



# HOUSING LAND POSITION

At 31st March 2025

Planning Department  
Preston City Council  
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## 1. Introduction

This report examines three key areas:

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

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

## 2. Annual Completions 2010 – 2025

Policy 4 of the Central Lancashire Core Strategy set out a minimum housing requirement for the City Council for the period 2010 – 2026 of 507 dwellings per year. This gave a total of 8,112 dwellings required over the plan period. At April 2010 Preston City Council had prior under-provision of 423 dwellings, which, in accordance with the Core Strategy, also need to be made up over the plan period. Therefore, at April 2010 the housing requirement for the City was 8,535 dwellings. However, as the Core strategy is more than 5 years old, the requirement is replaced by the minimum annual local housing need figure calculated using the standard method set out in national planning guidance. The current figure for Preston is 590 (as of December 2024). 5-year Calculations are shown at section 3.2 of this report.

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

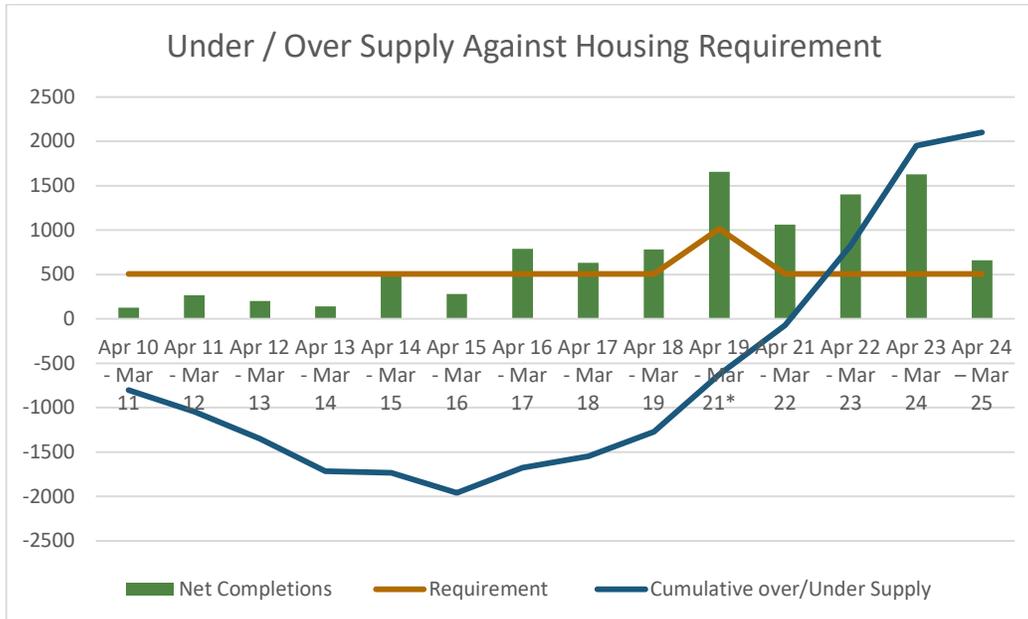
Monitoring Period	Net Completions	Requirement	Over/Under Supply during the year
Apr 10 - Mar 11	127	507	-380
Apr 11 - Mar 12	265	507	-242
Apr 12 - Mar 13	202	507	-305
Apr 13 - Mar 14	142	507	-365
Apr 14 - Mar 15	488	507	-19
Apr 15 - Mar 16	282	507	-225
Apr 16 - Mar 17	791	507	284
Apr 17 - Mar 18	634	507	127
Apr 18 - Mar 19	785	507	278
Apr 19 - Mar 21*	1656	1014	642
Apr 21 - Mar 22	1064	507	557
Apr 22 - Mar 23	1405	507	898
Apr 23 - Mar 24	1630	507	1,123
Apr 24 - Mar 25	660	507	153

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Monitoring Period	Cumulative net completions	Cumulative requirement	Cumulative over/Under Supply
Apr 10 - Mar 11	127	930	-803
Apr 11 - Mar 12	392	1437	-1045
Apr 12 - Mar 13	594	1944	-1350
Apr 13 - Mar 14	736	2451	-1715
Apr 14 - Mar 15	1224	2958	-1734
Apr 15 - Mar 16	1506	3465	-1959
Apr 16 - Mar 17	2297	3972	-1675
Apr 17 - Mar 18	2931	4479	-1548
Apr 18 - Mar 19	3716	4986	-1270
Apr 19 - Mar 21*	5372	6000	-628
Apr 21 - Mar 22	6436	6507	-71
Apr 22 - Mar 23	7841	7014	827
Apr 23 - Mar 24	9471	7521	1,950
Apr 24 - Mar 25	10131	8028	2,103

2.1 Annual Completions 2010 – 2025 (cumulative, shown graphically)

This graph displays the figures from page 4 and highlights that at the end of the period, the total oversupply equates to 2,103 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 2022 – March 2023	1,405	455%
April 2023 – March 2024	1,630	515% <sup>1</sup>
April 2024 – March 2025	660	No data
Total	4,099	

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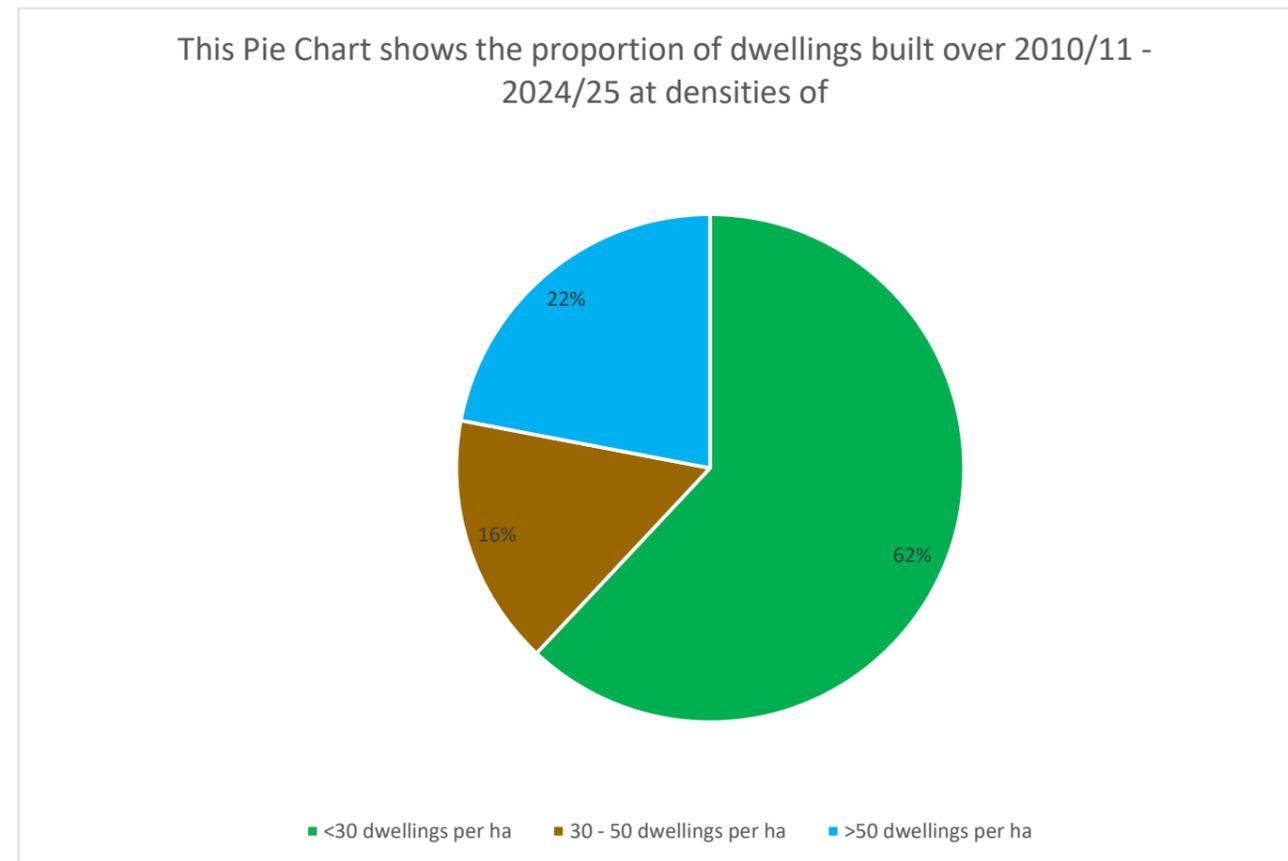
<sup>1</sup> Calculated by the council as no formal publication has been received from the Government at time of writing

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2.4 Completions by Density

Density	2010/2011	2011/2012	2012/2013	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/Oct 2020	Oct 2020/ March 2021	2021/22	2022/23	2023/24	2024/25	Totals
<30 dwellings per ha	31	13	18	16	75	100	400	419	535	617	378	794	841	860	510	5607
30 - 50 dwellings per ha	6	87	82	25	90	11	119	63	97	65	84	148	225	229	126	1457
>50 dwellings per ha	26	16	53	38	278	137	204	99	94	321	35	96	267	321	17	2002

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

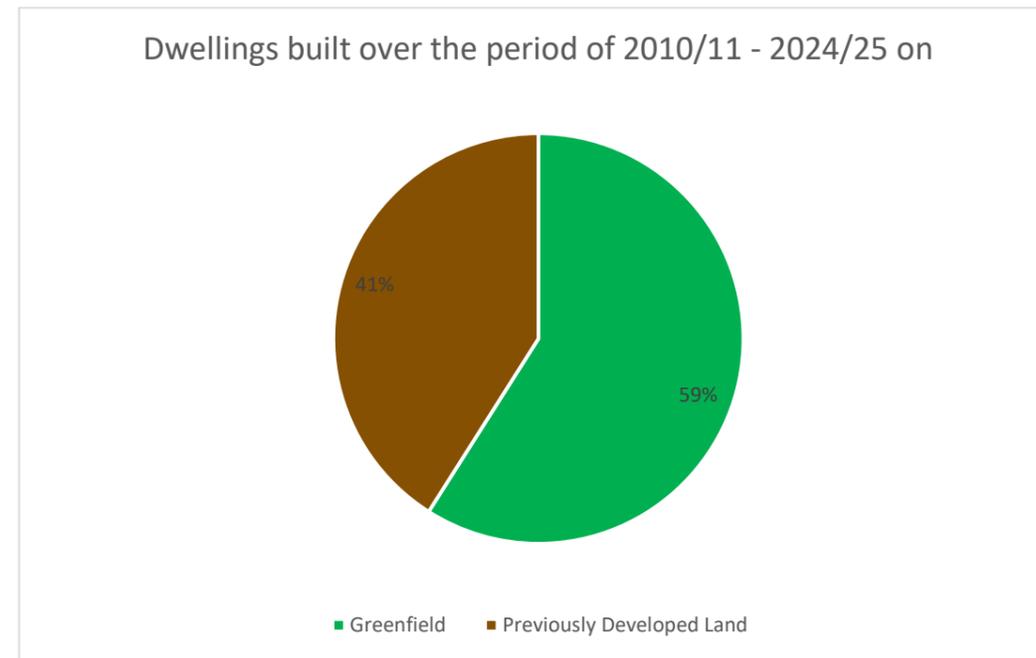


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2.5 Completions on Previously Developed Land

Land type	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/ Oct 2020	Oct 2020/ March 2021	2021/22	2022/23	2023/24	2024/25	Totals
Greenfield	1	13	4	26	106	114	470	458	597	760	370	871	971	896	585	6242
	1%	5%	2%	16%	20%	38%	58%	71%	74%	68%	68%	77%	67%	54%	82%	59%
Previously Developed Land	142	272	211	135	428	189	347	191	206	364	173	262	471	753	127	4271
	99%	95%	98%	84%	80%	62%	42%	29%	26%	32%	32%	23%	33%	46%	18%	41%

\*Gross Completions



## 2.6 Affordable Housing Completions

Monitoring Period	Gross Affordable Completions
April 2010 – March 2011	0
April 2011 – March 2012	38
April 2012 – March 2013	66
April 2013 – March 2014	35
April 2014 – March 2015	16
April 2015 – March 2016	178 <sup>2</sup>
April 2016 – March 2017	137 <sup>3</sup>
April 2017 – March 2018	197 <sup>4</sup>
April 2018 – March 2019	213 <sup>5</sup>
April 2019- October 2020	186 <sup>6</sup>
October 2020 – April 2021	244 <sup>7</sup>
April 2021 – March 2022	259
April 2022 – March 2023	433
April 2023 – March 2024	548
April 2024 – March 2025	210
<b>Total Gross Affordable Completions 2010 – 2025</b>	<b>2,760</b>

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

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

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

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

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

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

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

2.7 Demolitions

During the monitoring period of 01/04/2024 – 31/03/2025 there were 2 dwellings recorded for monitoring purposes as demolished.

### 3. Housing Land Supply

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

Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 25	Site Status at 1st April 2025 Base Date	Applicant or Developer	Windfall ?	Apr 25/26- Apr 29/30	Apr 30/31 - Apr 34/35	Apr 2035 +	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
MD2	06/2014/0442 & 06/2018/0592 & 06/2019/0565	Sandyforth Lane Preston	260	12	Full Permission (U/C)	David Wilson Homes & Barrats	No	12			12						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 current monitoring year. No known barriers to delivery.
	06/2015/0022	Miller Arcade, Lancaster Rd	45	45	Full Permission (U/C)		Yes			45						45	
MD2	06/2015/0282 & 06/2016/1309 & 06/2018/0108	Lightfoot Lane Phase 2	166	1	Reserved Matters (U/C)	Redrow	No	1			1						The site has reserved matters consent and was under construction at the beginning of the monitoring period with only 1 home left to be delivered. The Council has assumed the site will be completed within the 5 year period.
MD2	06/2015/0530 & 06/2018/0705 & 06/2018/1414	Land to the north of Hoyles Lane and east of Sidgreave Lane	403	71	Full Permission (U/C)	Morris Homes	No	71			42	29					Morris Homes have provided a proposed build out trajectory for the site (April 2025). No known barriers to development have been identified.
MD2	06/2015/0968 & 06/2019/1037	Land north of Eastway and south of D'Urton Lane	329	22	Reserved Matters (U/C)	Story Homes	No	22			22						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 current monitoring year. No known barriers to delivery.
	06/2016/1192	21 - 23 Lord Street	11	11	Full Permission (U/C)	ZV Designs	Yes	0	11							11	

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MD2	06/2017/0364 & 06/2017/0366 & 06/2018/1415 & 06/2020/1285 & 06/2020/1376 & 06/2021/1414	Land north of Maxy House Farm Sandy Lane	204	41	Reserved Matters (U/C)	Wainhomes	No	41			20	21					The Council has contacted Wainhomes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. Wainhomes provided a planned development timetable for the site (May 2024), with no known barriers to delivery identified, which vastly under estimated the number of units to be completed in 2024/25. The Council expects the remaining 41 units to be completed in the next 2 years.
MD2	06/2017/0831 & 06/2019/0908	Land north of D' Urton Lane Preston	250	26	Reserved Matters (U/C)	Laurus Partnership Homes LLP	No	26			26						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 current monitoring year. No known barriers to delivery.
HS1.14	06/2017/0840 & 06/2019/0169	Land at Inglewhite Rd (top section of north site) Anwyl Homes part of site	98	3	Reserved Matters (U/C)	Anwyl Homes	No	3			3						The site at Inglewhite Road is split between Anwyl Homes and DWH. Anwyl Homes have permission for 98 units. Anwyl Homes have 3 units let to complete as at April 2025. The Council expects all homes to be built out within the current monitoring year.
HS1.14	06/2019/0169	Land at Inglewhite Rd (top section of north site) DWH part of site	123	19	Full Permission (U/C)	David Wilson Homes	No	19			19						The site at Inglewhite Road is split between Anwyl Homes and DWH. DWH have permission for 123 units. DWH have 19 units let to complete as at April 2025. The Council expects all homes to be built out within the current monitoring year.

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	06/2017/1350 & 06/2022/1348 & 06/2023/1312	Land off Ribblesdale Drive Grimsargh	72	30	Reserved Matters (U/C)	McDermott Homes	Yes	30			30						Mc Dermott Homes have provided a trajectory for the site (April 2025). No barriers to delivery have been identified.
MD2	06/2017/1435 & 06/2021/0794, 06/2018/0728 & 06/2021/1226	Land at Tabley Lane Preston	175	175	Reserved Matters	Community Gateway Association	No	175					126	49			Community Gateways Association provided a planned development timetable for the site (April 2025) and details of the phasing of the site.
Emerging Plan HS4.2	06/2018/0885 & 06/2022/1777	Land off Riversway & west of Dodney Drive Lea	280	268	Reserved Matters (U/C)	Bloor Homes	Yes	268			68	65	71	64			Bloor Homes have provided a trajectory for the site (April 2025).
	06/2018/1356 & 06/2022/1000 & 06/2023/1188 & 06/2024/0673	Land opp Swainson House Farm Goosnargh Lane	26	26	Reserved Matters	McDermott Homes	Yes	26			13	13					McDermott Homes have provided a planned development timetable for the site (April 2025).
	06/2022/0999 & 06/2023/1171 & 06/2024/0672	Land at Swainson Farm, Goosnargh Lane, Preston, PR3 2JU	40	40	Reserved Matters	McDermott Homes	Yes	40			20	20					McDermott Homes have provided a planned development timetable for the site (April 2025).
	06/2019/0040	Keyfold farm 430 Garstang road	129	36	Reserved Matters (Under Construction)	Wainhomes	Yes	36			6	10	10	10			The Council has contacted Wainhomes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. As a part of a consortium of developers commenting on the Publication stage Local Plan, Wainhomes commissioned Stantec to carry out a Housing Land Supply Assessment in which they stated build out rates for Keyfold Farm and an expected completion date for the site. The remaining units have been split equally until the proposed end date.

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HS1.15	06/2020/1118	Former Whittingham Hospital	248	55	Reserved Matters (U/C)	Barratts	No	55			55						Barratt Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified.
HS1.15	06/2019/0365	Former Whittingham Hospital remainder of the site	477	477	Outline (RM 06/2025/0008 pending)	Homes England	No	126	175	176		33	31	31	31	351	Reserved Matters application is proposed to be decided at June 25 planning committee. Barrat Homes have provided a planned development timetable for the site (April 2025) with completions programmed from 2026/27 onwards.
	06/2019/0499	Sports Hall 10-16 Garden Street	47	47	Full Permission (U/C)	Nothern Estates Ltd	Yes		47							47	The site has detailed planning permission for 47 homes. The Council has contacted the developer for input on the proposed development schedule, however no response has been received yet. The site has stalled and therefore has been moved back into the 6+ year supply as a precaution.
	06/2022/0271	217 Garstang Road Fulwood Preston	23	23	Full Permission	Fulwood Living	Yes	23						12	11		The site has detailed planning permission for 23 units. The Council expects all homes to be built out within the 5 year period.
Emerging Plan HS4.4	06/2021/1074 & 06/2022/0644	Cardwells Farm Garstang Road Preston (hybrid permission)	151	151	Full (47 units) Outline (104 units)	Wainhomes	Yes	151			40	40	50	21			The Council has contacted Wainhomes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. As a part of a consortium of developers commenting on the Publication stage Local Plan, Wainhomes commissioned Stantec to carry out a Housing Land Supply Assessment in which they stated build out rates for Cardwell farm. Those

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																	build out rates have been used here.
	06/2019/0783	12-14 & 16 Grimshaw Street	11	11	Full Permission (U/C)		Yes	11			11						The site has detailed planning permission and was under construction at the beginning of the monitoring period. The Council expects all homes to be built out within the next 12 months. No known barriers to delivery.
SP4.2 (City Centre Plan) Emerging Plan HS4.19	06/2019/0856	Avenham Street Car Park	294	294	Full Permission	Pillars PR1 Ltd	No			294							294
SP4.1 (City Centre Plan) Emerging Plan HS4.18	06/2019/0952	St Joseph's Orphanage	67	67	Full Permission	Czero Developments Ltd	No			67							67
	06/2019/0986	Deafway Brockholes Brow Preston	37	19	Full Permission (u/c)	Imperial Fairway Ltd	Yes	19			4	9	6				The Council have contacted Imperial Fairway Ltd for input on the proposed build out of the rest of the site, a response has not yet been received. The Council expects all homes to be built out within the 5 year period.
Emerging Plan HS4.24	06/2019/1340 & 06/2023/0531	The Sumners 195 Watling Street Road	77	77	Reserved Matters	PWA Planning	Yes	77						24	53		The Council has contacted PWA for input on proposed start date and build out rates; however, a response has not yet been received. The Council has based projected completions on information submitted by PWA in December 2024 to the Local Plan Site Promoter Questionnaire.

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	06/2020/0365	Land to the rear of Maitland House Maitland Street	13	13	Full Permission (U/C)	Python Archi Design	Yes	13						6	7		The site has detailed planning permission for 13 homes. The Council expects all homes to be built out within the 5 year period. No known barriers to delivery.	
	06/2023/0699 & 06/2024/0608	Ribchester House Lancaster Road	33	33	Prior Notification	Cornerstonem eta Ltd	Yes		33							33		
MD2		Remainder of MD2	841	841			No		150	691						841		
	06/2018/1230	Land at D'Urton Lane, Broughton	29	9	Full Permission (U/C)	Ascott Homes	Yes	9			4	5					Ascot Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified.	
	06/2019/1109 & 06/2017/0676 & 06/2024/0495	Land to the west of Preston Rd Grimsargh	48	48	Full Permission (U/C)	Applethwaite Ltd	Yes	48			6	24	18				Applethwaite Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified.	
MD1	06/2021/1022	Sidgreaves Lane Lea Road and Lancaster Canal	211	172	Reserved Matters(U/C)	David Wilson Homes	No	172			45	46	40	40	1		DWH provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified.	
MD2	06/2021/1118 & 06/2024/0271	Land to the east of Tabley Lane and north of Tabley Green	130	130	Reserved Matters	Redrow	No	130				22	36	36	36		Redrow Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified.	
	06/2020/0119 & 06/2024/0343	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston	10	10	Full (U/C)	Imperial Fairway Ltd	Yes	10								5	5	The Council have contacted Imperial Fairway Ltd for input on the proposed build out of the site, a response has not yet been received. Site has full consent for 10 units. No known barriers to development. Reasonable to assume it will be built out within the 5 year period.

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Emerging plan SS3	06/2020/0888	Land at Bartle, Preston	1100	1100	Outline	The Robertson Group & Trustees of the Tom Barron Pension Scheme	Yes	587	470	43	0	99	99	194	195	513	The Robertson group have provided an update on the site (April 2025). The RM is currently pending.
	06/2021/0734	Parcel H, Ingol Golf Club, Wychnor	50	36	RM (U/C)	Fellow Homes	Yes	36			24	12					The Council has contacted Fellow Homes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. Site has reserved matters and under construction at the start of the monitoring period. Reasonable to assume it will be built out within the 5 year period
	06/2021/0875	Lancashire House 24 Winckley Square	29	29	Prior Notification (U/C)	Eastside Property Ltd	Yes	29				29					Site has permission and is under construction at the start of the monitoring period. Reasonable to assume it will be built out within the 5 year period.
	06/2018/0178	Daniels Farm D'Urton Lane	23	9	Full (U/C)	Reid Homes	Yes		9							9	Site has full consent for 23 units. The Council has been made aware that Reid Homes has gone into liquidation and therefore moved the remainder of site into 6+ yrs assuming another developer would pick up the site.
MD2	06/2021/1210	Land south of East West Link Road and east of Tabley Lane, Preston	42	7	Full permission (U/C)	Redrow	No	7			7						Redrow Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified, and the site is proposed to be completed within this monitoring year 2025/2026
	06/2022/0624	18 East View, Preston, PR1 5AS	12	12	Full permission (U/C)		Yes	12				12					No known barriers to development. The Council

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																	expects the site to be built out within the 5 year period
MD2	06/2020/1344 (06/2024/0773 pending)	Land south of Bartle Lane, Lower Bartle, Preston, PR4 0RU	195	195	Outline/ Full Permission	Gleeson Homes	No	195			15	40	56	46	38		Gleeson Homes have provided a projected completions trajectory for the site (May 2025).
	06/2022/0779	Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY	155	133	Reserved Matters (U/C)	Rowland Homes	Yes	133			65	45	23				Rowland Homes have provided a projected completions trajectory for the site (April 2025).
HS1.13 Emerging plan HS4.17	06/2020/0652	Land off Tom Benson Way, Preston, PR2 1SG	35	35	Full permission	Community Gateway Association	No	35					35				CGA have provided a planned development timetable for the site (April 2025). The site is currently proposed to start in September 2025 and conclude by the end of 2027/28 monitoring year.
	06/2022/0799	107 Garstang Road, Preston, PR1 1LD	10	10	Full permission (U/C)	SHH Investments Ltd	Yes	10				10					No known barriers to development. The Council expects the site to be built out within the 5 year period.
	06/2022/0556 & 06/2023/0600	Land off Maritime Way, Preston, PR2 2HT	40	40	Reserved Matters	PWA Planning / Austringer Capital Ltd	Yes	40							40		No known barriers to development. The Council expects the site to be built out within the 5 year period.
Emerging plan HS4.30	06/2023/0191 & 06/2024/0251	Star Youth Club, 34 Tulketh Crescent, Preston, PR2 2RJ	24	24	Full Permission	DHPC	Yes	24				10	14				DHPC have provided an update on the site in April 2025, and expect the site to be completed within 2 years. The Council has taken a more cautious approach but still expects the site to be built out within the 5 year period.
	06/2023/0124	33-34, Winckley Square, Preston, PR1 3JJ	35	35	Full permission	Branco Wickley Square Ltd	Yes	0	0	35						35	Cringle corporation have provided information for the site (April 2025) which states that no commencement date has been set for the site due to too high a build costs. The Council has moved the scheme back to 10+ years.

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 25	Site Status at 1st April 2025 Base Date	Applicant or Developer	Windfall ?	Apr 25/26- Apr 29/30	Apr 30/31 - Apr 34/35	Apr 2035 +	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
	06/2022/0310	77 Tithebarn Street, Preston, PR1 1DJ	124	124	Outline Permission	Wansfell Ltd	Yes	0	124	0						124	
	06/2022/0018	Land off Whittingham Lane, Broughton, Preston, PR3 5DA	44	44	Full permission	Wainhomes (NW)Ltd	Yes	44			7	30	7				The Council has contacted Wainhomes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. Wainhomes provided a planned development timetable for the site (May 2024) the information here has been based on that. No barriers to delivery have been identified.
MD2	06/2020/1421 & 06/2024/0003	Land to the north of Maxy Lane, to the east of Sandy Lane and to the west of Tabley Lane, Higher Bartle, Preston	320	320	Reserved Matters Permission	Bloor Homes & Taylor Wimpey UK Ltd	No	310	10			64	85	85	76	10	Bloor Homes have provided a trajectory for their part of the site (April 2025). Construction is due to commence in October 2025, and the site be built out by 2029/2030. Taylor Wimpey have provided a trajectory for their part of the site (May 2025). Construction is due to commence in 2025.
	06/2023/1169	Carlisle House and Lincoln House, St Austins Road, Preston, PR1 3XL	-120	-120	Early Acknowledgement for demolition	Onward Group	Yes	-120				-120					
	06/2023/1168	Richmond House, Avenham Lane, Preston, PR1 3XN	-60	-60	Early Acknowledgement for demolition	Onward Group	Yes	-60			-60						
Emerging plan 4.6	06/2023/0818	Former Horrocks Mill, off Queen Street, Preston	380	380	Outline Permission	Onward Homes	Yes	0	150	230						380	
	06/2021/1604	Harris Knowledge Park, Garstang Road, Preston, PR2 9XB	39	39	Full permission	Eden Grove Investment Properties Ltd	Yes	39			0	15	24				Eden Grove Investment Properties have provided (April 2025) an expected completion date of 2027/2028 for the site, with

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 25	Site Status at 1st April 2025 Base Date	Applicant or Developer	Windfall ?	Apr 25/26- Apr 29/30	Apr 30/31 - Apr 34/35	Apr 2035 +	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
																	projected completion rates. No barriers to delivery have been identified.
	06/2023/0306	Lea Methodist Church, Birkdale Drive, Preston	17	17	Full permission (U/C)	Community Gateway Association	Yes	17			17						CGA have provided a planned development timetable for the site (April 2025). The site is currently under construction and all units are expected to be completed within current monitoring year. No known barriers to the site.
	06/2023/0091	Land at the junction of Moor Lane and Walker Street	120	120	Full permission	Portergate Developments (Preston) Ltd	Yes		120								Portergate Developments have provided an update May 2025. The Council has taken a cautious approach and not predicted any completions until 6+ years.
City Centre Plan SP4.5	06/2022/1084	Former Dryden Mill, Land bounded by Manchester Road/Queen Street/Grimshaw Street	469	469	Outline Permission	Stoneygate Living Ltd	No			469							
MD2	06/2021/1414 & 06/2024/0990	Land South of, Bartle Lane, Preston	429	429	Reserved Matters	Wainhomes	No	90	150	189			30	30	30	339	The Council has contacted Wainhomes for an update on the site and the proposed completions over the next 5 years, however, a response has not yet been received. A 24 month lead in time and 30dpa build out rate has been assumed.
MD2	06/2023/0830	Land to east of Sidgreaves Lane, Preston	102	102	Full Permission (U/C)	Breck Homes	No	102			12	40	50				Breck Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified, and the site is proposed to be completed within the year 2027/2028
	06/2024/0691	The Unicentre, Lords Walk, Preston	122	122	Prior Notification (U/C)		Yes	122				122					This site is under construction and a proposed timescale for completion was provided by TSS

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 25	Site Status at 1st April 2025 Base Date	Applicant or Developer	Windfall ?	Apr 25/26- Apr 29/30	Apr 30/31 - Apr 34/35	Apr 2035 +	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
																	Property Limited through the Local Plan Site Promoter Survey August 2024.
	06/2023/0791	29 Fishergate Hill, Preston	13	13	Full Permission		Yes	13					13				No known barriers to development. The Council expects the site to be built out within the 5 year period
	06/2024/0644	4-6 Fox Street, Preston	19	19	Outline Permission	Marana Developments	Yes	0	19							19	
	06/2023/0030	Land West of Garstang Road, Broughton	51	51	Outline Permission (allowed on appeal)	Hollins Strategic Land LLP	Yes	0	51							51	Hollins Strategic Land LLP provided an update (April 2025) stating that the site is being marketed to a housebuilder and therefore there are no proposals for RM application or any timescale provided for the site.
	06/2024/0513	London House, Primrose Hill, Preston	71	71	Full Permission	Retail Revive Ltd	Yes	71				40	31				Retail Revive Ltd have provided a projected completions trajectory (May 2025) for the site and envisage the site to be fully complete by quarter 4 of 2027/28.
MD2	06/2024/0023	Land at North East of junction of Lightfoot Lane and Tabley Lane, Preston	48	48	Full Permission	Breck Homes		48				38	10				Breck Homes have provided a projected completions trajectory for the site (April 2025). No barriers to delivery have been identified, and the site is proposed to be completed within the year 2027/2028.
	06/2024/0083	The Guild Tower, Church Row, Preston, PR1 1RA	115	115	Full Permission	PWA/ Lindum Yates Ltd	Yes	0	115							115	
MD2	06/2022/1157	Former Cottam Brickworks	89	89	Outline Permission	Nexus Planning	No	89						50	39		Nexus Planning have provided a projected completions trajectory (May 2025) detailing when reserved matter application is due to be submitted and that the site is expected to be completed by 2029/30

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Local Plan Ref	Planning Application	Address	Total Number of Dwellings (Net gain)	Net Outstanding No. of dwellings at Apr 25	Site Status at 1st April 2025 Base Date	Applicant or Developer	Windfall ?	Apr 25/26- Apr 29/30	Apr 30/31 - Apr 34/35	Apr 2035 +	Yr1	Yr2	Yr3	Yr4	Yr5	6 year plus	Delivery Commentary for 5 year supply sites
HS1.11		Tulketh Community School	44	44			No	0		44						44	
HS1.1		Lancashire Fire & Rescue HQ Garstang Rd	40	40			No	0		40						40	
HS1.12		Bretherens Meeting Rm, Egerton Rd	12	12			No	0		12						12	
SP4.6 (City Centre Plan)		Former Byron Hotel, Grimshaw Street	7	7				0		7						7	
		Sites 9 units and under (minus 10% discount)		347				347			70	70	69	69	69		
		Windfall allowance <sup>8</sup>		324				324				81	81	81	81		
<b>Total</b>								<b>4158</b>	<b>1634</b>	<b>2342</b>	<b>604</b>	<b>974</b>	<b>1015</b>	<b>853</b>	<b>712</b>	<b>3976</b>	

<sup>8</sup> Windfall allowance based on identified schemes (with permission awaiting s106) with confirmed start on site within the next 18 months on unallocated sites.

### 3.2 5 Year Supply Position:

The table at Section 3.1 identifies the potential for 4,158 units to be delivered during the five year period April 2025 to March 2030.

#### Relevant Housing Land 'Requirement' Figure

The Central Lancashire Core Strategy is more than 5 years old, and therefore the minimum annual local housing need figure is calculated using the standard method set out in national planning guidance. The current figure for Preston is 590.

#### **Local Housing Need Five Year Supply April 2025 – March 2030**

5 Year supply as at 31/03/2025	
5 Year requirement (5x590)	2,950
5 Year requirement including 5% buffer	3,098
Annual requirement for 5 year period including 5% buffer	620
5 Year potential supply	4,158
<b>5 year Supply Position</b>	<b>6.7</b>

#### 4. Appendix 1 – Outstanding Permissions 31/03/2025 (under 9 units)

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

Planning permission	Address	Net Gain outstanding at Apr 25	Site Status At 1st April 25
06/2012/0727	Land adj 843 Whittingham lane	1	Full permission (U/C)
06/2015/0159	15 Moor Park Avenue	6	Full Permission (U/C)
06/2016/0798	Bell Fold Farm 708 Garstang Rd	2	Full Permission (U/C)
06/2018/1091	Kingsway Nurseries Newsham Hall Lane Preston	7	Full Permission (U/C with 2 complete)
06/2019/0041	Land South of 97 Halfpenny Lane	2	Full Permission (U/C)
06/2019/0531	Preston College Moor Park Avenue	4	Full permission (U/C)
06/2019/0595	Burrow House Bartle Hall Garstang Road	4	Full Permission (U/C with 2 complete)
06/2019/1389	Land between 23 & 25 Rawcliffe Drive	2	Full Permission (U/C)
06/2019/1391	Land adj 31 Larches Lane	1	Full Permission (U/C)
06/2019/1397	The Uplands Fulwood Row	6	Full permission (U/C)
06/2019/1428	5 Ballam Road	1	Full permission (U/C)
06/2019/1452	Land between 99 & 107 Queens Road	2	Full permission (U/C)
06/2019/1456	Land adj 1 & 2 Millbank	2	Full permission (U/C)
06/2019/1457	Land adj 39 & 41 Porter Street	4	Full permission (U/C)
06/2020/0246	15-17 Cambridge Walk	6	Full permission (U/C with 2 complete)
06/2020/0372	Church Hill Lodge D'Urton Lane	5	Full Permission (U/C)
06/2020/0423	Land adj 12-20 Worthing Road	1	Full Permission (U/C)
06/2020/0555	Land Between 10-12 Hendon Place	1	Full Permission (U/C)
06/2020/0987	40-43, Lune Street, Preston, PR1 2NN	2	Full Permission (U/C)
06/2021/0448	Dean Farm Warehouse Pudding Pie Nook Lane	6	Reserved Matters (U/C)
06/2021/0999	Ye Horns Inn, Horns Lane, Preston, PR3 2FJ	3	Full Permission (U/C)

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06/2021/1058	The Brick House Ducie Place	1	Full Permission
06/2021/1432	Sumners Farm Cow Hill Preston	3	Full permission (U/C with 2 complete)
06/2021/1456	Land West of 208 Whittingham Lane	4	Reserved Matters
06/2021/1494	Land south of 1 Intack Cottage Roots Lane	4	Stage 2 Permission in Principle (U/C)
06/2021/1554	Land to the south of The Orchard, Eaves Lane, Preston, PR4 0BH	1	Reserved Matters
06/2021/1584	82 Inkerman Street	1	Full Permission (U/C)
06/2021/1674	Sand Bank Estate, Cumeragh Lane, Preston, PR3 2AJ	0	Full permission
06/2022/0009	93, Fishergate, Preston, PR1 2NJ	7	Full permission
06/2022/0034	16 Derby Road, Preston, PR2 8JJ	7	Full permission
06/2022/0189	Hankinson House Farm, Rapley Lane, Preston, PR4 0BQ	1	Reserved Matters
06/2019/0270	Lingala, Lightfoot Green Lane, Preston, PR4 0AP	8	Outline Permission
06/2022/0279	Land at, St Margarets Close, Ingol, Preston	5	Permission in Principle
06/2022/0332	Land opposite The Old School House, Garstang Road, Barton, Preston	1	Reserved Matters
06/2022/0398	55A, Bridge Road, Preston, PR2 2JU	1	Full permission
06/2022/0407	43, Bleasdale Street East, Preston, PR1 5DB	1	Full permission (U/C)
06/2022/0411	91A - 91C, Fishergate, Preston, PR1 2NJ	6	Full permission
06/2022/0442	Hautmont, Tabley Lane, Preston, PR4 0LH	1	Reserved Matters
06/2022/0457	Little Foxes, Church Lane, Whitechapel, Preston, PR3 2EP	1	Permission in Principle
06/2022/0490	27 Plungington Road, Preston, PR1 7EP	1	Full permission
06/2022/0679	Land adjacent to Preston Pharmacy, Longsands Lane, Preston, PR2 9PS	9	Full permission (U/C)
06/2022/0709	Land opposite 107 - 111, Bootle Street, Preston, PR1 5NS	3	Outline Permission

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06/2022/0760	143, Ribbleton Avenue, Preston, PR2 6YS	1	Outline Permission
06/2022/0814	8, Fishergate, Preston, PR1 3NN	3	Full permission
06/2022/0866	27 Greenfield Way, Preston, PR2 3GE	1	Permission in Principle
06/2022/0912	13, Lune Street, Preston, PR1 2JU	3	Full permission
06/2022/1025	41, Broadgate, Preston, PR1 8DU	1	Full permission
06/2022/1051	37, Ormskirk Road, Preston, PR1 2QP	3	Full permission
06/2022/1098	Preston Bus Ltd, Deepdale Road, Preston, PR1 6NY	4	Full permission (U/C)
06/2022/1118	3 Orchard Street, Preston, PR1 2EN	3	Full permission
06/2022/1138	Sheraton House, 13-27 and 29, Ormskirk Road, Preston, PR1 2QP	6	Full permission
06/2022/1202	Clarkson Farm, Back Lane, Whittingham, Preston, PR3 2FH	2	Full permission
06/2022/1229	Daisy Dene, Inglewhite Road, Preston, PR3 2EB	4	Full permission
06/2022/1237	16, Great Avenham Street, Preston, PR1 3TD	1	Full permission
06/2022/1258	1, Lea Road, Preston, PR2 1TN	1	Full permission
06/2022/1263	13, Cannon Street, Preston, PR1 3NR	1	Prior Notification (U/C)
06/2022/1270	Blessed Sacrament Club, Moorside Avenue, Preston, PR2 6LU	8	Full permission
06/2022/1289	Bridge House, Tabley Lane, Preston, PR4 0LH	2	Permission in Principle
06/2022/1300	Civil Aviation Authority, Whittingham Lane, Preston, PR3 2JJ	4	Full permission
06/2022/1369	Land to the east of, 38 Whinfield Lane, Preston, PR2 1NQ	1	Permission in Principle
06/2022/1381	St Cuthberts Vicarage, 20 Black Bull Lane, Preston	0	Full permission (U/C)
06/2022/1393	31 Woodplumpton Lane, Preston, PR3 5JJ	2	Full permission
06/2022/1427	27, George Street, Preston, PR1 4JP	2	Full permission (U/C)

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06/2022/1430	Fir Trees Farm, Inglewhite Road, Preston, PR3 2ED	1	Prior Notification
06/2022/1447	Back Lane Farm, Back Lane, Whittingham, Preston, PR3 2FH	2	Prior Notification
06/2022/1452	Cottam Hall Farm, Miller Lane, Cottam, Preston, PR4 0LS	1	Full permission
06/2023/0253	41 Ormskirk Road, Preston, PR1 2QP	1	Prior Notification
06/2023/0192	78, Friargate, Preston, PR1 2ED	1	Full Permission
06/2023/0125	Orchard End, Cuddy Hill, Preston, PR4 0BP	0	Permission in Principle
06/2022/1319	Land east of White Gables, Bartle Lane, Preston, PR4 0RU	2	Full Permission
06/2022/1411	2a, Argyll Road, Preston, PR1 6JY	2	Full Permission
06/2022/1106	Orchard End, Cuddy Hill, Preston, PR4 0BP	1	Full Permission
06/2023/0470	27, Blackpool Road, Preston, PR2 6BT	1	Full Permission (U/C)
06/2023/0411	19, Eccles Street, Preston, PR1 5EX	4	Full Permission
06/2023/0486	179, St Thomas Road, Preston, PR1 6LN	-6	Full Permission
06/2023/0429	Cottam Hall Farm, Miller Lane, Cottam, Preston, PR4 0LS	1	Full Permission
06/2023/0251	Fishers Farm, Green Lane, Barton, Preston, PR3 0RR	0	Full Permission (U/C)
06/2023/0540	Flat Over, 21-23 Manchester Road, Preston, PR1 3YH	1	Full Permission (U/C)
06/2023/0762	Hasely House, Newsham Hall Lane, Preston, PR4 0AS	1	Permission in Principle
06/2023/0602	Land to North of Rosemary Glen, Elston Lane, Preston, PR2 5LE	1	Full Permission
06/2023/0864	63, The Howgills, Preston, PR2 9LX	1	PIP
06/2023/0808	310, St Georges Road, Preston, PR1 6NR	1	Prior Notification
06/2023/0789	3-5, Chester Road, Preston, PR1 5HR	1	Full Permission

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06/2023/0405	13A Lytham Road, Preston, PR2 8JE	2	Full Permission
06/2023/0879	Building to the south of Goosnargh Lane, Goosnargh, Preston, PR3 2JU	1	Full Permission
06/2023/0941	Land adjacent, 48 Balfour Road, Preston, PR2 3BY	2	Permission in Principle
06/2023/0825	11 St Marks Road, Preston, PR1 8TL	1	Full Permission
06/2022/1418	Simpson House Farm, Ferryhalgh Lane, Preston, PR2 5ST	0	Full Permission
06/2022/1419	Simpson House Farm, Ferryhalgh Lane, Preston, PR2 5ST	5	Full Permission
06/2023/0849	81, Moor Park Avenue, Preston, PR1 6AS	2	Full Permission (U/C)
06/2023/0652	Land at Cumeragh Lane, Longridge, Preston, PR3 2AJ	3	Outline Permission
06/2023/0956	Land south of, 12, Fenton Road, Preston, PR2 8AQ	1	Permission in Principle
06/2023/0944	89, Friargate, Preston, PR1 2ED	2	Prior Notification
06/2023/0925	191, Watling Street Road, Preston, PR2 8AE	1	Full Permission
06/2023/0902	55, Longridge Road, Preston, PR2 6RE	0	Full Permission
06/2023/0643	Land to rear of 6, Lambert Road, Preston, PR2 6YQ	1	Full Permission (U/C)
06/2023/1027	Land off Sidgreaves Lane, Cottam,	2	Permission in Principle
06/2023/0973	135a and 135b Church Street, Preston, PR1 3BT	2	Full Permission (U/C)
06/2023/1093	47, Friargate, Preston, PR1 2AT	1	Full Permission
06/2023/1054	Dean Garage, Whittingham Lane, Broughton, Preston, PR3 2JJ	0	Full Permission (U/C)
06/2023/0938	The Windmill, Craggs Row, Preston, PR1 1JZ	1	Full Permission
06/2023/1206	Brandswood Farm, Newsham Hall Lane, Preston, PR4 0AS	1	Full Permission
06/2023/1354	Land adjacent, Kym Rose Cottage, Eaves Lane, Preston, PR4 0BH	0	Permission in Principle

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06/2023/1265	1 Brooklands, Preston, PR2 1AP	-1	Lawful use certificate
06/2023/1118	Rogersons Farm, Cow Hill, Preston, PR2 5SE	1	Outline Permission
06/2023/1037	Land adjacent, Slaters Barn, Whittingham Lane, Broughton, Preston, PR3 2JJ	1	Full Permission
06/2023/1170	5 Ash Grove, Preston, PR1 5QY	1	Full Permission
06/2023/1139	Land to rear of, 55, Longridge Road, Preston, PR2 6RE	1	Full Permission
06/2023/1100	Charnock Hotel, 31 St Annes Street, Preston, PR1 6DS	1	Full Permission (U/C)
06/2023/1191	Land between 411, New Hall Lane, and 1, Fermor Road, Preston, PR1 4SY	1	Full Permission
06/2023/1164	Carr House Farm, Preston Road, Preston, PR4 0TJ	1	Full Permission (U/C)
06/2023/0761	Land to west of Gleadale House, Cumeragh Lane, Preston, PR3 2AJ	2	Full Permission (U/C)
06/2023/0859	Highfield House, Fulwood Row, Preston, PR2 5RU	1	Full Permission
06/2024/0077	280, Tag Lane, Preston, PR2 3UY	6	Permission in Principle
06/2023/1392	Campion House, Parkthorn Road, Preston, PR2 1RB	-1	Lawful use certificate
06/2023/1255	21, Fishergate Hill, Preston, PR1 8JB	1	Full Permission (U/C)
06/2023/1142	Highfield Cottage, 700 Whittingham Lane, Broughton, Preston, PR3 2JJ	2	Full Permission
06/2023/1143	Highfield Cottage, 700 Whittingham Lane, Broughton, Preston, PR3 2JJ	1	Full Permission
06/2023/0492	40 New Hall Lane, Preston, PR1 4DU	3	Full Permission
06/2023/0765	7, St Therasas Drive, Preston, PR2 3RJ	1	Outline Permission
06/2023/0907	Land opposite Almonds Farm, Pudding Pie Nook Lane, Preston, PR3 2JL	1	Prior Notification

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06/2023/1096	88, Cadley Causeway, Preston, PR2 3RX	-1	Full Permission
06/2023/0514	530, Blackpool Road, Preston, PR2 1HY	8	Full Permission
06/2023/1274	Bridge Farm, Hollowforth Lane, Preston, PR4 0BD	3	Prior Notification
06/2023/1204	40-43, Lune Street, Preston, PR1 2NN	2	Full Permission
06/2023/1365	Isles Field Barn, Syke House Lane, Preston, PR3 2EN	2	Prior Notification
06/2023/1133	Hill Top Farm, Jepps Lane, Preston, PR3 5AQ	1	Full Permission
06/2023/1165	639, Garstang Road, Preston, PR3 5DQ	4	Full Permission
06/2024/0153	93 Watling Street Road, Preston	-1	Full Permission
06/2023/1213	Land adj 27 George Street, Preston, PR1 4JP	1	Full Permission (U/C)
06/2024/0068	Keithlynn 202, Lightfoot Lane, Preston	3	Outline permission
06/2024/0254	Unit 3, Greaves Street, Preston, PR1 3AG	5	Prior Notification
06/2024/0234	50, Hawthorn Crescent, Preston, PR2 1RD	-1	Lawful use certificate
06/2023/1154 & 06/2024/0677	North of, Church House Barn, Preston Road, Preston, PR2 5SD	3	Full Permission (U/C)
06/2024/0329	11, St Wilfrid Street, Preston, PR1 2US	2	Prior Notification
06/2024/0402	107 Avenham Lane, Preston, PR1 3TP	1	Full Permission
06/2024/0576	Brooklands, D'Urton Lane, Preston, PR3 5LD	1	Permission in Principle
06/2023/1307	Land adjacent, D' Urton House, D' Urton Lane, Preston, PR3 5LE	2	Reserved Matters (U/C)
06/2023/1019	Spar House Farm, Lewth Lane, Preston, PR4 0TD	2	Full Permission
06/2024/0239	Land west of Pudding Pie Nook Lane, Preston	8	Stage 2 PIP (U/C)
06/2024/0538	19 Dukes Meadow, Preston, PR2 7AR	-1	Lawful use certificate
06/2024/0145	9-10, Chapel Street, Preston, PR1 8AY	9	Full Permission
06/2023/0868	Beech Grove Farm, Malley Lane, Preston, PR4 0BN	3	Full Permission
06/2024/0557	2 Layton Road, Preston	1	Outline permission

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06/2023/1203	Land adj Bridge House, Tabley Lane, Preston	2	Full Permission
06/2024/0692	15 Ribblesdale Place, Preston, PR1 3NA	5	Prior Notification (U/C)
06/2024/0658	175-177 Garstang Road, Preston, PR2 8JQ	1	Full Permission
06/2024/0034	Quaker Lodge, Sidgreaves Lane, Preston	0	Full Permission
06/2024/0723	30 Layton Road, Preston	-1	Lawful use certificate
06/2024/0715	18 Brackenbury Road, Preston, PR1 7UP	1	Full Permission (U/C)
06/2024/0741	Isles Field Barn, Syke House Lane, Preston, PR3 2EN	2	Prior Notification
06/2024/0069	41 St Georges Road, Preston, PR1 6BU	1	Full Permission
06/2024/0817	100 New Hall Lane, Preston, PR1 4DT	1	Full Permission
06/2024/0806	16, Crofts Drive, Preston, PR2 5LW	-1	Full Permission
06/2024/0739	13, Lune Street, Preston, PR1 2JU	1	Full Permission
06/2024/0496	32 Harrison Road, Preston, PR2 9QJ	1	Full Permission
06/2024/0765	326, Sharoe Green Lane, Preston, PR2 9HB	1	Full Permission
06/2024/0411	53-55, New Hall Lane, Preston, PR1 5NY	-1	Full Permission
06/2024/0891	22, Cummins Drive, Preston, PR3 2DF	-1	Lawful use certificate
06/2024/0952	240, Preston Road, Preston, PR2 5JS	-1	Lawful use certificate
06/2024/0904	Edencroft, Moorside Lane, Preston, PR4 0TB	1	Prior Notification
06/2024/0558	94 , Fishergate Hill, Preston, PR1 8JD	4	Full Permission (U/C)
06/2024/0456	Avenham Park Inn, 24 Avenham Lane, Preston, PR1 3TS	4	Full Permission
06/2024/0821	North Lodge, Guild Park, Cumeragh Lane, Preston, PR3 2JE	1	Full Permission
06/2024/1162	211-215, Deepdale Road, Preston, PR1 6LJ	1	Full Permission
06/2024/0967	157, Friargate, Preston, PR1 2EJ	3	Full Permission
06/2024/1293	37, Moss Avenue, Preston, PR2 1SH	-1	Lawful use certificate

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06/2024/1287	6, Greenside Avenue, Preston, PR2 1YN	-1	Lawful use certificate
06/2024/1201	Birchwood House, Eaves Lane, Preston, PR4 0DX	-1	Lawful use certificate
06/2024/1140	29, Lowthorpe Road, Preston, PR1 6SB	2	Full Permission
06/2024/1305	Land at junction of Inkerman Street and Brierley Street, Preston, PR2 2AQ	9	PIP
06/2024/1251	Land west of, Bowland View House, Cow Hill, Preston, PR2 5SH	1	PIP
06/2024/1310	43, Queens Drive, Preston, PR2 9YL	-1	Lawful use certificate
06/2024/1252	Land south of Yew Tree Farm Eaves Green Lane, Goosnargh Preston PR3 2FE	2	Outline permission
06/2024/1111	Land to the side of, Beaconsall Barn, Bartle Lane, Preston, PR4 0RU	1	PIP
06/2024/0920	346-348, Blackpool Road, Preston, PR2 3AA	1	Full Permission
06/2024/0813	Land to the rear of, 16 Lambert Road, Preston, Pr2 6YQ	1	Full Permission
06/2023/1132	339 Preston Road Grimasrgh	6	Full Permission
06/2025/0091	Broughton Hall Barn, D'Urton lane, PR3 5LD	5	PIP
06/2024/0517	Land at Holmelands, eaves Lane, PR4 0BH	1	Stage 2 PIP
06/2024/1120	Land east of Back Lane, Whittingham, Preston, PR3 2FH	2	Full Permission
06/2024/0998	Carr House Barn, Preston Road, Preston, PR4 0TJ	1	Full Permission
06/2024/1283	21-22 Cross Street, Preston, PR1 3LT	2	Prior Notification
06/2024/1307	264, St Pauls Road, Preston, PR1 6NS	1	Full Permission
06/2024/1151	Mellings Farm, Benson Lane, Catforth, Preston, PR4 0HY	1	Full Permission
06/2025/0002	40 Lea Road, Preston, PR2 1TP	-1	Lawful use certificate

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06/2025/0113	Land at, Kingsway Gardens, Broughton, Preston	5	PIP
06/2025/0059	94, Ripon Street & 1 Lowndes Street, Preston, PR1 7UJ	2	Full Permission
06/2025/0184	Land south of Goosnargh Lane, Goosnargh, Preston, PR3 2JU	4	PIP
06/2025/0186	52, Ronaldsway, Preston, PR1 6EP	-1	Lawful use certificate
06/2025/0185	Land to the rear of, Westbourne, Newsham Hall Lane, Preston, PR4 0AS	2	PIP
06/2024/0929	Land at Grimsargh House Rest Home, Preston Road, Preston, PR2 5JE	4	Full Permission
06/2024/1228	2, Fleet Street, Preston, PR1 2UT	3	Prior Notification
06/2025/0058	1A, Floyd Road, Preston, PR2 6AU	-1	Lawful use certificate
06/2025/0088	79, Dodney Drive, Preston, PR2 1XS	-1	Lawful use certificate
	TOTAL	385	

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

Housing Land Position  
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**5. Appendix 3 – Completions list 01/10/2023 – 31/03/2025**

Planning Application Number	Address	Ward	Site Status Apr 2025	Net gain Apr 24 - March 25
06/2022/0046	135 Tulketh Road	Ashton	Complete	3
06/2022/0944	27 Beech Grove	Ashton	Complete	1
06/2023/0403	166 Tulketh Road	Ashton	Complete	1
06/2022/1105	Land off Cottam Lane	Ashton	Complete	1
06/2024/0218	The Spinney 50 Egerton Road	Ashton	Complete	-1
06/2024/0506	7 Bank Place	Ashton	Complete	-1
06/2023/0706	17 Cadley Avenue	Cadley	Complete	1
06/2023/0061	9 Banksfield Avenue	Cadley	Complete	1
06/2019/0001	Garrison Hotel 193 Watling Street Road	College	Complete	1
06/2023/1254	48-50 & 51 Church Street & 1A Pole Street	city centre	Complete	14
06/2023/0090	8 St Wilfred Street	City Centre	Complete	1
06/2024/0447	2 Camden Place	City Centre	Complete	1
06/2022/0736	25-29 Mount Street	City Centre	Complete	2
06/2023/0500	158 St Thomas Road	Deepdale	Complete	1
06/2024/0601	316 St George Road	Deepdale	Complete	1
06/2023/0126	370 New Hall Lane	Fishwick & Frenchwood	Complete	1
06/2022/1183	Land between 121-125 Victoria Road	Garrison	Complete	1
06/2024/0307	8 Redsands Drive	Garrison	Complete	-1
06/2020/1437	3 Regent Drive	Greyfriars	Complete	0

Housing Land Position  
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06/2024/0173	Office 1, 74 Black Bull Lane	Greyfriars	Complete	1
06/2024/0404	7A Lightfoot Lane	Greyfriars	Complete	-1
06/2024/0086	4 Severn Hill	Greyfriars	Complete	-1
06/2023/0990	235A Black Bull Lane	Greyfriars	Complete	-1
06/2022/1210	Hollybank 341 Tag Lane	Ingol & Cottam	Complete	-1
06/2024/0104	28 Cantsfield Avenue	Ingol and Tanterton	Complete	-1
06/2023/0074	58 The Avenue	Ingol & Cottam	Complete	-1
06/2023/1391	956 Blackpool Road	Lea & Larches	Complete	-1
06/2024/0535	3 Dodney Drive	Lea & Larches	Complete	-1
06/2024/0864	6 Westerlong	Lea & Larches	Complete	-1
06/2021/1019	34-42, 53-56a,3-7a Adelphi Street, Harrington Street, St Peters Street	Plungington	Complete	-24
06/2020/0246	15 -17 Cambridge Walk	Plungington	Under Construction	2
06/2023/0650	151 Plungington Road	Plungington	Complete	1
06/2023/1163	154 Eldon Street	Plungington	Complete	1
06/2022/0249	282 Plungington Road	Plungington	Complete	1
06/2021/1432	Sumners Farm Cow Hill	Preston Rural East	Under Construction	2
06/2021/1110	Land to the rear of Grimsargh Vicarage 46 Preston Road	PRE	Complete	2
06/2024/1069	138 Preston Road	Preston Rural East	Complete	1
06/2022/0712	Land to the rear of 35 Cumeragh Lane	Preston Rural East	Complete	1
06/2023/1177	Cottage 490 Garstang Road	Preston Rural East	Complete	-1
06/2021/0706	Land adjacent to Dean Villa 139 Whittingham Lane Broughton	Preston Rural East	Complete	1
06/2024/0330	Greystones D'Urton Lane	Preston Rural East	Complete	0

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06/2024/1030	10 Carbis Avenue	Preston Rural East	Complete	-1
06/2020/1195	Goose Hall Cow Hill	Preston Rural East	Complete	1
06/2022/1133	Barn at Throstle Nest Farm Stanalee Lane	Preston Rural North	Complete	1
06/2021/0664	Land off Inglewhite Road	Preston Rural North	Complete	1
06/2023/0527	Boggart House Farm Station Lane	Preston Rural North	Complete	1
06/2021/0486	Land off Bartle Lane Lower Lower Bartle	PRN	Complete	4
06/2022/1426	Laburnum House Farm Bartle Lane	Preston Rural North	Complete	1
06/2020/0007	Land North of Inglewhite Road	Preston Rural North	Complete	5
06/2023/1063	2 Singleton Close	Sharoe Green	Complete	1
06/2024/0520	346 Garstang Road	Sharoe Green	Complete	-1
06/2019/0478	The Odd Chair Company The Studio & Workshop, Eaves Cottage Farm	Preston Rural North	Complete	5
06/2022/1205	Adamsons Farm Cuddly Hill	Preston Rural North	Complete	1
06/2024/0918	Hankinson House Farm Rapeley Lane	Preston Rural North	Complete	2
06/2022/0778	Land West of Catforth Road	Preston Rural North	Complete	1
06/2024/0054	Land West of Catforth Road	Preston Rural North	Complete	1
06/2023/0388	Land adj Ash Villa 66 Woodplumpton Road	Preston Rural North	Complete	1
06/2017/1251	Carr House Farm Preston Road	Preston Rural North	Complete	1
06/2019/0291	Carr House Farm Preston Road	Preston Rural North	Complete	1
06/2019/0293	Carr House Farm Preston Road	Preston Rural North	Complete	1
06/2023/0625	14 Holmeswood Crescent	Preston Rural North	Complete	-1
06/2023/0971	10 Whitmore Grove	Ribbleton	Complete	1
06/2023/0426	10 Bay Road	Ribbleton	Complete	2
06/2024/0529	103 Meadow Street	St Matthews	Complete	0

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06/2022/1311	68 Deepdale Road	St Matthews	Complete	1
06/2022/1295	215-217 Ribbleton Lane	St Matthews	Complete	1
06/2024/0502	289 Fletcher Road	St. Matthews	Complete	1
06/2023/0487	25 New Hall Lane	St Matthews	Complete	1
06/2024/1225	75 Miller Road	St Matthews	Complete	1
06/2024/0515	207 New Hall Lane	St. Matthews	Complete	0
06/2024/0935	3 Harling Road	St Matthews	Complete	-1
06/2022/1777	Land off Riversway and west of Dodney Drive	Lea and Larches	Under Construction	12
06/2021/1022	Sidgreaves Lane Cottam Hall Lea Road and Lancaster Canal	Ingol and Cottam	Under Construction	39
06/2015/0530	Land to the North of Hoyles Lane and to the East of Sidgreaves Lane	Lea	Under Construction	22
06/2017/0366	Land North of Maxy House Farm Sandy Lane	Preston Rural North	Under Construction	64
06/2021/1210	Land south of East West Link Road and east of Tabley Lane	Preston Rural North	Under Construction	35
06/2014/0442 & 06/2019/0565	(Grid ref - 512344) Sandyforth Lane Woodplumpton	Preston Rural North	Under Construction	28
06/2022/0779	Ingol Golf And Squash Club Tanterton Hall Road Preston	Cadley	Under Construction	13
06/2019/1032	Ingol Golf And Squash Club Tanterton Hall Road Preston	Cadley	Complete	24
06/2021/0734	Parcel H Ingol Golf Club	Cadley, Ingol & Cottam	Under Construction	10
06/2015/0968	Land North of Eastway & South of D'Urton Lane	Preston Rural East	Under Construction	38
06/2019/0908	Land to the North of D'Urton Lane	Preston Rural East	Under Construction	101
06/2019/0040	Key Fold Farm 430 Garstang Road	Preston Rural East	Under Construction	53
06/2015/0816	Land South of 110-126 Whittingham Lane Broughton	Preston Rural East	Complete	1

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06/2020/1118	Former Whittingham Hospital Whittingham Lane	Preston Rural East	Under Construction	63
06/2019/0169	Land at Grid Ref 597376 Inglewhite Road Whititngham	Preston Rural North	Under Construction	45
06/2021/1649	Land at Grid Ref 597376 Inglewhite Road	Preston Rural East	Under Construction	18
06/2018/0585	Land to the north of Whittingham Lane Longridge	Preston Rural North	Complete	17
06/2017/1350	Land off Ribblesdale Drive Grimasrgh	Preston Rural East	Under Construction	9
06/2020/1109	Sidgreaves Lane Lea Road & Lancaster Canal	Ingol & Cottam	Complete	10
06/2021/1119	Land to the North of D'Urton Lane	Preston Rural East	Complete	9
06/2020/0443	Land to the East of Plumpton Field Woodplumpton	Preston Rural North	Complete	7
06/2020/0050	Land to the East of Tabley Lane	Preston Rural North	Complete	2
			<b>Total</b>	<b>660</b>