017/1103	Land adj Lloyds Pharmacy Longsands Lane Preston	8	Full Permission	8
06/2017/1270	Burrow House, Barton Hall Garstang Rd	6	Full Permission	6
06/2017/1387	Dean Farm Warehouse Pudding Pie Nook Lane Preston	6	Outline Permission	6
06/2018/0256 & 06/2020/0007	Land to the north of Inglewhite Road Longridge	5	Reserved Matters	5
06/2018/0803	3 Orchard Street Preston	6	Full Permission	6
06/2018/0967	Broughton Hall Barn, Midgery Lane	5	Outline Permission	5
06/2018/1069	3 Nog Tow Bank Tabley Lane Preston	8	Full Permission (U/C)	7
06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	9	Full Permission	9
06/2018/1314	Land adj Broughton Tower Farm	5	Outline Permission	5

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06/2018/1322	Glovers House, 35 Glovers Court	5	Full Permission (U/C)	5
06/2019/0001	Garrison Hotel 193 Watling Street Road	7	Full Permission (U/C)	7
06/2019/0124	Land West of 208 Whittingham Lane	9	Outline Permission	9
06/2019/0168	Land South of Inglewhite Road adjacent Belmont Residential Home Preston	6-9	Permission in Principle	6
06/2019/0213	Land to the rear of stables at 907 & 909 Whittingham Lane	8	Permission in Principle	8
06/2019/0436	40-43 Lune Street (2nd floor)	5	Prior Notification	5
06/2019/0458	40-43 Lune Street (ground floor & 1st floor)	7	Full Permission	7
06/2019/0465	Land at Whittingham Road	9	Outline Permission	9
06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm Eaves Lane	5	Full Permission	5
06/2019/0595 & 06/2020/0121	Burrow House Bartle Hall Garstang Road	7	Full Permission	7
06/2019/1068	Laburnum House Farm Bartle Lane	9	Permission in Principle	9
06/2019/1243	18 Avenham Lane and 2 Great Avenham Street	7	Full Permission (U/C)	6
06/2019/1297	Lower Lickhurst House Bleasdale Road	5	Full Permission	5
06/2019/1397	The Uplands Fulwood Row	6	Full Permission	6
06/2019/1458	Land adj rear of 74 & 76 Heathfield Drive	6	Full Permission	6
06/2020/0023	43 Westcliffe	6	Full Permission (U/C)	5
06/2020/0051	Radar Station Site Whittingham Lane	7	Outline Permission	7
06/2020/1299	The Grange D'urton Lane Preston	6	Outline Permission	6
06/2020/0246	15-17 Cambridge Walk	8	Full Permission	8
06/2020/0253	Lowden House 12 Bairstow Street	6	Full Permission (U/C)	6
06/2020/0283	Ashdene 268 Hoyles Lane	9	Full Permission (U/C)	7
06/2020/0349	13 Winckley Square	9	Full Permission (U/C)	9

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06/2020/0367	639 Garstang Road	5	Outline Permission	5
06/2020/0372	Church Hill Lodge D'urton Lane	5	Full Permission	5
06/2020/0401	1-6 Cottam Lane Business Centre Cottam Lane	6	Prior Notification	6
06/2020/0485	Inglemere Station Lane	5	Full Permission (U/C)	3
06/2020/0866	7 Lune Street Preston	6	Prior Notification (U/C)	6
06/2020/1242	5-7 Cannon Street Preston	8	Full Permission	8
06/2020/1362	Land South of St Vincents Road Fulwood	7	Full Permission	7
			<b>Total</b>	<b>267</b>

## 5. Appendix 2 Outstanding Permissions 31/03/2021 (under 5 units)

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 Apr 2021
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
06/2016/0541	504 Whittingham Lane Broughton	1
06/2016/0798	Bell Fold Farm 708 Garstang Rd	3
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	1
06/2020/0116	7 St Theresa's Drive	1
06/2017/0301	99 Victoria Rd	0
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
06/2017/0996	18-20 Skeffington Road	4
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
06/2017/1341	37 Frenchwood Street	1
06/2017/1345	Bryars House Lea Lane	0
06/2018/0021	64 Plungington Road	1
06/2018/0104	155 & 157 Garstang Road Preston	1
06/2018/0146	Oak Bank Mill Lane Goosnargh	1
06/2018/0244	339 Preston Road Grimsargh	4
06/2018/0282	Land adjacent Winders Lodge D'urton Lane	1
06/2018/0354	Land to rear of 16 Lambert Road Lambert Road	4
06/2018/0411	Bradcroft Cottage Goosnargh Lane Preston	1
06/2018/0612	Fox Fields Inglewhite Road	1

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06/2018/0644	Bushells Cottage Mill Lane Goosnargh	1
06/2018/0677	Agricultural Building North of Oak House Pudding Pie Nook Lane	1
06/2018/0697	Bensons Cottage Bensons Lane Woodplumpton	0
06/2018/0725	Hautmont Tabley Lane	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
06/2018/1345	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
06/2019/0041	Land South of 97 Halfpenny Lane	2
06/2019/0090	Land opp The Old School House Garstang Road	1
06/2019/0097	Cottam Hall Farm Merry Trees Lane Preston	1
06/2019/0182	Land adj 38 Lower Bank Road	2
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
06/2019/0291	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



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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
06/2019/0611	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
06/2019/0764	Land east of White Gables Bartle Lane	2
06/2019/0779	Land West of Eaves Lane	2
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
06/2019/0919	Oaklands Farm Ashley Lane	2
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 Haighton Green Lane	1
06/2019/0995	Slater House Farm Haighton 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
06/2019/1092	Durton Cottage Durton Lane	1
06/2019/1095	Land adj 211 Woodplumton Road	1
06/2019/1133	5 Clifton Avenue	-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
06/2019/1296	Plot 3 Belmont Farm Inglewhite Road	1
06/2019/1308	Loud Scales Back Lane	2
06/2019/1320	211 Tag Lane	1
06/2019/1360	Land at Key Fold Farm 430 Garstang Road	2

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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
06/2020/0095	Broadfield Inglewhite Road	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
06/2020/0250	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
06/2020/0397	Land adjacent Kiln Lodge Station Lane	1
06/2020/0403	Land adj 28 Church Lane	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
06/2020/0461	The Horns Inn Horns Lane	4
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
06/2020/0537	Barnfield Cottage Rosemary Lane	1
06/2020/0540	Norcon 22 Tower Lane	4

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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
06/2020/0719	364 Ribbleton Lane Preston	1
06/2020/0740	166 Lytham Road	1
06/2020/0788	Land south of School Lane	2
06/2020/0811	Fazal House Midgery Lane Preston	1
06/2020/0902	13 Hampton Street Preston	1
06/2020/0875	The Bungalow Moss Lane Preston	1
06/2020/0962	81 Plungington Road Preston	1
06/2020/0899	Rogerson Farm Inglewhite Road Preston	1
06/2020/0951	The Mount Fernyhalgh Lane Preston	1
06/2020/0927	24 Fishergate Preston	2
06/2020/1013	Plumpton Green 103 Woodplumpton Road Woodplumpton (Plot 2)	1
06/2020/1007	Land north of Bartle Lane Preston	2
06/2020/0998	48-48A, Water Lane, Preston, PR2 2NL	-1
06/2020/0978	41 Garstang Road	1
06/2020/0857	1 - 2 Lune Street	4
06/2020/0780	1 Ploughmans Court Grimsargh	1
06/2020/0965	Ashdene 268 Hoyles Lane	-1
06/2020/1019	15 Moor Park Avenue Preston	1
06/2020/0930	White Gables Bartle Lane	1
06/2020/1052	138 Preston Road, Preston, PR2 5JQ	-1
06/2020/0987	40-43, Lune Street, Preston, PR1 2NN	2
06/2020/1162	10 Spa Road, Preston, PR1 8SL	1
06/2020/1111	Land to the rear of 17 Cadley Avenue	2
06/2020/1102	Land to NW of Burnside 64 Fulwood Row	1
06/2020/1248	Land west of Melrose Lewth Lane	2
06/2020/1163	Land adjacent Winders Lodge D'urton Lane	2
06/2020/1074	197 Ribbleton Lane, Preston, PR1 5DY	1
06/2020/1225	Land to rr 33 Carleton Avenue Preston	1
06/2020/1214	Brookfield Farm, Tabley Lane, Preston, PR4 0LH	1
06/2020/0963	480, Garstang Road, Preston, PR3 5JB	2
06/2020/1378	55 & 57 Fishwick View, Preston, PR1 4YB	-1
06/2020/1286	Raikes Farm Catforth Road Catforth	2
06/2020/1253	324 Watling Street Road Preston	1

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06/2020/1079	2 & 4 Chapman Road Preston	-1
06/2020/1340	49, Frenchwood Avenue Preston	1
06/2020/1371	20 Ripon Street Preston	1
06/2020/1266	129 Woodplumpton Road Ashton	-1
06/2020/1173	Sumners Farmhouse Cow Hill	2
06/2020/1403	281 Tag Lane Preston	1
06/2020/1195	Goose Hall Cow Hill Preston	1
06/2021/0020	455-457 Blackpool Road Preston	2
06/2021/0038	13 Lansdown Hill Preston	-1
06/2020/1038	The Orchard Land Adjacent to Lodgefield House Haighton Green Lane	1
06/2020/1234	131 and 133 Market Street West Preston	-1
06/2021/0012	Leyland Bridge Barn Lea Road Preston	-1
06/2021/0091	49 Lovat Road Preston	1
06/2021/0019	13 Langcliffe Road Preston	-1
06/2020/1346	452 Blackpool Road Preston	-1
06/2021/0152	1 Christ Church Street, Preston, PR1 8PH	3
06/2020/1219	Little Broadhead Cottage Oakencrough Road Preston	1
06/2021/0219	46 Plungington Road Preston	1
06/2021/0154	157 Sharoe Green Lane Preston	1
	<b>Total</b>	<b>275</b>

**Minus 10% = 248**

**6. Appendix 3 – Completions list 01/10/2020 – 31/03/2021**

<b>Planning Application Number</b>	<b>Address</b>	<b>Site status</b>	<b>Net gain Oct 2020 - March 2021</b>
06/2020/1223	28 Prospect Place Preston	Complete	1
06/2020/0831	39 Bairstow Street Preston	Complete	5
06/2016/0823	132 Church Street Preston	Complete	2
06/2019/0368	4 Clarendon Street Preston	Complete	-1
06/2020/0734	2A Cliff Street Preston	Complete	-1
06/2020/0287	Buckingham House Glovers Court Preston	Complete	24
06/2020/0243	17 Salisbury Road	Complete	1
06/2020/0898	Miller Park Lodge West Cliff Preston	Complete	-1
06/2020/0894	45 Lovat Road Preston	Complete	1
06/2016/0228	Land adj 329 St Georges Road Preston	Complete	1
06/2020/1340	49 Frenchwood Aveune Preston	Complete	1
06/2020/0811	Fazal House Midgery Lane Preston	Complete	1
06/2019/0272	Abbotts Lodge 141 Lightfoot Lane Preston	Complete	1
06/2019/0579	Entwistle Guns 254 Plungington Road Preston	Complete	1
06/2019/0793	13-15 Eldon Street Preston	Complete	-1
06/2020/0172	31 Otway Street Preston	Complete	1
06/2020/0504	Marimar Cumeragh Lane	Complete	1
06/2020/0766	Elston Garage Elston Lane	Complete	3
06/2019/0244	Haighton Farm Cottage Haighton Green Lane	Complete	1
06/2016/0579	Woodlands Barn Bartle Lane	U/C	3
06/2020/0452	Woodlands Barn Bartle Lane	Complete	1
06/2019/1305	Brookside Cottage Barton Lane	Complete	1
06/2019/0023	Building to the rr of Eccles Moss Ironworks Bleasdale Rd	Complete	1
06/2019/1345	Oliver's Farm Brierley Lane	Complete	1
06/2018/1315	Manor House Farm Button Street	Complete	2
06/2019/1313	Lewth Lodge Cinder Lane	Complete	1
06/2016/1233	Anderson Fold Farm 980 Garstang Road	U/C	1
06/2020/0868	Woodlands 576 Garstang Road	Complete	1
06/2019/0785	Belmont Farm Inglewhite Road	Complete	1
06/2018/0172	Belmont Farm Inglewhite Road	Complete	1
06/2018/0584	Glenroyd 250 Lightfoot Lane	Complete	2
06/2020/0485	Inglemere Station Lane	U/C	2

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06/2018/0515	Whinneyfield Farm Whinneyfield Lane	Complete	2
06/2020/0997	Plumpton Green 103 Woodplumpton Road Woodplumpton	Complete	1
06/2019/1094	60 New Fleece Inn Managers Accommodation Meadow Street Preston	Complete	4
06/2018/0681	106 Deepdale Road Preston	Complete	2
06/2011/0469	Land adj 44 Geoffrey Street Preston	Complete	6
06/2018/0132	Former Deepdale Mill Isherwood Street Preston	Complete	1
06/2019/1078	164 Miller Road Preston	Complete	1
06/2019/0734	Lloyds TSB 465-467 Blackpool Road Preston	Complete	2
06/2018/1042	Land off Halfpenny Lane Longridge	Complete	23
06/2018/1385	Former St Josephs Social Club Cemetery Road Preston	Complete	44
06/2017/0255 print plan from 06/2019/1007 instead pls	Former Cottam Brickworks Cottam Avenue Preston	U/C	37
06/2015/0769	Land at D'urton Lane Preston	U/C	16
06/2016/0585	Eastway Nurseries Eastway Preston	U/C	2
06/2015/0968	Land N of Eastway and S of D'urton Lane Preston	U/C	9
06/2017/1104	Park House 472 Garstang Road	U/C	3
06/2020/0283	Ashdene 268 Hoyles Lane Preston	U/C	2
06/2019/0585	Haydock Grange Hoyles Lane Preston	U/C	20
06/2017/1384	Haydock Grange Hoyles Lane Preston	U/C	38
06/2019/0135	Land at Ladybank Avenue Preston	Complete	18
06/2019/0868	Land at Ladybank Avenue Preston	Complete	1
06/2015/0243	Land adj to Cottam between Hoyles Lane Sidgreaves Lane Lea Road & Lancaster Canal	U/C	12
06/2018/1405	Ingol Golf & Squash Club Phase 1 Land W of Wychnor	U/C	8
06/2015/0546	Connemara Lightfoot Green Lane Preston	U/C	14
06/2015/0282	Lightfoot Lane Preston	U/C	11
06/2016/0504	(Grid Ref 521335) Off Eastway Preston	Complete	3
06/2018/1243	Land off Preston Road Grimsargh	U/C	18
06/2019/0974	Land at Sandy Gate Lane Broughton	U/C	3

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06/2014/0442	(Grid Ref 512344) Sandyforth Lane Preston	U/C	11
06/2015/0530	Land to N of Hoyles Lane and E of Sidgreaves Lane	U/C	14
06/2019/1210	Sidgreaves Lane Lea Road Preston	U/C	48
06/2019/1032	Ingol Golf & Squash Club Tanterton Hall Road Preston	U/C	5
06/2017/0324	Land W of The Weald Preston	U/C	16
06/2016/0493	Former Ridings Depot & land to N & S of Whittingham Lane	U/C	23
06/2018/0585	Land to N of Whittingham Lane Longridge	U/C	17
06/2015/0816	Land S of 110-126 Whittingham Lane Broughton	U/C	8
06/2019/0166	Land to rr of 126 Whittingham Lane Broughton	U/C	3
06/2017/0278	Land at Garstang Rd Barton	Complete	9
06/2016/1039	Land at rr of Holme Fell Goosnargh Lane	U/C	14
06/2014/0598	Land off Sandy Lane (Maxy House Farm) Preston	U/C	7
<b>TOTAL</b>			<b>535</b>