

Local plans: five year housing land supply

The following information should be provided for every site that the Council assumes is available now, in a suitable location for development now, and is achievable with a reasonable prospect that housing will be delivered within five years (from 1 April 2026).

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Sites with detailed (full / reserved matters) planning permission

Large sites (>= 10 units)

Site name:	Land West of Cottam & East of Preston Western Distributor				
Local plan ref:	SS5				
Total capacity:	925				
Plan period completions:	491 (434 programmed after plan period)				
Five year completions:	161				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	40	40	40	41
Comments	Hybrid planning permission (06/2022/1101) approved 07/07/2025 (full 161 units, outline 120units). Information is based on email trajectory from Story Homes May 25. Site is now under construction as at Aug 25. The site is expected to continue to be built out beyond the plan period.				

Site name:	Land off Riversway & west of Dodney Drive Lea				
Local plan ref:	HS4.2				
Total capacity:	280				
Plan period completions:	280 (of which 12 completions were 24/25)				
Five year completions:	268				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	68	65	71	64	0
Comments	Reserved matters permission (06/2022/1777 – Approved 11-Jul-2023) for 280 units is under construction with 12 units complete as at Apr 25. This is a Bloor Homes development called 'Old Hall Farm'. Bloor Homes provided an email trajectory for the site in Apr 25.				

Site name:	Cardwell Farm, Garstang Road, Preston, PR3 5DR				
Local plan ref:	HS4.4				
Total capacity:	151				
Plan period completions:	151				
Five year completions:	151				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	40	40	50	21	0
Comments	<p>As at Apr 25 the site had hybrid permission (06/2022/0644 – Approved 24-Oct-2023) which included full permission for 47 units and outline for 104 units. Reserved Matters (06/2025/0315) for the 104 units has since been granted permission 12/08/25.</p> <p>Wainhomes were contacted Apr-May 25 for a site trajectory, a response was not 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 build out rates have been used here.</p>				

Site name:	Cottam Hall site 1, Land at Cottam Hall, Cottam, Preston, PR4 0WF				
Local plan ref:	HS4.12				
Total capacity:	211				
Plan period completions:	172				
Five year completions:	172				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	45	46	40	40	1
Comments	<p>Reserved matters permission (06/2021/1022 – Approved 07-Oct-2021) for 211 units is under construction with 39 units complete as at Apr 25. This is a David Wilson Homes development called 'Calder Rise'. David Wilson Homes provided an email trajectory for the site in Apr 25.</p>				

Site name:	Land North of Tom Benson Way, PR2 3GA				
Local plan ref:	HS4.17				
Total capacity:	35				
Plan period completions:	35				
Five year completions:	35				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	35	0	0

Comments	Full permission (06/2020/0652 – Approved 15-Dec-2022) for 35 units, is not yet started. Community Gateway Association provided an email trajectory for the site in April 2025. The site is currently proposed to start in Autumn 2025 and conclude by the end of 2027/28 monitoring year.
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Site name:	Former St Joseph's Orphanage, Theatre Street, PR1 8BS				
Local plan ref:	HS4.18				
Total capacity:	67				
Plan period completions:	67				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2019/0952 – Approved 03-Feb-2021) for 67 units. This is an extant permission that has stalled and been put in the 10+ years (Council assumption).				

Site name:	Avenham Street Car Park				
Local plan ref:	HS4.19				
Total capacity:	294				
Plan period completions:	294				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2019/0856 – Approved 06-Nov-2020) for 294 units. This is an extant permission that has stalled and been put in the 10+ years (Council assumption).				

Site name:	Former Byron Hotel Grimshaw Street				
Local plan ref:	HS4.21				
Total capacity:	28				
Plan period completions:	28				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Comments	Full permission (06/2018/1276 – Approved 02-Jul-2019) for 28 apartments. This is an extant permission that has stalled and been put in the 10+ years (Council assumption)
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Site name:	Mount Street/Garden Street, Preston, PR1 8BT				
Local plan ref:	HS4.22				
Total capacity:	47				
Plan period completions:	47				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2019/0499 – Approved 14-Jul-2020) for 47 units. This is an extant permission that has stalled and been put in the 6+ years (Council assumption)				

Site name:	The Sumners, 195 Watling Street Road, Preston, PR2 8AB				
Local plan ref:	HS4.24				
Total capacity:	77				
Plan period completions:	77				
Five year completions:	77				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	24	53
Comments	Reserved Matters (06/2023/0531 – Approved 15-Aug-2023) for 77 units. The Council contacted PWA for input on proposed start date and build out rates; in April-May 2025, but no response was received. The Council has based projected completions on information submitted by PWA in December 2024 to the Local Plan Site Promoter Questionnaire.				

Site name:	Tulketh Crescent, Preston, PR2 2RJ				
Local plan ref:	HS4.30				
Total capacity:	24				
Plan period completions:	24				
Five year completions:	24				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	10	14	0	0

Comments	Full permission (06/2023/0191 (Approved 21-Sep-2023) and VOC 06/2024/0251 (Approved 11-Jun-2024) & 06/2024/1191(Aproved 24-Apr-2025)) for 24 units. DHPC provided an email trajectory in April 2025, they 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.
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Site name:	Sandyforth Lane Preston				
Local plan ref:	N/A				
Total capacity:	260 (182 units built before the plan period)				
Plan period completions:	78 (of which 66 completed were between Apr 2023-March 2025)				
Five year completions:	12				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	12	0	0	0	0
Comments	Site has full permission (06/2014/0442 (Approved 23-Feb-2017) & 06/2018/0592 (Approved 12-Oct-2018) & 06/2019/0565 (Approved 26-Sep-2019) for 260 units and under construction. As at 1 st April 2025 12 units were left to complete. The Council assumes these units will be completed in the current monitoring year. The other 182 units were completed on this site before the plan period (before April 2023)				

Site name:	Lightfoot Lane Phase 2				
Local plan ref:	N/A				
Total capacity:	166 (165 units built before the plan period)				
Plan period completions:	1				
Five year completions:	1				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	1	0	0	0	0
Comments	Reserved matters permission (06/2015/0282 (Approved 22-Sep-2015) & 06/2016/1309 (Approved 04-May-2017) & 06/2018/0108 (Approved 10-Apr-2018)) for 166 units is under construction. As at 1 st April 2025 there was only 1 unit left to complete on this phase. (The other 165 units were completed before the plan period). The Council assumes this unit will be completed in the current monitoring year.				

Site name:	Land to the north of Hoyles Lane and east of Sidgreave Lane				
Local plan ref:	N/A				
Total capacity:	403 (280 units built before the plan period)				
Plan period completions:	123 (of which 52 were completed between Apr 2023-March 2025)				
Five year completions:	71				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	42	29	0	0	0
Comments	Full permission (06/2015/0530 (Approved 17-Dec-2015) & 06/2018/0705 (Approved 30-Jun-2022) & 06/2018/1414 (Approved 23-Apr-2019)) for 403 units is under construction with 332 units complete as at 1 st Apr 25. This is a Morris Homes development called 'Bartle Meadows'. Morris Homes provided an email trajectory for the site in April 2025. (The other 280 units were completed before the plan period).				

Site name:	Land north of Eastway and south of D'Urton Lane				
Local plan ref:	N/A				
Total capacity:	329 (209 units built before the plan period)				
Plan period completions:	120 (of which 98 were completed between Apr 2023-March 2025)				
Five year completions:	22				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	22	0	0	0	0
Comments	Reserved matters permission (06/2015/0968 (Approved 15-Mar-2016) & 06/2019/1037 (Approved 15-Mar-2021)) for 329 units is under construction with only 22 units left to complete at April 2025. This is a Story Homes development called 'D'Urton Manor'. (The other 209 units were completed before the plan period). The Council assumes these units will be completed in the current monitoring year.				

Site name:	21-23 Lord Street				
Local plan ref:	N/A				
Total capacity:	11				
Plan period completions:	11				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Comments	Full permission (06/2016/1192 Approved 30-Nov-2017) for 11 units. This is an extant permission that has stalled and been put in the 6+ years (Council assumption).
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Site name:	Land North of Maxy House Farm, Sandy Lane				
Local plan ref:	N/A				
Total capacity:	204 (58 built before the plan period)				
Plan period completions:	146 (of which 105 were completed between Apr 2023-March 2025)				
Five year completions:	41				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	20	21	0	0	0
Comments	<p>Reserved matters permission (06/2017/0364 (Approved 30-Jan-2018) & 06/2017/0366 (14-Nov-2017) & 06/2018/1415 (21-Feb-2019) & 06/2020/1285 (23-Mar-2021) & 06/2020/1376 (19-Oct-2021) & 06/2021/1414 (05-Jul-2024)) for 204 units is under construction with 41 units left to be built at April 2025.</p> <p>This is a Wainhomes development called 'The Paddocks'. The Council contacted Wainhomes for an update on the site (Apr-May 2025), however, a response was not received. Wainhomes provided a planned development timetable for the site (May 2024), with no known barriers to delivery identified, which vastly underestimated 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. (The other 58 units were completed before the plan period).</p>				

Site name:	Land North of D'Urton Lane, Preston				
Local plan ref:	N/A				
Total capacity:	250 (65 units built before plan period)				
Plan period completions:	185 (of which 159 were completed between Apr 2023-March 2025)				
Five year completions:	26				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	26	0	0	0	0
Comments	Reserved matters permission (06/2017/0831 (20-Dec-2018) & 06/2019/0908 (12-Dec-2019)) for 250 units is under construction with only 26 units left to complete at April 2025. This is a Laurus Partnership Homes				

	development called 'D'Urton Grange'. The Council assumes the remaining units will be completed within the current monitoring year. (The other 65 units were completed before the plan period).
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Site name:	Land at Inglewhite Rd (top section of north site) Anwyl Homes part of site				
Local plan ref:	N/A				
Total capacity:	98 (24 were built before the plan period)				
Plan period completions*:	74 (of which 71 were completed between Apr 2023-March 2025)				
Five year completions:	3				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	3	0	0	0	0
Comments	Anwyls part of the site (06/2017/0840 (Approved 14-Nov-2017) & 06/2019/0169 (11-Nov-2019)) is under construction with only 3 units left to complete at April 2025. The DWH/ Anwyl development is called 'Inglewhite Meadow'.				

Site name:	Land at Inglewhite Rd (top section of north site) DWH part of site				
Local plan ref:	N/A				
Total capacity:	123 (47 were built before the plan period)				
Plan period completions*:	76 (of which 57 were completed between Apr 2023-March 2025)				
Five year completions:	19				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	19	0	0	0	0
Comments	David Wilson Homes part of the site (06/2019/0169 Approved 11-Nov-2019) is under construction with only 19 units left to be completed at April 2025. The DWH/ Anwyl development is called 'Inglewhite Meadow'.				

Site name:	Land off Ribblesdale Drive, Grimsargh				
Local plan ref:	N/A				
Total capacity:	72 (6 were built before the plan period)				
Plan period completions:	66 (of which 36 were completed between Apr 2023-March 2025)				
Five year completions:	30				
	2025/6	2026/7	2027/8	2028/29	2029/30

Annual completions:	30	0	0	0	0
Comments	Reserved matters permission (06/2017/1350 (Approved 01-May-2018) & 06/2022/1348 (23-Mar-2023) & 06/2023/1312 (14-Mar-2024)) for 72 units in total, is under construction with only 30 units left to be completed at April 2025. This is a McDermott Homes site called 'Freshfields'. McDermott Homes provided an email trajectory for the site (April 2025). (The other 6 units were completed before the plan period).				

Site name:	Land at Tabley Lane, Preston				
Local plan ref:	N/A				
Total capacity:	175				
Plan period completions*:	175				
Five year completions:	175				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	126	49	0
Comments	Reserved matters permission (06/2017/1435 (Approved 14-Jun-2018) & 06/2021/0794 (09-Dec-2021), 06/2018/0728 (11-Dec-2018) & 06/2021/1226 (18-Sep-2023)) for 175 units. Site not started. Community Gateway Association provided an email trajectory for the site (April 2025).				

Site name:	Land opposite Swainson House Farm, Goosnargh Lane				
Local plan ref:	N/A				
Total capacity:	26				
Plan period completions:	26				
Five year completions:	26				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	13	13	0	0	0
Comments	Reserved matters permission (06/2018/1356 (Approved 06-Nov-2019) & 06/2022/1000 (16-Mar-2023) & 06/2023/1188 (06-Feb-2024)) for 26 units. McDermott Homes provided an email trajectory for the site (April 2025). As at August 2025 the site is under construction.				

Site name:	Land at Swainson House Farm, Goosnargh Lane, Preston, PR3 2JU				
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Local plan ref:	N/A				
Total capacity:	40				
Plan period completions:	40				
Five year completions:	40				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	20	20	0	0	0
Comments	Reserved matters permission (06/2022/0999 Approved 02-Mar-2023) for 40 units. McDermott Homes provided an email trajectory for the site (April 2025). As at August 2025 the site is under construction.				

Site name:	Keyfold Farm, 430 Garstang Road				
Local plan ref:	N/A				
Total capacity:	129 (10 were built before the plan period)				
Plan period completions:	119 (of which 83 were completed between Apr 2023-March 2025)				
Five year completions:	36				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	6	10	10	10	0
Comments	Reserved matter permission (06/2019/0040 Approved 08-Oct-2019) for 129 units is under construction with only 36 units left to complete at 1 st April 2025. This is a Wainhomes development called 'Pinfold Manor'. The Council contacted Wainhomes for an update on the site at April 2025, a response was not 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. (The other 10 units were completed before the plan period).				

Site name:	217 Garstang Road Fulwood Preston				
Local plan ref:	N/A				
Total capacity:	23				
Plan period completions:	23				
Five year completions:	23				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	12	11
Comments	Full permission (06/2022/0271 Approved 13-Apr-2023) for 23 units. Originally programmed in 28/29 by the				

	Council. Fulwood Living provided an email trajectory for the site in June 2025 which stated that completion is expected Sept 2027.
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Site name:	12-14 & 16 Grimshaw Street				
Local plan ref:	N/A				
Total capacity:	11				
Plan period completions:	11				
Five year completions:	11				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	11	0	0	0	0
Comments	Full permission (06/2019/0783 Approved 06-Mar-2020) for 11 units is under construction. The Council assumes the units will be completed within the current monitoring year.				

Site name:	Deafway Brockholes Brow Preston				
Local plan ref:	N/A				
Total capacity:	37 (13 units built before the plan period)				
Plan period completions:	24 (5 completed between Apr 2023- March 2025)				
Five year completions:	19				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	4	9	6	0	0
Comments	Full permission (06/2019/0986 Approved 21-Dec-2020) for 37 units is under construction. This Imperial Fairway development is called 'Woodland Crest'. The Council contacted Imperial Fairway Ltd for input on the proposed build out of the rest of the site at April 2025, a response was not received. The Council expects all homes to be built out within the 5 year period (Council assumption). (The other 13 units were completed before the plan period).				

Site name:	Land to the rear of Maitland House Maitland Street				
Local plan ref:	N/A				
Total capacity:	13				
Plan period completions:	13				
Five year completions:	13				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	6	7

Comments	<p>As at April 25, full planning permission (06/2020/0365 Approved 30-Jul-2020) was under construction and site expected to be complete by the end of the 5 year period (Council assumption). Figures above align with those published in the housing land position paper at April 2025.</p> <p>September 2025 update from CIL site visit – site has been completed 25/26.</p>
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Site name:	Former Whittingham Hospital				
Local plan ref:	N/A				
Total capacity:	248 (45 built before plan period)				
Plan period completions:	203 (of which 148 were completed between Apr 2023-March 2025)				
Five year completions:	55				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	55	0	0	0	0
Comments	<p>Reserved matters permission (06/2020/1118 Approved 11-Feb-2021) for 248 units is under construction with only 55 units left to complete at April 2025. This is a Barratt Homes development called 'Rogerson Gardens'. Barratt Homes provided an email trajectory for the site (April 2025).</p> <p>(The other 45 units were completed before the plan period).</p>				

Site name:	Land at D'Urton Lane, Broughton				
Local plan ref:	N/A				
Total capacity:	29 (7 built before plan period)				
Plan period completions:	22 (of which 13 were completed between Apr 2023-March 2025)				
Five year completions:	9				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	4	5	0	0	0
Comments	<p>Full permission (06/2018/1230 Approved 23-Jul-2021) for 29 units is under construction with only 9 units left to be completed at 1st April 2025. This Ascot Homes development is called 'D'Urton Rise'. Ascot Homes provided an email trajectory for the site (April 2025). No barriers to delivery have been identified.</p> <p>(The other 7 units were completed before the plan period).</p>				

Site name:	Land to the west of Preston Rd Grimsargh				
Local plan ref:	N/A				
Total capacity:	48				
Plan period completions:	48				
Five year completions:	48				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	6	24	18	0	0
Comments	Full permission (06/2019/1109 (Approved 05-Oct-2021) & 06/2017/0676 (29-Jan-2019) & 06/2024/0495 (14-Jan-2025)) for 48 units is under construction. Applethwaite Homes provided an email trajectory for the site (April 2025). No barriers to delivery have been identified.				

Site name:	Land to the east of Tabley Lane and north of Tabley Green				
Local plan ref:	N/A				
Total capacity:	130				
Plan period completions:	130				
Five year completions:	130				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	22	36	36	36
Comments	Reserved matters permission (06/2024/0271 Approved 11-Jun-2024) for 130 units. Site has not started yet. Redrow Homes provided an email trajectory for the site (April 2025). No barriers to delivery have been identified.				

Site name:	Land at Preston Golf Club Fulwood Hall Lane Fulwood Preston				
Local plan ref:	N/A				
Total capacity:	10				
Plan period completions:	10				
Five year completions:	10				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	5	5
Comments	Full permission (06/2020/0119 (Approved 29-Jun-2021) & 06/2024/0343 (18-Jun-2024)) for 10 units is under construction. Imperial Fairway Ltd were contacted Apr-May 25 for a site trajectory, a response was not 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 (Council assumption).
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Site name:	Parcel H, Ingol Golf Club, Wychnor				
Local plan ref:	N/A				
Total capacity:	50				
Plan period completions:	50 (of which 14 were completed between Apr 2023-March 2025)				
Five year completions:	36				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	24	12	0	0	0
Comments	Reserved matters permission (06/2021/0734 Approved 31-Mar-2022) for 50 units is under construction, with 14 completions as at April 2025. This Fellow Homes development is called 'Sharoe Brook View'. Fellow Homes were contacted Apr-May 25 for a site trajectory, a response was not received. The trajectory above is based on Council assumptions.				

Site name:	Daniels Farm, D'Urton Lane				
Local plan ref:	N/A				
Total capacity:	23				
Plan period completions:	9				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2018/0178 Approved 26-Sep-2019) for 23 units. Site is under construction, with only 9 units left to build, but has stalled (all 14 units were completed before the plan period). The development is called 'Rosewood Manor'. 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.				

Site name:	Land south of East West Link Road and east of Tabley Lane, Preston				
Local plan ref:	N/A				
Total capacity:	42				
Plan period completions:	42 (of which 35 were completed between Apr 2023-March 2025)				

Five year completions:	7				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	7	0	0	0	0
Comments	Full permission (06/2021/1210 Approved 19-Jul-2022) for 42 units is under construction with 35 completions as at 1 st April 2025. Redrow Homes provided an email trajectory for the site (April 2025), the site is proposed to be completed within this monitoring year 2025/2026.				

Site name:	18 East View, Preston, PR1 5AS				
Local plan ref:	N/A				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	12				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	12	0	0	0
Comments	Full permission (06/2022/0624 Approved 28-Oct-2022) for 12 units is under construction. No known barriers to development. The Council expects the site to be built out within the 5 year period (Council assumption).				

Site name:	Land south of Bartle Lane, Lower Bartle, Preston, PR4 ORU				
Local plan ref:	N/A				
Total capacity:	195				
Plan period completions:	195				
Five year completions:	195				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	15	40	56	46	38
Comments	As at 1 st April 2025 the site had hybrid permission (06/2020/1344 Approved 08-Nov-2022) which included: full permission for 55no. dwellings and outline for 195no.dwellings. A variation in condition was granted 14/08/2025 (06/2024/0773) to approve full permission for 80 units. Reserved matters application 06/2025/0637 is currently pending for the erection of 108 units. Approval of reserved matters in relation to phase 2 will result in a reduction of 7 units from that approved in the outline. Figures shown above are to outline with the housing land position at April 25. Gleeson Homes provided an email trajectory for the site (May 2025).				

Site name:	Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY				
Local plan ref:	N/A				
Total capacity:	155				
Plan period completions:	155 (of which 22 were completed between Apr 2023-March 2025)				
Five year completions:	133				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	65	45	23	0	0
Comments	Reserved matters permission (06/2022/0779 Approved 01-Dec-2022) for 155 units is under construction with 22 units complete at 1 st April 2025. This is a Rowland Homes development called 'The green'. Rowland Homes, provided an email trajectory for the site at Apr 2025.				

Site name:	107, Garstang Road, Preston, PR1 1LD				
Local plan ref:	N/A				
Total capacity:	10				
Plan period completions:	10				
Five year completions:	10				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	10	0	0	0
Comments	Full permission (06/2022/0799 Approved 21-Feb-2023) for 10 units is under construction. Housing trajectory based on Council assumptions.				

Site name:	Land off Maritime Way, Preston, PR2 2HT				
Local plan ref:	N/A				
Total capacity:	40				
Plan period completions:	40				
Five year completions:	40				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	40
Comments	Reserved matters permission (06/2023/0600 Approved 15-Aug-2023) for 40 units. Housing trajectory based on Council assumptions.				

Site name:	33-34, Winckley Square, Preston, PR1 3JJ				
Local plan ref:	N/A				
Total capacity:	35				
Plan period completions:	35				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2023/0124 Approved 19-Sep-2023) for 35 units. Cringle corporation provided information for the site (April 2025) which stated 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 (Council assumption).				

Site name:	Land off Whittingham Lane, Broughton, Preston, PR3 5DA				
Local plan ref:	N/A				
Total capacity:	44				
Plan period completions:	44				
Five year completions:	44				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	7	30	7		
Comments	Full permission (06/2022/0018 Approved 14-Nov-2023) for 44 units. The Council contacted Wainhomes for an update on the site April - May 2025, a response was not 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.				

Site name:	Land to the north of Maxy Lane, to the east of Sandy Lane and to the west of Tabley Lane, Higher Bartle, Preston				
Local plan ref:	N/A				
Total capacity:	320				
Plan period completions:	320				
Five year completions:	310				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	64	85	85	76
Comments	Reserved matters permission (06/2024/0003 Approved 03-Oct-2024) for 320 units. Bloor Homes provided an email 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 provided an email trajectory for their part of the site (May 2025). Construction is due to commence in 2025. Remaining 10 units programmed in year 6.
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Site name:	Carlisle House and Lincoln House, St Austins Road, Preston, PR1 3XL				
Local plan ref:	N/A				
Total capacity:	-120				
Plan period completions:	-120				
Five year completions:	-120				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	-120	0	0	0
Comments	Early Acknowledgement for demolition (06/2023/1169 07-Dec-2023). Onward Homes have confirmed timetable for demolition.				

Site name:	Richmond House, Avenham Lane, Preston, PR1 3XN				
Local plan ref:	N/A				
Total capacity:	-60				
Plan period completions:	-60				
Five year completions:	-60				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	-60	0	0	0	0
Comments	Early Acknowledgement for demolition (06/2023/1168 07-Dec-2023). Onward Homes have confirmed timetable for demolition.				

Site name:	Harris Knowledge Park, Garstang Road, Preston, PR2 9XB				
Local plan ref:	N/A				
Total capacity:	39				
Plan period completions:	39				
Five year completions:	39				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	15	24	0	0
Comments	Full permission (06/2021/1604 Approved 26-Mar-2024) for 39 units. Eden Grove Investment Properties provided an email trajectory for the site (April 2025) with an expected completion date of 2027/2028.				

Site name:	Lancashire House, 24 Winckley Square, Preston, PR1 3JJ				
Local plan ref:	N/A				
Total capacity:	29				
Plan period completions:	29				
Five year completions:	29				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	29	0	0	0
Comments	Prior Notification (06/2021/0875 Approved 03-Aug-2021) for 29 units is under construction. Housing trajectory is based on Council assumptions.				

Site name:	The Unicentre, Lords Walk, Preston, PR1 1DH				
Local plan ref:	N/A				
Total capacity:	122				
Plan period completions:	122				
Five year completions:	122				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	122	0	0	0
Comments	Prior Notification (06/2024/0691 Approved 22-Aug-2024) for 122 units is under construction. A proposed trajectory was provided by TSS Property Limited through the Local Plan Site Promoter Survey August 2024.				

Site name:	The Guild Tower, Church Row, Preston, PR1 1RA				
Local plan ref:	N/A				
Total capacity:	115				
Plan period completions:	115				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2024/0083 Approved 11-Mar-2025) for 115 units. The Council contacted PWA for an update on the site April - May 2025, a response was not received. Housing trajectory is based on Council assumptions.				

Site name:	London House, Primrose Hill, Preston				
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Local plan ref:	N/A				
Total capacity:	71				
Plan period completions:	71				
Five year completions:	71				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	40	31	0	0
Comments	Full permission (06/2024/0513 Approved 31-Jan-2025) for 71 units. Retail Revive Ltd provided an email trajectory (May 2025) for the site and envisage the site to be fully complete by quarter 4 of 2027/28.				

Site name:	29 Fishergate Hill, Preston				
Local plan ref:	N/A				
Total capacity:	13				
Plan period completions:	13				
Five year completions:	13				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	13	0	0
Comments	Full permission (06/2023/0791 Approved 08-Oct-2024) for 13 units. Housing trajectory is based on Council assumptions.				

Site name:	Lea Methodist Church, Birkdale Drive, Preston				
Local plan ref:	N/A				
Total capacity:	17				
Plan period completions:	17				
Five year completions:	17				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	17	0	0	0	0
Comments	Full permission (06/2023/0306 Approved 09-Apr-2024) for 17 units is under construction. Community Gateway Association provided an email trajectory for the site (April 2025). All units are expected to be completed within current monitoring year.				

Site name:	Land at North East of junction of Lightfoot Lane and Tabley Lane, Preston				
Local plan ref:	N/A				
Total capacity:	48				
Plan period completions:	48				

Five year completions:	48				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	38	10	0	0
Comments	Full permission (06/2024/0023 Approved 21-Mar-2025) for 48 units. Breck Homes provided an email 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.				

Site name:	Land to east of Sidgreaves Lane, Preston				
Local plan ref:	N/A				
Total capacity:	102				
Plan period completions:	102				
Five year completions:	102				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	12	40	50	0	0
Comments	Full permission (06/2023/0830 Approved 14-Aug-2024) for 102 units is under construction. Breck Homes provided an email 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.				

Site name:	Land South of, Bartle Lane, Preston				
Local plan ref:	N/A				
Total capacity:	429				
Plan period completions:	429				
Five year completions:	90				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	30	30	30
Comments	Reserved matters permission (06/2024/0990 Approved 13-Mar-2025) for 429 units. The Council contacted Wainhomes for an update on the site April - May 2025, a response was not received. A 24 month lead in time and 30dpa build out rate has been assumed (Council assumptions).				

Site name:	Land at the Junction of Moor Lane and Walker Street, Preston				
Local plan ref:	N/A				
Total capacity:	120				

Plan period completions:	120				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2023/0091 Approved 11-Apr-2024) for 120 units. Portergate Developments provided an email trajectory for the site (May 2025). The Council has taken a cautious approach and not predicted any completions until 6+ years (Council assumption).				

Site name:	Miller Arcade, Lancaster Road				
Local plan ref:	N/A				
Total capacity:	45				
Plan period completions:	45				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Full permission (06/2015/0022 Approved 30-Apr-2015) for 45 units. This is an extant permission that has stalled and been put in the 10+ years (Council assumption). Pre-app took place in 2024 for a similar scheme, but no further progress is known.				

Site name:	Ribchester House Lancaster Road				
Local plan ref:	N/A				
Total capacity:	33				
Plan period completions:	33				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	Prior Notification (06/2023/0699 (Approved 07-Nov-2023) & 06/2024/0608 (01-Aug-2024)) for 33 units in total. Site has had unimplemented permissions in the past and no contact has been able to be made to obtain a proposed trajectory, so the Council has taken a cautious view and pushed into 6+ years (Council assumption).				

Site name:	Moor Park Depot, Moor Park Avenue				
Local plan ref:	HS4.10				
Total capacity:	17				

Plan period completions:	17				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	<p>As at April 2025 this was still just a proposed allocation with a pending application. Allocation figures are shown above to align with the publish Housing Land Position Paper (HLLP) at April 2025.</p> <p>Since then, in May 2025 full permission (06/2024/0889) for a 1no. three-storey residential development (Class C3) comprising 51no. retirement apartments (McCarthy Stone) has been granted. At April 2026 the trajectory will be updated to reflect the permission for 51 units.</p>				

Site name:	The Larches, Larches Lane				
Local plan ref:	HS4.7				
Total capacity:	15				
Plan period completions:	15				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0
Comments	<p>As at April 2025 this was still just a proposed allocation with a pending application. Allocation figures are shown above to align with the publish Housing Land Position Paper (HLLP) at April 2025.</p> <p>Since then, in July 2025 full permission (06/2024/0750) for a development including 19no. dwellings, 1no. retail unit (class E(a)) with 2no. apartments above, and associated works including removal of 4no. trees, following demolition of 1no. dwelling, 2no. pre-fab classrooms and 1no. derelict garage building (Sapphire Construction) been granted. At April 2026 the trajectory will be updated to reflect the permission for 21 units and net gain figure of 20 units.</p>				

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant or permission in principle, allocations, or identified on brownfield register)

Site name:	Land to the Rear of Laburnum House Farm and North West of Bartle Lane, Lower Bartle
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Local plan ref:	SS3				
Total capacity:	13				
Plan period completions:	13				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>Unknown, but site promoter survey anticipated development timeline of 2024-2026.</p>
<p>Progress with site assessment work.</p> <p>Local Plan site promoter survey stated that the site is intended for self build plots. Feasibility assessment has been completed for the site, with an indicative yield.</p>
<p>Site viability.</p> <p>Site promoter survey stated that there were no reasons to believe that there are financial viability barriers to the site coming forward.</p>
<p>Availability, including ownership.</p> <p>Site promoter survey confirms that the site is available, with no legal or ownership impediments. There is a development partner involved as owned by a private housebuilder.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements for this specific site, part of wider North West Preston site.</p>

Site name:	Land Adjoining Mayors Farm, Bartle Lane, Lower Bartle				
Local plan ref:	SS3				
Total capacity:	229				
Plan period completions:	229				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30

¹ PPG ID:68-007

Annual completions:	0	0	0	0	0
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Clear evidence relating to²:

Current planning status, including progress towards approval of reserved matters. Proposed allocation in CLLP without planning permission.
Progress towards the submission of an application. Unknown, but site promoter survey provided an indicative timeline of 2026-2031.
Progress with site assessment work. No design concepts or assessments completed to date.
Site viability. Site promoter survey states no known viability issues.
Availability, including ownership. Landowner confirmed site is available. Site in private ownership.
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects. No significant requirements for this specific site, part of wider North West Preston site.

Site name:	North West Preston, PR4 0LH- PR4 0RU (PLP MD2: North West Preston allocation / strategic location)				
Local plan ref:	SS3				
Total capacity:	841				
Plan period completions*:	330 (remainder of site is expected to be built out after the plan period)				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to³:

Current planning status, including progress towards approval of reserved matters. Allocated in the current Local Plan as MD2; proposed allocation in CLLP.
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² PPG ID:68-007

³ PPG ID:68-007

A large area of MD2 has permissions/ is built out, this is the remainder of the allocation that is non permitted as at 1st April 2025. Pending application for 443no. Dwellings under 06/2025/0240 by Morris Homes. Development will also provide land for primary school and linear park within strategic location MD2, land south of East West Link Road William Young Way.

Progress towards the submission of an application.

See above. Options have been secured to bring forward remaining parcels of MD2.

Progress with site assessment work.

Submitted as part of full planning permission 06/2025/0240 above/ further assessments to be submitted as part of planning applications for remaining parcels.

Sites covered by NW Preston Materplan.

Site viability.

No viability issue in respect of pending planning application 06/2025/0240. No known viability concerns with regards to the remainder of MD2 allocation.

Availability, including ownership.

Options have been secured to bring forward remaining parcels of MD2.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

City deal has been used to unlock this site for development; no further infrastructure funding is expected on this site. See NW Preston Masterplan for infrastructure requirements. Outstanding Infrastructure includes 2 Primary and 1 secondary school, and local centre, of which land has been secured for all. Two major roads have already been delivered through City deal.

Site name:	PR4 ORX				
Local plan ref:	SS3				
Total capacity:	14				
Plan period completions:	14				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to⁴:

Current planning status, including progress towards approval of reserved matters. Proposed allocation in CLLP without planning permission.
Progress towards the submission of an application. Unknown.
Progress with site assessment work. Unknown.
Site viability. No known viability issues.
Availability, including ownership. Site in single ownership.
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects. No significant requirements for this specific site, part of wider North West Preston site.

Site name:	Balderstone Farm, Bartle Lane, Lower Bartle, Preston, PR4 0RU (Parcel 1)				
Local plan ref:	SS3				
Total capacity:	141				
Plan period completions:	141				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to⁵:

Current planning status, including progress towards approval of reserved matters. Proposed allocation in CLLP without planning permission.
Progress towards the submission of an application.

⁴ PPG ID:68-007

⁵ PPG ID:68-007

No current progress towards an application, land agent provided anticipated development timeline 2026-2033.

Progress with site assessment work.

No design concepts or assessments completed to date.

Site viability.

Land agent stated no known financial viability barriers.

Availability, including ownership.

Land agent confirmed that the site is available. Land in single ownership.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements for this specific site, part of wider North West Preston site.

Site name:	Land at Bartle, Preston				
Local plan ref:	SS3				
Total capacity:	1100				
Plan period completions:	1100				
Five year completions:	587				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	99	99	194	195

Clear evidence relating to⁶:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP, with outline planning permission.

Outline permission granted 05-Aug-2021 (06/2020/0888). The proposed development subject to the outline application, would be separated into four zones of development, which would comprise the following:

- Zone A: Set to the east of the PWDR and north of Bartle Lane, which would include up to 278no. dwellings.
- Zone B: Set to the west of the PWDR, north of Bartle Hall and east of Rosemary Lane, which would include up to 389no. dwellings.
- Zone C: Set to the west of Lea Lane and north of Blackleach Lane, which would include up to 178 no. dwellings.

⁶ PPG ID:68-007

- Zone D: Set to the south of Blackleach Lane and west of Lea Lane, abutting the administrative boundary of Fylde Borough Council, which would include 233no. dwellings.

The Robertson group provided an email update on the site (April 2025), which is what the housing trajectory above is based on.

Progress towards the submission of an application.

06/2025/0636 reserved matters application currently pending for 229no dwellings within Zone D (applicant Lovell Partnerships & Robertson Property Ltd).

Pre-app received June 25 in relation to Zone C.

Zone A and B expected to be marketed 2026.

Progress with site assessment work.

Submitted as part of outline planning application (06/2020/0888).

Site viability.

All matters relating to viability dealt with at granting of outline planning permission (06/2020/0888).

Availability, including ownership.

In multiple trustee ownership.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

06/2020/0888 is a hybrid application which includes full permission for new roundabout junction on Preston Western Relief Road with two spur road accesses off roundabout. The outline element of the application also has an option for a potential school site and small scale local amenities.

Site name:	Fulwood Barracks, Watling Street Road, Fulwood, Preston, PR2 8AA				
Local plan ref:	SS4				
Total capacity:	300				
Plan period completions:	300				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to⁷:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>Site available from 2031 as part of decommissioning of MOD site.</p> <p>PCC & Defence Infrastructure Organisation (DIO) collectively progressing a topic paper on bringing this strategic site forward.</p>
<p>Progress with site assessment work.</p> <p>PCC & Defence Infrastructure Organisation (DIO) collectively progressing a topic paper on bringing this strategic site forward.</p>
<p>Site viability.</p> <p>PCC & Defence Infrastructure Organisation (DIO) collectively progressing a topic paper on bringing this strategic site forward.</p>
<p>Availability, including ownership.</p> <p>Site owned by the Defence Infrastructure Organisation. Site available from 2031 as part of decommissioning of DIO site.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Former Whittingham Hospital remainder of the site				
Local plan ref:	HS4.1				
Total capacity:	477				
Plan period completions:	477				
Five year completions:	126				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	33	31	31	31

Clear evidence relating to⁸:

<p>Current planning status, including progress towards approval of reserved matters.</p>
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⁷ PPG ID:68-007

⁸ PPG ID:68-007

Allocated in the current Local Plan as HS1.15; proposed allocation in CLLP.

Outline permission granted 10-Sep-2020 (06/2019/0365). A reserved matters application (06/2025/0008) is currently pending for remaining phases 3B and 4 (477no dwellings) by Stantec on behalf of BDW Homes. Expected to be approved by Local Plan examination, just awaiting final sign off from LLFA on drainage plans.

Barrat Homes have provided a planned development timetable for the site (April 2025) with completions programmed from 2026/27 onwards, which is what the housing trajectory above is based on.

Progress towards the submission of an application.

A reserved matters application (06/2025/0008) is currently pending for remaining phases 3B and 4 (477no dwellings) by Stantec on behalf of BDW Homes.

Progress with site assessment work.

Submitted as part of planning applications.

Site viability.

All matters relating to viability dealt with at granting of outline planning permission.

Availability, including ownership.

Site confirmed available. Homes England site being built out by Barratt David Wilson Homes.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No additional infrastructure above that agreed through the outline planning permission.

Approved masterplan under outline permission includes new and improved cycle and pedestrian routes, the redevelopment of the Whittingham and Goosnargh Sports and Social Club and associated outdoor facilities and approximately 1.5 hectares of land reserved for the delivery of a primary school.

Site name:	Land at Eastway				
Local plan ref:	HS4.3				
Total capacity:	56				
Plan period completions:	56				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

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Clear evidence relating to⁹:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Currently allocated in the Preston Local Plan as a park and ride which is no longer considered deliverable in this location. Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>Homes England are ready to progress the site for development, following the planned approach.</p>
<p>Progress with site assessment work.</p> <p>A detailed design and feasibility assessment has been completed.</p>
<p>Site viability.</p> <p>Site promoter survey confirmed that there are no financial viability barriers.</p>
<p>Availability, including ownership.</p> <p>Homes England site. Site promoter survey confirmed that the site is available.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Land off Ribbleton Hall Drive				
Local plan ref:	HS4.5				
Total capacity:	97				
Plan period completions:	97				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁰:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p>
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⁹ PPG ID:68-007

¹⁰ PPG ID:68-007

Progress towards the submission of an application.

No formal application, but landowner anticipates delivery of the site between 2026-2031.

Progress with site assessment work.

No known assessments completed to date.

Site viability.

No known barriers. Previous barrier for requirement to retain part of land for school playing fields/extension to primary school has been removed by reducing site area.

Availability, including ownership.

LCC owned site and site is available for development.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	Horrocks Quarter, Queen Street				
Local plan ref:	HS4.6				
Total capacity:	380				
Plan period completions:	380				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹¹:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP.

Outline permission granted (06/2023/0818) for up to 380 residential units - approved March 2024.

Progress towards the submission of an application.

Promoter survey indicated reserved matters application should be expected April 2025. Estimated start April 2026 to completion 2031. Progress delayed due to

¹¹ PPG ID:68-007

demolition of Onward owned tower blocks and redevelopment of an 100% affordable scheme of existing housing stock nearby. Pre-app discussions held early 2025 and submission expected later this year, Horrocks site would then follow progression from this site.

Progress with site assessment work.

Submitted as part of planning application 06/2023/0818.

Site viability.

A viability assessment has been undertaken and considered as part of the outline application and approval. Onward are an SP Registered Provider (Housing Association) and are working closely with the Council and Homes England and have an application in with Homes England for Brownfield Infrastructure Land (BIL) funding.

Viability assessment has addressed the following:

- Land remediation costs associated with former Mill use.
- Drainage costs - drainage solution requires either access across 3rd party land or access into existing drains on main highway which may require other service diversions.
- High engineering costs associated with level changes across the site.

Availability, including ownership.

Site owned by Onward Homes.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements, issues have been addressed through the planning application process.

Site name:	115 Church Street, Preston, PR1 3BS				
Local plan ref:	HS4.8				
Total capacity:	57				
Plan period completions:	57				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹²:

Current planning status, including progress towards approval of reserved matters.

¹² PPG ID:68-007

Proposed allocation in CLLP without planning permission.
Progress towards the submission of an application. No formal application, but landowner anticipates delivery 2026-2031.
Progress with site assessment work. No known assessments completed to date.
Site viability. Potential viability issues due to city centre location and brownfield site.
Availability, including ownership. Landowner (Preston City Council) has confirmed that the site is available.
Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects. No significant requirements. Expected to be addressed through planning application process.

Site name:	37-41 Church Street				
Local plan ref:	HS4.9				
Total capacity:	29				
Plan period completions:	29				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹³:

Current planning status, including progress towards approval of reserved matters. Proposed allocation in CLLP without planning permission.
Progress towards the submission of an application. No formal application, but landowner anticipates delivery 2031-2036.
Progress with site assessment work. No known assessments completed to date.
Site viability.

¹³ PPG ID:68-007

Potential viability issues due to city centre location and brownfield site.

Availability, including ownership.

Landowner (Preston City Council) confirms that site is being marketed for disposal.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	Former Tulketh High School, Tag Lane, Preston, PR2 3TX				
Local plan ref:	HS4.11				
Total capacity:	30				
Plan period completions:	30				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁴:

Current planning status, including progress towards approval of reserved matters.

Allocated in the current Local Plan as HS1.11; Proposed allocation in CLLP.

Historic pre-app in 2020.

Progress towards the submission of an application.

No formal application, but landowner anticipates delivery 2031-2036.

Progress with site assessment work.

No known assessments completed to date.

Site viability.

No known issues.

Availability, including ownership.

Landowner (Lancashire County Council) confirms that the site is available.

¹⁴ PPG ID:68-007

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	Heather Moor Cumeragh Lane				
Local plan ref:	HS4.13				
Total capacity:	41				
Plan period completions:	41				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁵:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP without planning permission.

Progress towards the submission of an application.

No formal application, but ongoing correspondence with the potential developer.

Progress with site assessment work.

Likely specialist housing site with provision for over 55s. Supported by Fairhaven Homes and site appraisal was submitted during Reg 19 representation period, including design concept and site analysis.

Site viability.

No known barriers.

Availability, including ownership.

Agent confirms site is available. Single landowner – developer in process of progressing an offer on the land.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

¹⁵ PPG ID:68-007

Site name:	Gorlands, Whittingham Road				
Local plan ref:	HS4.14				
Total capacity:	32				
Plan period completions:	32				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁶:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>No formal application, but ongoing correspondence with the potential developer.</p>
<p>Progress with site assessment work.</p> <p>Supported by Fairhaven Homes and site appraisal was submitted during Reg 19 representation period, including design concept and site analysis.</p>
<p>Site viability.</p> <p>No known barriers.</p>
<p>Availability, including ownership.</p> <p>Single landowner – potential developer engaging with landowners. Agent confirms site is available.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Lancashire Fire and Rescue HQ, Garstang Road				
Local plan ref:	HS4.15				
Total capacity:	40				
Plan period completions:	40				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30

¹⁶ PPG ID:68-007

Annual completions:	0	0	0	0	0
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Clear evidence relating to¹⁷:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Allocated in the current Local Plan as HS1.1; Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>No formal application at this stage, as site not available until approximately 2030, following move of HQ to a site in Chorley.</p>
<p>Progress with site assessment work.</p> <p>No assessment work completed at this time.</p>
<p>Site viability.</p> <p>No known barriers.</p>
<p>Availability, including ownership.</p> <p>Site owned by Lancashire Fire and Rescue.</p> <p>The landowner states there is a possibility that the site will be all housing, this depends on an ongoing review of Fire cover in the Preston area. The site is not available for development presently (estimated 2030).</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Brethrens Meeting Room, Egerton Road				
Local plan ref:	HS4.16				
Total capacity:	12				
Plan period completions:	12				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁸:

¹⁷ PPG ID:68-007

¹⁸ PPG ID:68-007

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Allocated in the current Local Plan as HS1.12; Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>No formal application, but landowner anticipates delivery 2026-2031.</p>
<p>Progress with site assessment work.</p> <p>Indicative yield and early consideration of BNG.</p>
<p>Site viability.</p> <p>The agent has stated that there are no known abnormal costs associated with the redevelopment of the site. The main cost will be through the demolition of the existing building and removal of hardstanding.</p>
<p>Availability, including ownership.</p> <p>Site currently in use, expected to move to a new location in Preston (timeframe to be confirmed).</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Grimshaw Street/Queen Street/Manchester Road, PR1 3DB				
Local plan ref:	HS4.20				
Total capacity:	146				
Plan period completions:	146				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to¹⁹:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Housing allocation (SP4.5) in the Preston City Centre Plan 2016-2026; Proposed allocation in CLLP.</p>
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¹⁹ PPG ID:68-007

Outline permission (06/2022/1084) granted June 2024 - for the erection of 2no. buildings up to 16no. storeys in height, comprising of retail units (class E) at ground floor and 469no. residential apartments.

Due to viability issues, site has stalled and is currently being marketed following developer withdrawing from the scheme.

Progress towards the submission of an application.

Outline planning permission granted, however timescales for reserved matters unknown due to issues above. Confidential discussions ongoing around the development of the site.

Progress with site assessment work.

Submitted as part of outline planning application.

Site viability.

Since approval of the application, contracts had been exchanged between the applicant and a developer, however, as noted above the developer has since withdrawn interest and the site is currently being marketed.

The Section 106 Agreement attached to 06/2022/1084 includes a viability review mechanism requiring the financial viability case for the development to be re-run towards the end of the build process. 06/2024/1159 - Modification of Section 106 agreement to remove the requirement for a viability review mechanism attached to outline permission 06/2022/1084 was refused May 2025.

Availability, including ownership.

Owned by Stoneygate Living and is currently on the market.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements, addressed through planning application process.

Site name:	Perry's Car Showroom, Perrys Motor Village, 63-83, Blackpool Road				
Local plan ref:	HS4.23				
Total capacity:	55				
Plan period completions:	55				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁰:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p> <p>06/2021/0116 – Full application for 39no. dwellings and 16no. maisonettes with associated infrastructure and vehicle accesses onto Blackpool Road – Approved subject to S106 September 2021 but finally disposed March 2025 due to lack of progress.</p> <p>06/2025/0853 - Use of land for vehicle and ancillary storage and containerised self-storage and associated external works (temporary – 3 years)- at validation stage.</p>
<p>Progress towards the submission of an application.</p> <p>See above.</p>
<p>Progress with site assessment work.</p> <p>Submitted as part of full planning application.</p>
<p>Site viability.</p> <p>Brownfield site.</p>
<p>Availability, including ownership.</p> <p>Site may not be available for 3 years due to pending application for temporary use for storage containers.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	25 & 27 Whittingham Lane and land to rear of 25-31 Whittingham Lane				
Local plan ref:	HS4.25				
Total capacity:	8				
Plan period completions:	8				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

²⁰ PPG ID:68-007

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Clear evidence relating to²¹:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p>
<p>Progress towards the submission of an application.</p> <p>Unknown, no formal application received.</p>
<p>Progress with site assessment work.</p> <p>No known assessments completed to date.</p>
<p>Site viability.</p> <p>No known barriers.</p>
<p>Availability, including ownership.</p> <p>Gardens to rear of properties, submitted by landowners. Site available.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

Site name:	Former Gasworks, Ribbleton, Lane, Preston. PR1 5ST				
Local plan ref:	HS4.26				
Total capacity:	59				
Plan period completions:	59				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²²:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission. Long term aspiration of the Council to be redeveloped, surrounded by residential, programmed for development 10+years.</p>

²¹ PPG ID:68-007

²² PPG ID:68-007

06/2018/1023 - Prior notification submission for demolition of gasholders (complete).

Progress towards the submission of an application.

Unknown, no formal application received.

Progress with site assessment work.

No known assessments completed to date.

Site viability.

Contaminated brownfield site.

Availability, including ownership.

Site owned by National Grid and assumed available.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	50 Lancaster Road				
Local plan ref:	HS4.27				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²³:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP without planning permission.

This allocation intends to convert the existing building into apartments.

Progress towards the submission of an application.

Unknown, no formal application received.

Progress with site assessment work.

²³ PPG ID:68-007

No known assessments completed to date.

Site viability.

City centre location.

Availability, including ownership.

Landowners (Preston City Council) looking to dispose of the site.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	10 to 12 Lancaster Road				
Local plan ref:	HS4.28				
Total capacity:	5				
Plan period completions:	5				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁴:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP without planning permission.

Progress towards the submission of an application.

Unknown, no formal application received.

Progress with site assessment work.

No known assessments completed to date.

Site viability.

City centre site and listed building which will need to be redeveloped sensitively.

Availability, including ownership.

Owned by Preston City Council.

²⁴ PPG ID:68-007

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements. Expected to be addressed through planning application process.

Site name:	Corner of Manchester Road and Church Street, Preston, PR1 3BT				
Local plan ref:	HS4.29				
Total capacity:	167				
Plan period completions:	167				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁵:

Current planning status, including progress towards approval of reserved matters.

Proposed allocation in CLLP without planning permission.

06/2023/1316 full permission for part-four, part-eleven and part-nineteen storey building containing 280 apartments with ground floor commercial – pending S106

Progress towards the submission of an application.

Terms of Section 106 agreement agreed – awaiting final engrossments.

Progress with site assessment work.

Submitted as part of planning application.

Site viability.

Considered through planning application.

Availability, including ownership.

Multiple signatories to legal agreement and considered available.

Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.

No significant requirements, addressed through planning application process.

²⁵ PPG ID:68-007

Site name:	77 Tithebarn Street, Preston, PR1 1DJ				
Local plan ref:	n/a				
Total capacity:	124				
Plan period completions:	124				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁶:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP without planning permission.</p> <p>Outline permission (06/2022/0310) granted September 2023- seeking approval for access and scale for erection of a 11-storey mixed use building comprising of up to 124no. apartments</p>
<p>Progress towards the submission of an application.</p> <p>Site now part of larger scheme connecting to St Johns shopping centre. Planning application expected early Autumn 2025. Link to info: Tithebarn Gateway & St John's Shopping Centre, Preston LSH</p>
<p>Progress with site assessment work.</p> <p>Submitted / to be submitted as part of planning applications.</p>
<p>Site viability.</p> <p>Considered through planning application.</p>
<p>Availability, including ownership.</p> <p>Single developer working towards bringing forward a scheme. Tithebarn Gateway & St John's Shopping Centre, Preston LSH</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements. Expected to be addressed through planning application process.</p>

²⁶ PPG ID:68-007

Site name:	Land West of Garstang Road, Broughton				
Local plan ref:	N/A				
Total capacity:	51				
Plan period completions:	51				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁷:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP.</p> <p>(06/2023/0030) - Outline planning application seeking approval for access only for residential development for up to 51no. dwellings with associated works (all other matters reserved). – Approved April 2024</p> <p>06/2025/0706 - seek variation of condition no.1 and no.3 – pending consideration. Developer - Oakwood Homes.</p>
<p>Progress towards the submission of an application.</p> <p>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. Since April the site has been sold to Oakwood Homes who have an application pending for variation of conditions (see above).</p>
<p>Progress with site assessment work.</p> <p>Submitted / to be submitted as part of planning applications.</p>
<p>Site viability.</p> <p>Considered as part of planning application.</p>
<p>Availability, including ownership.</p> <p>Hollins Strategic Land LLP have stated (Apr 2025) that the site is being marketed to a housebuilder.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>Considered as part of planning application.</p>

²⁷ PPG ID:68-007

Site name:	4-6 Fox Street, Preston				
Local plan ref:	N/A				
Total capacity:	19				
Plan period completions:	19				
Five year completions:	0				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	0	0

Clear evidence relating to²⁸:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Proposed allocation in CLLP.</p> <p>Outline permission granted (06/2024/0644) - Outline application for a six-storey building comprising 19no. residential apartments and ground floor commercial unit, following demolition of existing building. – Granted November 2024.</p>
<p>Progress towards the submission of an application.</p> <p>Outline permission granted, unknown when reserved matters is likely to be submitted.</p>
<p>Progress with site assessment work.</p> <p>Submitted as part of planning applications.</p>
<p>Site viability.</p> <p>Considered through planning application.</p>
<p>Availability, including ownership.</p> <p>Planning application form site is owned by Marana Developments.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements, considered through planning application process.</p>

Site name:	Former Cottam Brickworks
Local plan ref:	N/A
Total capacity:	89
Plan period completions:	89

²⁸ PPG ID:68-007

Five year completions:	89				
	2025/6	2026/7	2027/8	2028/29	2029/30
Annual completions:	0	0	0	50	39

Clear evidence relating to²⁹:

<p>Current planning status, including progress towards approval of reserved matters.</p> <p>Allocated in the current Local Plan as MD1.</p> <p>Outline planning permission granted (of hybrid application 06/2022/1157) for the erection of up to 11,425 sqm of flexible use commercial floorspace for A1, A2, A3, A4, B1, C3 and D1 uses with up to 229 car parking spaces; up to 89 no. residential dwellings; and associated landscaping, car parking, servicing and open space – Approved March 2025.</p> <p>Nexus Planning 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.</p>
<p>Progress towards the submission of an application.</p> <p>In May 2025, Nexus Planning stated a reserved matter application is due to be submitted soon.</p>
<p>Progress with site assessment work.</p> <p>Submitted as part of planning applications.</p> <p>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.</p>
<p>Site viability.</p> <p>Scheme only viable with reduced Section 106 contributions, taking into account CIL and S278 costs. A mechanism is in place with the S106 agreement for a viability reassessment at certain stages of the development.</p>
<p>Availability, including ownership.</p> <p>Site owned by BXB Cottam Properties Limited. Site is available and pre-commencement conditions are currently being discharged.</p>
<p>Infrastructure provision, including bids for large-scale infrastructure funding or other similar projects.</p> <p>No significant requirements, addressed through planning application process.</p>

²⁹ PPG ID:68-007

