

Explanation of SS3 capacity figure

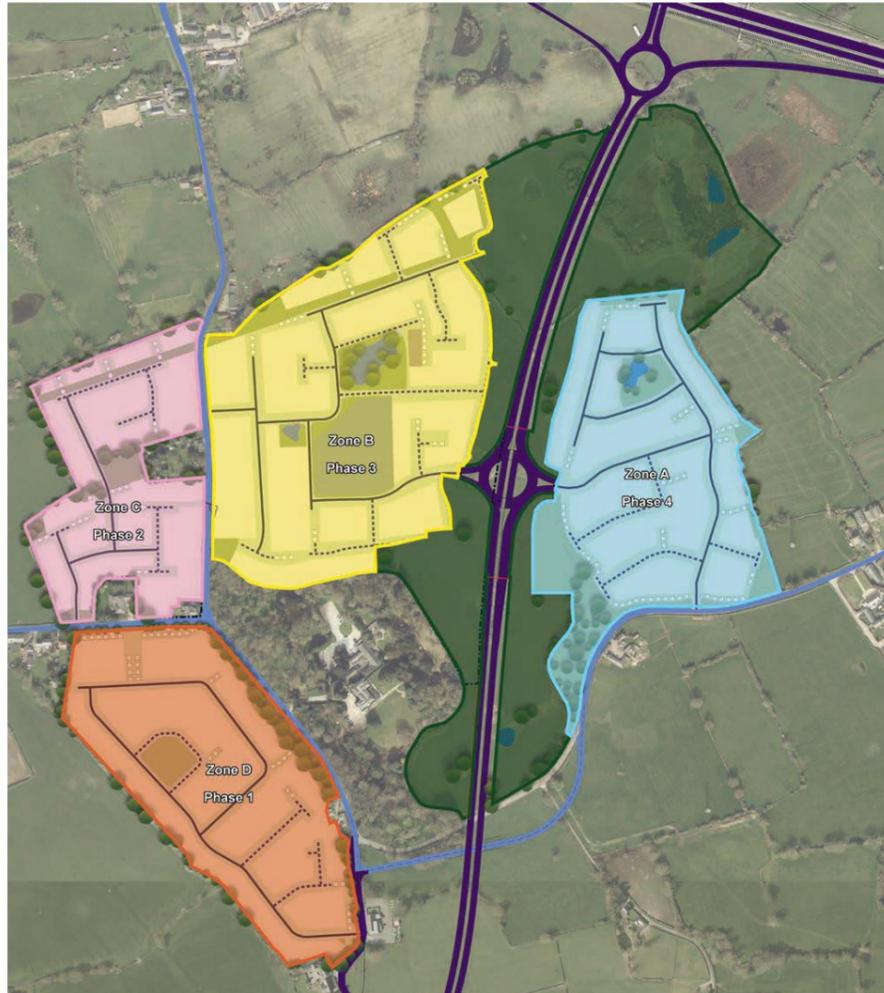
During Matter 4 EiP session on Wednesday 3 December 2025, clarification was sought on how the figure of 2,767 units was derived for Strategic Site Allocation SS3 – North West Preston/Bartle. The following tables provide a break down of that number:

	Number of Units
Planning permissions granted within MD2 ¹ since April 2024 (06/2024/0990)	429
Remainder of MD2 without planning permission	841
Land outside of MD2 which is now within SS3	397*
Land at Bartle (06/2020/0888)	1100
Total	2,767

*Land rear of Laburnum House Farm 13 units, Land adj Mayors Farm Bartle Lane 229 units, PR4 0RX 14 units, Balderstone Farm Bartle Lane (Parcel 1) 141 units

¹ Preston Local Plan Allocation MD2 – North West Preston

Land at Bartle (062020/0888)



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 Preston Western Distrubtor Road, known as Edith Rigby Way, and north of Bartle Lane. **Zone A has been programmed to provide completions from 2028/29 – 2035/36**
- Zone B: Set to the west of the PWDR, north of Bartle Hall and east of Rosemary Lane. **Zone B has been programmed to provide completions from 2028/29 – 2035/36**
- Zone C: Set to the west of Lea Lane and north of Blackleach Lane. **Zone C has been programmed to provide completions from 2026/27 – 2029/30**
- Zone D: Set to the south of Blackleach Lane and west of Lea Lane, abutting the administrative boundary of Fylde Borough Council, which has a reserved matters planning application pending for 229 units. **Zone D has been programmed to provide completions from 2026/27 – 2029/30**

Zone D has reserved matters application pending (06/2025/0636) and work on zone C is at an advanced stage. An updated November 2025 email set out the following timetable for commencement of development at Zone C:

- Complete utility works September 2026
- Lovell commence works on site October 2026

As the current reserved matters application includes masterplanning, it is expected that future reserved matters will proceed quickly. The Robertson group provided an email update on the site (April 2025), which is what the housing trajectory above is based on, and they have confirmed is accurate as at November 2025.

	2025/6	2026/7	2027/8	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Annual completions:	0	99	99	194	195	94	94	94	94	94	43

Past North West Preston MD2 build out rates

Development	NWP	Status	QNT	REM	EML	Decision Date	No of Dwellings with Permission	Completed to Date	Year 1 2014/15	Year 2 2015/16	Year 3 2016/17	Year 4 2017/18	Year 5 2018/19	Year 6 2019/20	Year 7 2020/21	Year 8 2021/22	Year 9 2022/23	Year 10 2023/24	Year 11 2024/25
North of Eastway	NWP	Active Construction	06/2013/0349	06/2015/0968			329	307			16	37	14	49	26	31	35	61	38
Land off Eastway	NWP	Complete	06/2013/0195	06/2016/0504			140	140				19	63	47	11				
Hoyles Lane	NWP	Active Construction			06/2015/0530/181414	17/12/2015	350	332		13	3	51	89	30	24	38	32	30	22
May House Farm - Phase 1	NWP	Complete	06/2013/0140	06/2014/0598			300	164		8	47	25	30	18	19	11	6		
May House Farm - Phase 2	NWP	Complete	06/2013/0140	06/2015/0610			136	136				61	50	25					
Haydock Grange	NWP	Complete	06/2011/0473	06/2013/0865 & 06/2017/1384	06/2017/1385		205	470		25	109	36	24	51	79	69	40	37	
Lightfoot Lane - Phase 1a	NWP	Complete	06/2012/0822	06/2014/0353			19	19		11	5								3
Lightfoot Lane - Phase 2	NWP	Complete	06/2012/0822	06/2015/0282			168	168				17	43	32	30	27	16	3	
Lightfoot Green Lane	NWP	Complete	06/2012/0094	06/2015/0546			125	125			9	24	35	27	26	4			
Lightfoot Green Lane	NWP	Complete			06/2017/1038	23/01/2018	12	12											12
Sandyforth Lane	NWP	Complete			06/2014/0442 & 06/2018/0592 & 06/2019/0565	2017 & 12/10/2018 & 26/0	248	248				3	38	20	18	53	50	38	28
D'urton Lane	NWP	Complete			06/2015/0769	15/03/2016	112	112				25	29	16	20	18	4		
Land rear 122-152 Hoyles Lane	NWP	Complete	06/2014/0987	06/2017/0004			48	48				10	21	11	6				
North of May House Farm - Phase 1	NWP	Active Construction	06/2016/0291	06/2017/0366/21-1414			204	163								25	33	41	64
248 Lightfoot Lane	NWP	Complete			06/2019/1114	16/07/2020	89	89								65	24		
Nor Tow Bank	NWP	Complete			06/2018/1069	04/12/2018	8	8								8			
Land adjacent Brookfield	NWP	Complete			06/2016/0002	27/05/2016	13	13						6	7				
Lawton House Farm	NWP	Complete	06/2017/1229				14	14											10
Land north of D'urton Lane	NWP	Active Construction	06/2017/0831	06/2019/0908			250	224								7	58	58	101
Land to the East of Tabley Lane	NWP	Complete			06/2020/0050	15/12/2020	36	36									12	22	2
West of Sandy Lane	NWP	Complete			06/2020/1197	09/09/2021	53	53								4	49		
South of East West Link Road and East of Tabley	NWP	Active Construction			06/2021/1210	19/07/2022	42	35											35
Land South of Bartle Lane Ph1	NWP	Active Construction	06/2024/0773				195	0											
Land North of Durton Lane (Persimmon)	NWP	Complete			06/2021/1119	15/11/2022	28	28											19
Land at Sidgreaves Lane Breck	NWP	Active Construction			06/2023/0830	14/08/2024	102	42											42
Land at Lightfoot Lane Breck	NWP	Active Construction			06/2024/0023	24/03/2025	48	0											
Land at May Lane Tabley Lane	NWP	Planning Permission	06/2020/1421	06/2024/0003			320	0											

The above table highlights that high annual completion rates have been achieved across a number of developments within the existing MD2 area known as North West Preston.

Developments adjacent to the North West Preston Strategic area, such as MD1² (Cottam) and Ingol Golf Course have also achieved build up rates in excess of 30dpa. Developers such as Barratt Homes have achieved build out rates of circa 50 dpa on their Cottam site in consecutive years (06/2020/1109).

