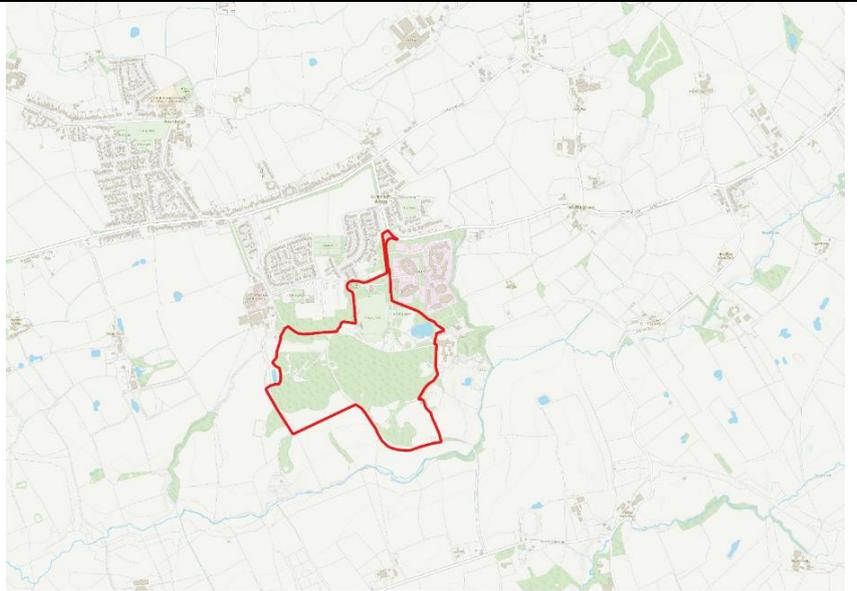


Site ID	HS4.1
Site Name	Former Whittingham Hospital
Capacity	477
Site Area	31.24
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	Housing Allocation: HS1.15 Former Whittingham Hospital
Planning Status	Proposed housing allocation with reserved matter permission.
Landowner(s)	Homes England
Delivery Bodies	Barrat David Wilson Homes
Developer Interest	Yes

SHLAA Reference	PCC002 (19P048)
Constraints	Addressed through planning application, wider site under construction.

Delivery Information

NPPF Site Type A / B	Profile B completed as only had Outline permission at the time, however the site has since received reserved matters permission (Approved 30/10/2025).
Proforma received in Spring 2025? Or detail latest alternative update.	Email received 28/04/2025 from Senior Land Manager in association with other information on Rogerson Gardens. Email detailed no barriers to delivery and set out a trajectory.
Latest update (date)	28/04/2025

Relevant planning information / history

Planning App(s)	06/2019/0365
Description	Outline planning application seeking approval for access from Henry Littler Way and Cumeragh Lane for the development of up to 750 dwellings; the redevelopment of the Whittingham and Goosnargh Sports and Social Club and associated outdoor facilities; approximately 1.5 hectares of land reserved for the delivery of a primary school and associated development; redevelopment of the former waste water treatment works for up to three dwellings; landscaping, public open space and other on-site infrastructure (all other matters reserved)
Date granted	10/09/2020
Date of expiry	Phase 1 at Rogersons Garden has had reserved matters and is well under construction and expected to be completed in current monitoring year (248 units)

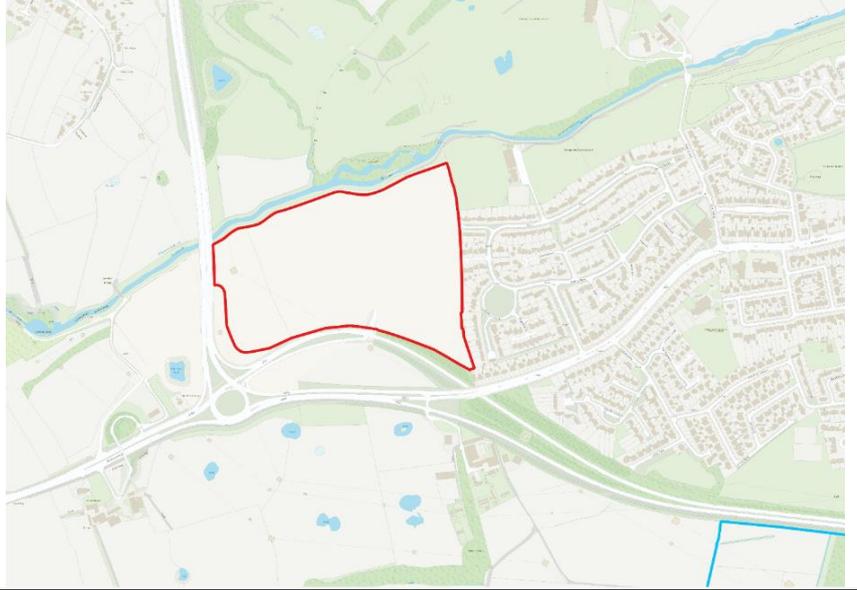
Planning App(s)	06/2025/0008
Description	Reserved matters application (namely appearance, landscaping, layout and scale) pursuant to outline permission 06/2019/0365 for 477no. dwellings
Date granted	30/10/2025
Date of expiry	30/10/2028

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	33	31	31	31	35	35	35	35

Outline	Yes	Commencement	0
Reserved Matters / Full		Completions	0

Comments
Reserved matters approved end of Oct 2025.

Site ID	HS4.2
Site Name	Land off Riversway & West of Dodney Drive Lea
Capacity	280
Site Area	14.50
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EN1 Open Countryside
Planning Status	Proposed housing allocation with reserved matters permission.
Landowner(s)	Bloor Homes
Delivery Bodies	Bloor Homes
Developer Interest	Bloor Homes

SHLAA Reference	PCC003 (19P026)
Constraints	Addressed through planning application, site under construction.

Delivery Information

NPPF Site Type A / B	Proforma A as Reserved Matters and under construction.
Proforma received in Spring 2025? Or detail latest alternative update.	Email proforma from Senior Planning Manager Bloor Homes North West.
Latest update (date)	23/04/2025

Relevant planning information / history

Planning App(s)	06/2022/1177
Description	Reserved matters application (namely appearance, landscaping, layout and scale) for 280no. dwellings, with associated

	infrastructure and open space, pursuant to outline permission 06/2018/0885
Date granted	11/07/2023
Date of expiry	Site under construction.

Planning App(s)	06/2018/0885
Description	Outline planning application seeking approval for access for up to 280 dwellings, with associated infrastructure and open space
Date granted	11/01/2021
Date of expiry	10/01/2024

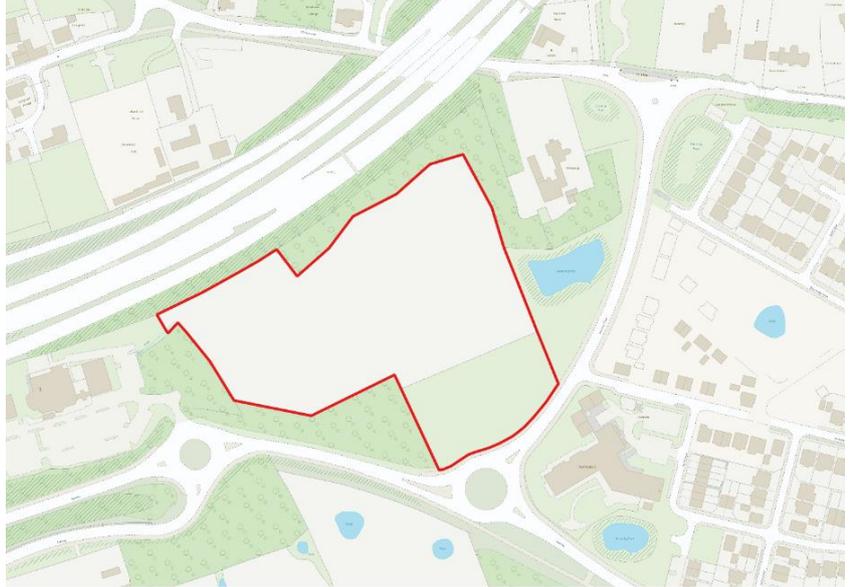
Historic completions (if relevant)

	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	12

Another 30 units have been completed Apr 25 – Sept 25 = 42 in total

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	68	65	71	64					

Site ID	HS4.3
Site Name	Land at Eastway
Capacity	56
Site Area	4.30
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	IN3 Park & Ride Site
Planning Status	Proposed site allocation with no planning application
Landowner(s)	Homes England
Delivery Bodies	
Developer Interest	No

SHLAA Reference	19P035
Constraints	
Highways	Multiple options for access. Good standard of footways along Mericourt Road. Local services accessible with 0.7 miles.
Utilities	There are no utilities passing directly through the site and therefore no associated easements. However multiple services are located outside the perimeter of the site within D'Urton Lane. A new substation and sewerage may be required, depending on take up of capacity from surrounding schemes. Pressurised water main within the boundary.
Flood Risk	Level 1 SFRA Strategic Recommendation B – Level 2 SFRA completed.
Other	Source Protection Zone 3

Delivery Information

NPPF Site Type A / B	Proforma B as site allocation with no planning application
Proforma received in Spring 2025? Or detail latest alternative update.	Site Promoter survey (30.08.24): Detailed design and feasibility assessments have been completed for the site. Site is available but no developer partner involved. Indicative yield of 95. Predicted development frame 2028-2032. Noise levels from M55 would require noise barrier.
Latest update (date)	Ongoing discussion with homes England

Historic completions (if relevant)

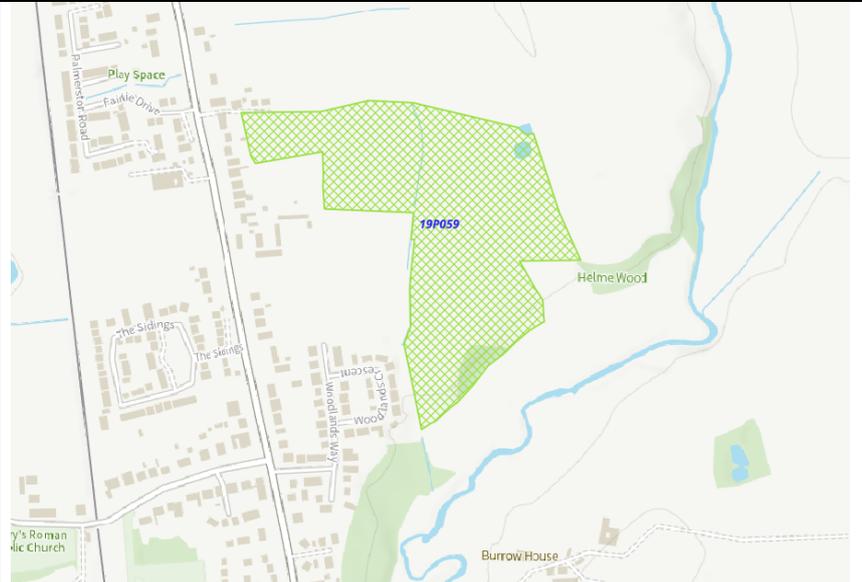
	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	-

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	26	30		

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Site proposed for housing with open space. LCC identified issues with delivering land for a school at Cottam (HC3.2) and an alternative site is needed. Cottam was a site provided by Homes England as is Eastway, the council is working with LCC and Homes England regarding delivery of the school at Eastway alongside housing which would in turn enable return of land at Cottam to Homes England. These discussions are ongoing but are not envisaged to effective the identified yield.</p>

Site ID	HS4.4
Site Name	Cardwell Farm, Garstang Road
Capacity	151
Site Area	20.20
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EN1 Open Countryside
Planning Status	Proposed housing allocation with planning permission.
Landowner(s)	Wainhomes Ltd
Delivery Bodies	Wainhomes Ltd
Developer Interest	Wainhomes Ltd

SHLAA Reference	19P059
Constraints	Addressed through planning application, site under construction.

Delivery Information

NPPF Site Type A / B	Site proforma A as has permission
Proforma received in Spring 2025? Or detail latest alternative update.	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.
Latest update (date)	Reg 19 consultation

Relevant planning information / history

Planning App(s)	06/2022/0644 (Hybrid)
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Description	HYBRID application: 1) Full planning application for the erection of 47no. dwellings with associated works (on site 2.11ha) 2) Outline planning application for 104no. dwellings and a community building with associated works (on site 9.33ha) (access applied for only and all other matters reserved for subsequent approval)
Date granted	24/10/2023
Date of expiry	Under construction.

Planning App(s)	06/2025/0315 RM
Description	Reserved matters application (namely layout, scale, appearance and landscaping) for 104no. dwellings and community building with associated works pursuant to outline permission 06/2022/0644
Date granted	12/08/2025
Date of expiry	12/08/2028

Historic completions (if relevant)

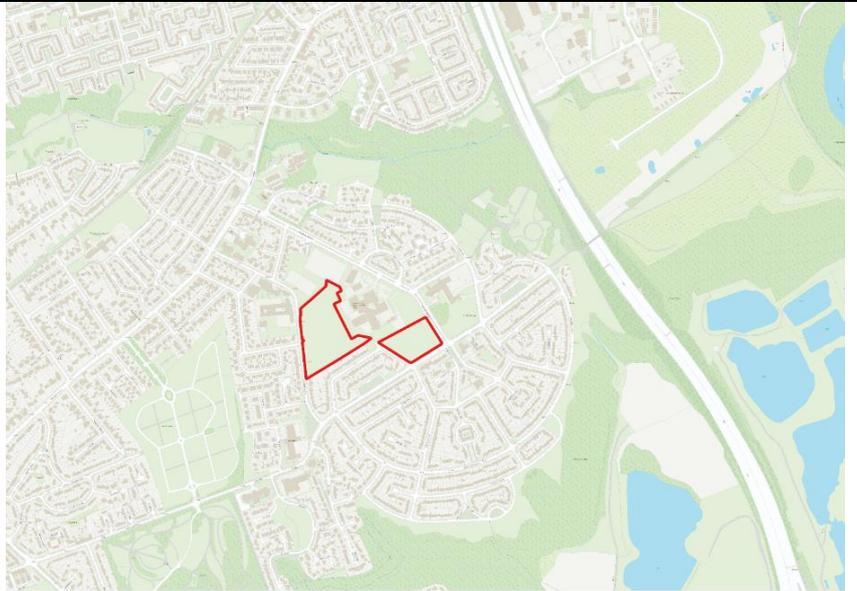
	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	-

** 13 completions monitored between Apr 25 – Sept 25

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
_PCC	40	40	50	21					

Outline		Commencement	
Reserved Matters / Full		Completions	

Site ID	HS4.5
Site Name	Land off Ribbleton Hall Drive
Capacity	97
Site Area	3.6
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EN2 Green Infrastructure
Planning Status	Proposed site allocation with no planning application.
Landowner(s)	Lancashire County Council
Delivery Bodies	
Developer Interest	No

SHLAA Reference	19P051
Constraints	
Highways	Access could be gained from Pope Lane, Farrington Lane, and Ribbleton Hall Lane. No congestion issues of significance at access points. Wider network suffers from moderate-heavy congestion. Public transport within 400m (every 15-60 minutes) and footways present around/ leading to the site. Local centre, primary school and GP all within 1 mile of the site.
Utilities	Sewer(s) within the boundary.
Flood Risk	Level 1 SFRA Strategic Recommendation B; Level 2 SFRA completed.
Other	Source Protection Zone 3

Delivery Information

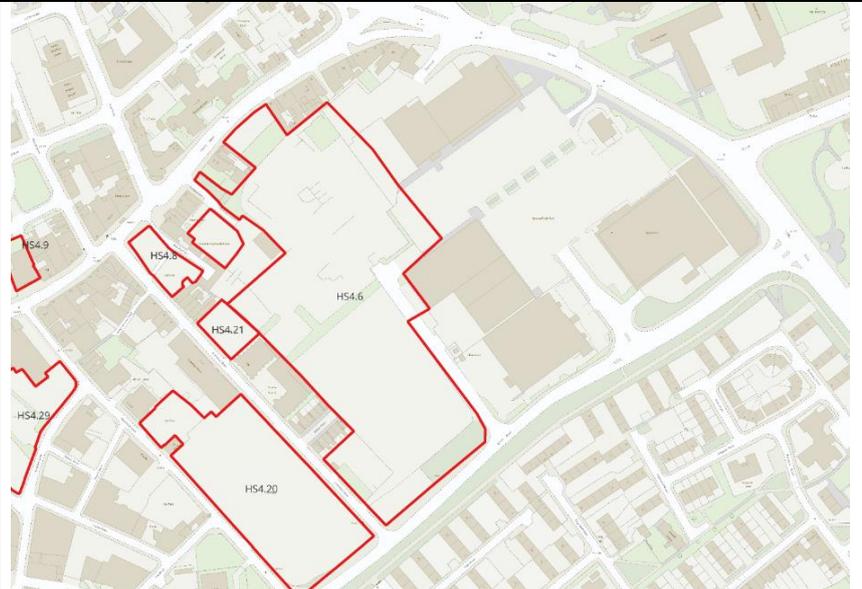
NPPF Site Type A / B	Site Proforma B as no planning history
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Proforma received in Spring 2025? Or detail latest alternative update.	Site Promoter Survey (26.09.24) stated predicted development timeframe 2026-2031
Latest update (date)	November 25 telephone conversation update

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Site ID	HS4.6
Site Name	Former Horrocks Mill, Queen Street
Capacity	380
Site Area	2.77
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP5 Horrocks Opportunity area in City Centre Plan
Planning Status	Proposed allocation with outline planning permission.
Landowner(s)	Onward Homes
Delivery Bodies	
Developer Interest	Onward Homes

SHLAA Reference	19P061
Constraints	Addressed through planning permission.

Delivery Information

NPPF Site Type A / B	Site Profile B as has outline permission
Proforma received in Spring 2025? Or detail latest alternative update.	Promoter survey (21.10.24) indicated reserved matters application should be expected April 2025. Estimated start April 2026 to completion 2031. Progress delayed due to demolition of Onward owned tower blocks and redevelopment of an 100% affordable scheme of existing housing stock nearby. Update provided in comment box.
Latest update (date)	November 2025.

Relevant planning information / history

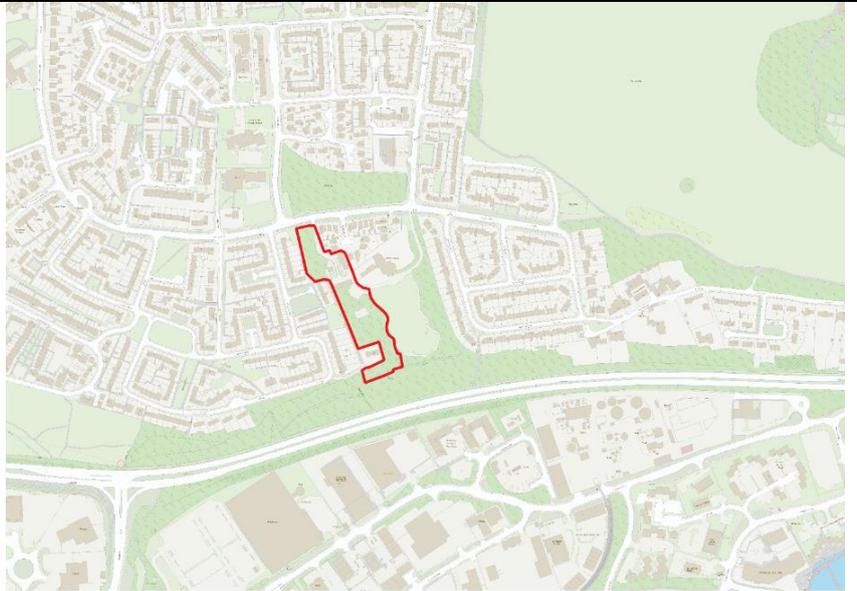
Planning App(s)	06/2023/0818
Description	Outline planning application (access applied for only with all other matters reserved) for up to 380 residential units (Class C3) and up to 900 sqm of flexible Class C3/Class E floorspace (flexible use is sought in accordance with Schedule 2, Part 3, Class V of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)) and associated works
Date granted	22/03/2024
Date of expiry	21/03/2027

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	30	30	30	30

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>HS4.6 – 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.</p> <p>Onward have provided an update letter in November 2025 detailing the ground investigation works and attention to detailed matters around final designs and unit mix. Work has been carried out closely with Homes England to align funding opportunities through the new Social and Affordable Housing Programme (SAHP). Onward aim is to secure RM for Horrocks Mill by/before 2029/30 with completions over the following 4 years. Confirmation is also given that the redevelopment of the tower blocks (which are currently under demolition) will take place ahead of Horrocks Mill scheme and is anticipated to deliver over 150 homes (which have not been allocated or included within the supply). As such the proposed timetable the Council originally included may slip by a year or two, however the site is predicted to be completed over a shorter time frame than the Council originally predicted, thanks to further information from Onward.</p>

Site ID	HS4.7
Site Name	The Larches, Larches Lane
Capacity	15
Site Area	0.91
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	Part AD1(a) Existing residential area, and part EN2 Green Infrastructure
Planning Status	Proposed allocation with planning permission.
Landowner(s)	
Delivery Bodies	Saphire Construction Solutions Ltd
Developer Interest	Yes

SHLAA Reference	19P075
Constraints	Addressed as part of the planning permission.

Delivery Information

NPPF Site Type A / B	Site proforma A as has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Emails site proforma received from Avalon Town Planning on 02/06/2025, who stated at that point they were still awaiting s106 and then would organise discharge of pre-commencement conditions and look to start on site, they provided a trajectory.
Latest update (date)	June 2025

Relevant planning information / history

Planning App(s)	06/2024/0750
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Description	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
Date granted	31/07/2025
Date of expiry	30/07/2028

Historic completions (if relevant)

	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	-

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC						15			

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
PCC trajectory was based on an April 2025 position on the number allocated. It will be updated in April 2026 to show the development being within the 5 year supply and 21 units.

Site ID	HS4.8
Site Name	115 Church Street
Capacity	57
Site Area	0.10
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP5 Horrocks Quarter in the City Centre Plan
Planning Status	Proposed site allocation with no planning application.
Landowner(s)	Preston City Council
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P078
Constraints	
Highways	No access issues. The site would benefit being a car free development due congestion issues on A59 / Church Street and large number of developments within city centre. Good accessibility and within 400m of the bus station.
Utilities	No known issues.
Flood Risk	Level 1 SFRA Strategic Recommendation B. Level 2 SFRA undertaken for this site.
Other	Adjacent to Grade II assets - HIA has been completed.

Delivery Information

NPPF Site Type A / B	Site Proforma B as no planning history
Proforma received in Spring 2025? Or detail	Official last update is site promoter survey (14.10.24). Continued internal discussions

latest alternative update.	
Latest update (date)	November 2025

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC								57	

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>6-10 years Part of Preston City Council disposal strategy – imminent marketing.</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.9
Site Name	37 -41 Church Street
Capacity	29
Site Area	0.06
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP3 City Centre North Opportunity Area in City Centre Plan and EV1 Main Shopping and other Main Town Centre Uses
Planning Status	Proposed site allocation with no planning application
Landowner(s)	Preston City Council
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P080
Constraints	
Highways	No access issues. The site would benefit being a car free development due congestion issues on A59 / Church Street and large number of developments within city centre. Good accessibility and within 400m of the bus station.
Utilities	On-site modelled sewer flood risk.
Flood Risk	Level 1 SFRA Strategic Recommendation D; Level 2 SFRA not required.
Other	Adjacent to Grade II assets – HIA completed.

Delivery Information

NPPF Site Type A / B	Site proforma type B as no planning history
Proforma received in Spring 2025? Or detail	Official last update is site promoter survey (14.10.24). Continued internal discussions

latest alternative update.	
Latest update (date)	November 2025

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC							29		

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>6-10 years Part of Preston City Council disposal strategy – imminent marketing.</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.10
Site Name	Moor Park Depot, Moor Park Avenue
Capacity	17
Site Area	0.36
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	AD1 (a) Existing residential Area
Planning Status	Proposed allocation with planning permission
Landowner(s)	
Delivery Bodies	McCarthy Stone Retirement Lifestyle Ltd
Developer Interest	McCarthy Stone Retirement Lifestyle Ltd

SHLAA Reference	19P083
Constraints	
Highways	St. Thomas Road is narrow due to street parking. Access could be formed in line with standards. Good accessibility, frequent public transport and existing footways.
Utilities	No known issues.
Flood Risk	Level 1 SFRA Strategic Recommendation D; Level 2 SFRA not required.
Other	Adjacent to Moor Park Grade II Registered Park & Garden – HIA completed.

Delivery Information

NPPF Site Type A / B	Site Proforma A as now has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Site promoter survey (14.10.24), in which they state a proposed development timeframe 2026-2031

Latest update (date)	May 2025
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Relevant planning information / history

Planning App(s)	06/2024/0889
Description	1 no. three-storey residential development (Class C3) comprising 51 no. retirement apartments, with landscaping, car parking and associated works, following demolition of existing buildings.
Date granted	08/05/2025
Date of expiry	07/05/2028

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC						17			

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
PCC trajectory was based on an April 2025 position on the number allocated. It will be updated in April 2026 to show the development being within the 5 year supply. No pre-commencement DOC received (Oct 25).

Site ID	HS4.11
Site Name	Former Tulketh High School, Tag Lane
Capacity	30
Site Area	6.30
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	HS1.11 Housing Allocation in the 2012 Local Plan and Ad1(a) Existing residential area
Planning Status	Proposed site allocation with no planning application
Landowner(s)	Lancashire County Council
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P089 (19P073, 19P154)
Constraints	
Highways	Access from Tag Lane, existing school access could be upgraded and used. Existing right turn lane is available. The Tag Lane site access and the junction with Blackpool Rd are heavily congested. Upgrades to the junction would be needed to assist with impacts. Good accessibility, frequent public transport and existing footways.
Utilities	No known issues.
Flood Risk	Detailed Level 2 SFRA undertaken for this site.

Delivery Information

NPPF Site Type A / B	Site Proforma B as no planning history
Proforma received in Spring 2025? Or detail	Site Promoter survey (26.09.24) No formal application, but landowner anticipates delivery 2031-2036.

latest alternative update.	
Latest update (date)	Update conversation on timings November 2025

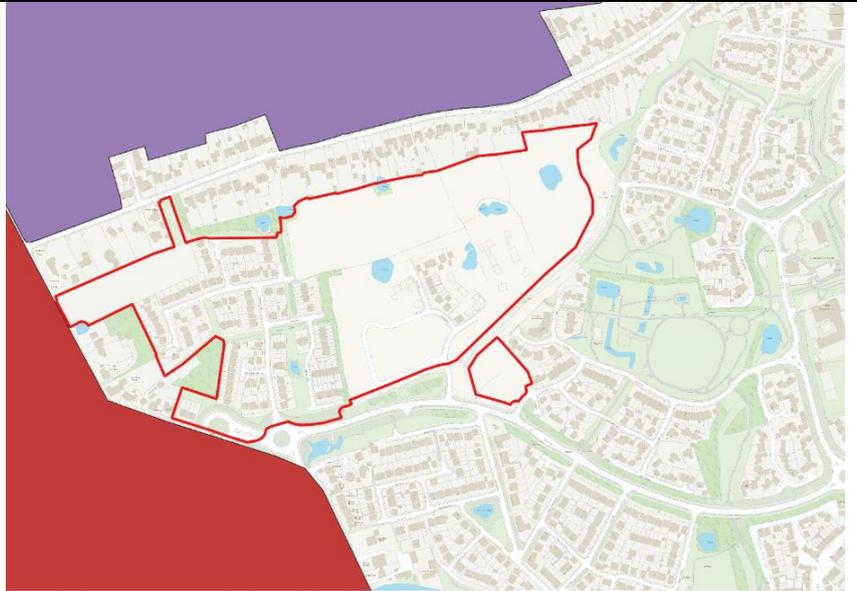
Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC*	0	0	0	0	0	0	0	0	0

*We said 10years +

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Commitment has been provided that secondary school will be provide at Maxy Lane Preston within North West Preston. Therefore, site is surplus to requirements and can be disposed.

Site ID	HS4.12
Site Name	Land at Cottam Hall
Capacity	211
Site Area	15.03
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	MD1 Cottam
Planning Status	Proposed allocation with planning permission
Landowner(s)	Barrat David Wilson Homes
Delivery Bodies	Barrat David Wilson Homes
Developer Interest	Barrat David Wilson Homes

SHLAA Reference	19P098
Constraints	Addressed through the planning permission, site is under construction.

Delivery Information

NPPF Site Type A / B	Site Proforma A as has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Email proforma from Senior Finance Manager at Barratt David Wilson Homes. No barriers to delivery identified, anticipated built out by April 2029.
Latest update (date)	April 2025. Site visit undertaken Oct 25.

Relevant planning information / history

Planning App(s)	06/2021/1022
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Description	Reserved matters application pursuant to outline planning application: 06/2016/0046, for the residential development of up to 211 units, landscaping, support infrastructure and means of access. Approval is being sought for the following: access, appearance, landscaping, layout and scale
Date granted	07/10/2021
Date of expiry	Under construction.

Planning App(s)	06/2016/0046
Description	Variation of conditions no.1 "Approved Plans", no.7 "Code for Sustainable Homes", no.15 "Parking", no.38 "Air Quality Mitigation Scheme" and removal of conditions no.10 "Improvements to M55 Junction 1" and no.'s. 41-70 "Site K" attached to outline planning permission 06/2012/0145.
Date granted	02/03/2017
Date of expiry	01/03/2020

Historic completions (if relevant)

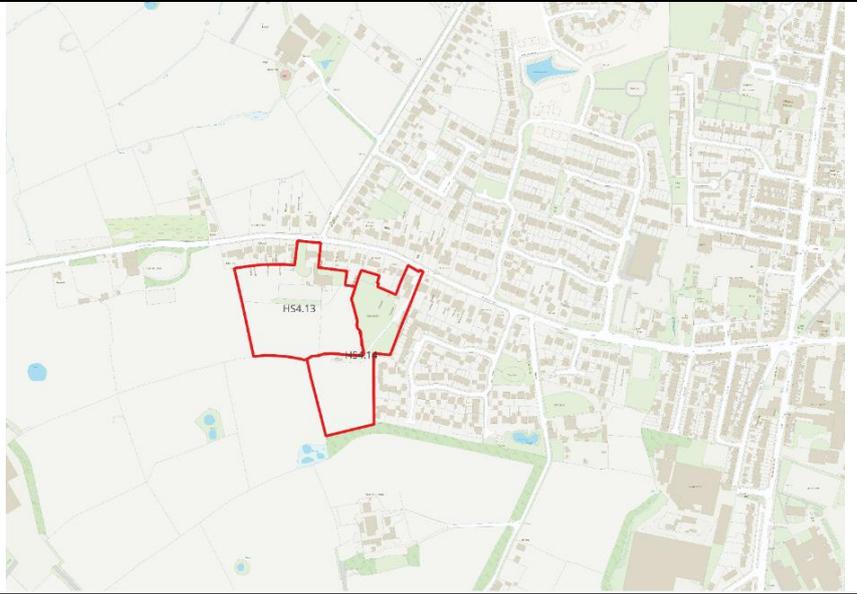
	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	39

*Apr-Oct 25 we have counted a further 30 units to total 69 on site to date

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	45	46	40	40	1				

Outline		Commencement	
Reserved Matters / Full		Completions	

Site ID	HS4.13
Site Name	Heather Moor, Cumeragh Lane
Capacity	41
Site Area	1.97
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EN1 Open Countryside and EN4 Area of Separation
Planning Status	Proposed site allocation with no planning application
Landowner(s)	
Delivery Bodies	
Developer Interest	Fairhaven

SHLAA Reference	19P104
Constraints	
Highways	<p>Would require a staggered junction near Half Penny Lane, which may result in safety concerns that would need to be overcome. May contribute to known strategic pinch points. Existing footways are narrow, and slight bend in road will negatively impact on junction visibility. Good accessibility and public transport frequency.</p> <p>Suggested planned highways approach for 19P104 (HS4.13) and 19P105 (HS4.14).</p>
Utilities	The site has access to mains water, electricity, gas and broadband.
Flood Risk	Level 1 SFRA Strategic Recommendation B. Level 2 SFRA undertaken for this site.

Delivery Information

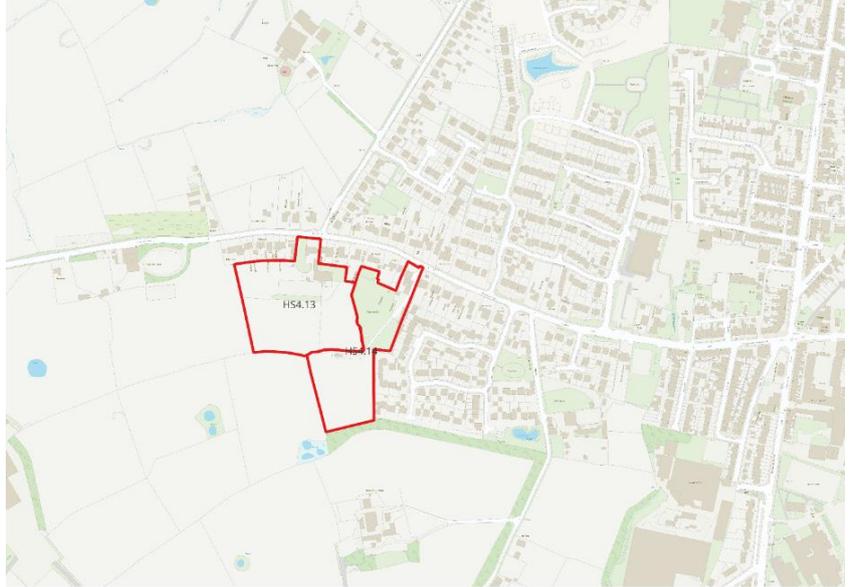
NPPF Site Type A / B	Site Proforma B as site has no planning history
Proforma received in Spring 2025? Or detail latest alternative update.	Likely specialist housing site with provision for over 55s. Supported by Fairhaven Homes and site appraisal was submitted during Reg 19 representation period, including design concept and site analysis.
Latest update (date)	Ongoing correspondence with interested developer

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	1	10	10	10

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Site HS4.13 was included in the site analysis and design concept document by Fairhaven at Regulation 19 stage, the same as HS4.14.

Site ID	HS4.14
Site Name	Gorlands, Whittingham Road
Capacity	32
Site Area	1.52
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EN1 Open Countryside and EN4 Area of Separation
Planning Status	Proposed site allocation with no planning application
Landowner(s)	
Delivery Bodies	
Developer Interest	Fairhaven

SHLAA Reference	19P105
Constraints	
Highways	<p>No visibility to the east of site onto Whittingham Lane, and possible ransom issue. Junction requirements are difficult to satisfy. Congestion at known strategic pinch points may be contributed to. Good accessibility and frequently public transport. Footways narrow and absent on some sections along Cumeragh Lane.</p> <p>Suggested planned highways approach for 19P104 (HS4.13) and 19P105 (HS4.14).</p>
Utilities	The site has access to water mains, electricity, gas and broadband.
Flood Risk	Level 1 SFRA Strategic Recommendation B. Level 2 SFRA undertaken for this site.

Delivery Information

NPPF Site Type A / B	Site Proforma B as no planning history
Proforma received in Spring 2025? Or detail latest alternative update.	Supported by Fairhaven Homes and site appraisal was submitted during Reg 19 representation period, including design concept and site analysis.
Latest update (date)	Ongoing correspondence with interested developer

Anticipated completions

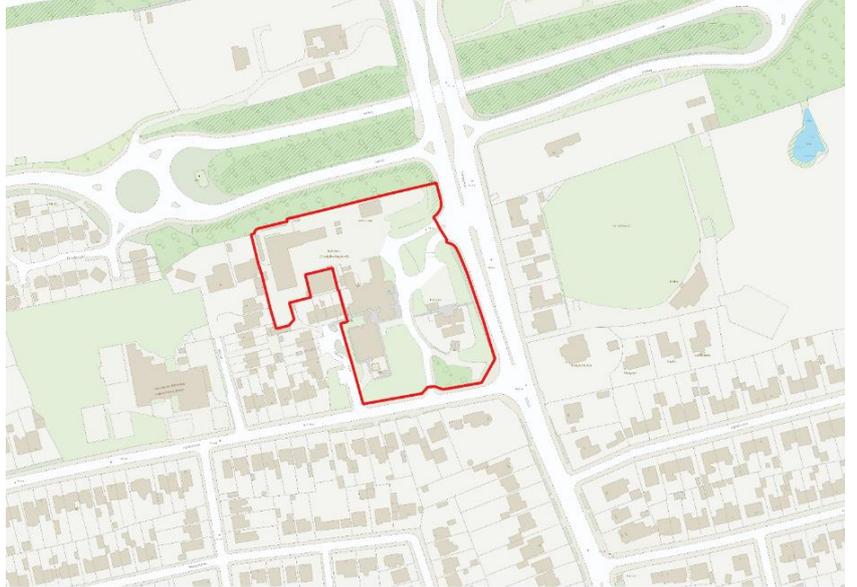
	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC						6	7	7	6

* Site Promoter survey (07.11.24) stated: Site available and developer partner involved.

Development timeframe 2026-2031.

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Site HS4.14 was included in the site analysis and design concept document by Fairhaven at Regulation 19 stage.

Site ID	HS4.15
Site Name	Lancashire Fire and Rescue HQ, Garstang Road
Capacity	40
Site Area	1.46
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	HS1.1 Housing allocation
Planning Status	Current & proposed site allocation with no planning application
Landowner(s)	Lancashire Fire & Rescue
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P144
Constraints	
Highways	Access opportunities onto both A6 and Lightfoot Lane. Safety considerations need to be had for vehicular access and crossing provision. Sustainable access may be difficult with challenges that will need to be overcome as it is a sensitive location. Some good footpaths, but unadopted, private access roads are absent/narrow.
Utilities	Record of sewer flooding in the vicinity of the site. Water main(s) and sewer(s) within the boundary.
Flood Risk	Level 1 SFRA Strategic Recommendation B. Level 2 SFRA undertaken for this site.
Other	Grade II listed milestone – HIA completed.

Delivery Information

NPPF Site Type A / B	Site Proforma B as no planning history
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Proforma received in Spring 2025? Or detail latest alternative update.	Site Promoter survey (23.10.24): Site not available for development presently, likely 2030. See comment box for most recent update.
Latest update (date)	November 2025

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

* Assumed 10yr + to allow time for relocation and planning process

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Update from Lancashire Fire & Rescue (Nov 25) - Anticipate decommissioning process to take place in next 4/5 years – revised capital scheme to be agreed by Fire Authority February 2026.

Site ID	HS4.16
Site Name	Bretherens Meeting Room
Capacity	12
Site Area	0.53
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	HS1.12 Housing allocation
Planning Status	Current & proposed site allocation with no planning application
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P155
Constraints	TPOs
Highways	Good frontage, wide footway with verge. No access issues. Due to scale of development, limited impact. Frequent public transport within 400m. Access to services with 0.7 miles and footways along site frontage/ access (Egerton Road) of good standard.
Utilities	N/A
Flood Risk	Level 1 SFRA Strategic Recommendation B. Level 2 SFRA undertaken for this site.
Other	Site rear of Grade II asset – HIA completed.

Delivery Information

NPPF Site Type A / B	Site Proforma B as no planning history
Proforma received in Spring 2025? Or detail	Site promoter survey (8.10.24) stated: Indicative yield of 46. Site available for development but no development partner involved. Likely development timeline 2026-

latest alternative update.	2028. There are no known abnormal costs associated with the redevelopment of this site. The main cost will be through the demolition of the existing building and removal of hardstanding. See comment box for most recent update.
Latest update (date)	November 2025.

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
November 2025 telephone discussion with relevant owner confirms that group has purchased a new premises and planning permission has been sought. Current disposal of 3-5 years is anticipated.

Site ID	HS4.17
Site Name	Land North of Tom Benson Way
Capacity	35
Site Area	1.10
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	HS1.13 Housing Allocation
Planning Status	Current & proposed site allocation with planning permission
Landowner(s)	Community Gateway Association
Delivery Bodies	Community Gateway Association
Developer Interest	Community Gateway Association

SHLAA Reference	19P156
Constraints	
Highways	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Site proforma A as has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Email from Development Manager on 16/04/2025, followed by ongoing discussion through amendment of condition application which has now been approved. Commencement notice received 9th December 25
Latest update (date)	Dec 2025

Relevant planning information / history

Planning App(s)	06/2020/0652
Description	35no. dwellings

Date granted	15/12/2022
Date of expiry	14/12/2025

Planning App(s)	06/2025/1193
Description	Amendment to planning permission 06/2020/0652 to alter the wording of condition no.13 (non-material amendment not subject to consultation)
Date granted	05-Dec-2025
Date of expiry	04-Dec-2028

Historic completions (if relevant)

	20/21	21/22	22/23	23/24	24/25
PCC	-	-	-	-	-

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	35	0	0				

Outline		Commencement	
Reserved Matters / Full		Completions	

Site ID	HS4.18
Site Name	Former St Joseph's Orphanage, Theatre Street
Capacity	67
Site Area	0.38
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP2 Winckley Square Opportunity area and SP4.1 Housing Allocation in the City Centre Plan, EN8 Winckley Square Conservation area.
Planning Status	Extant planning permission – stalled site
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P161
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Site Proforma A as has extant planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Site has extant permission that has stalled and been put in the 10+ years (Council assumption).
Latest update (date)	Recent discussions re site in relation to fires

Relevant planning information / history

Planning App(s)	06/2019/0952
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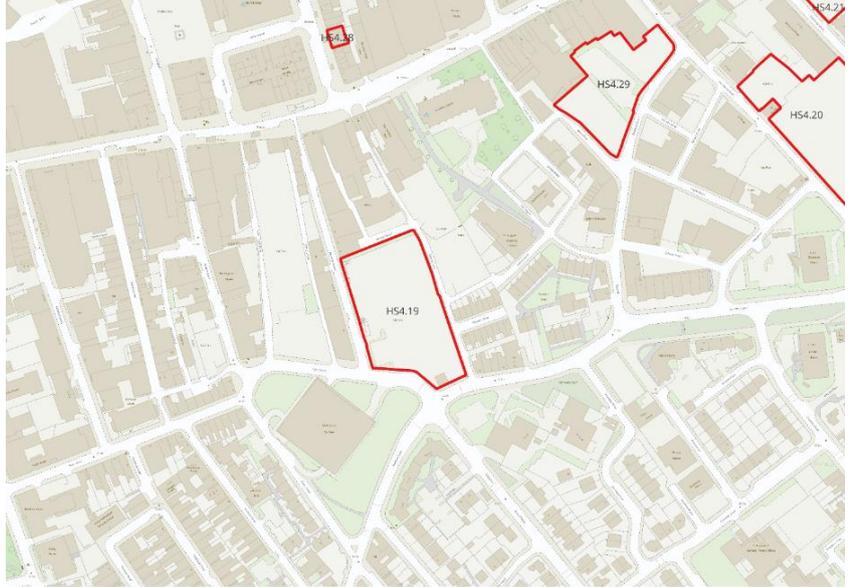
Description	Conversion of the Chapel and Tower buildings to residential use (Class C3), erection of 3no apartment blocks and 10no townhouses (total 67no units) with associated landscaping and basement car parking, following the demolition of 5no existing buildings
Date granted	03/02/2021
Date of expiry	Commenced, but stalled.

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Site has extant permission – due to recent further fires on site more of the listed buildings constraints have subsequently been demolished. This improves the sites viability.</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.19
Site Name	Avenham Street Car Park
Capacity	294
Site Area	0.55
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP4 Stoneygate Opportunity area in the City Centre plan and SP4.2 Housing allocation
Planning Status	Extant planning permission with technical start that has stalled
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P162
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Proforma type A as site has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	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).
Latest update (date)	

Relevant planning information / history

Planning App(s)	06/2019/0856
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Description	4no. blocks ranging from seven to sixteen storeys high, comprising of 294 one and two bedroom residential apartments with basement parking, associated external works and landscaping
Date granted	06/11/2020
Date of expiry	Technical start made

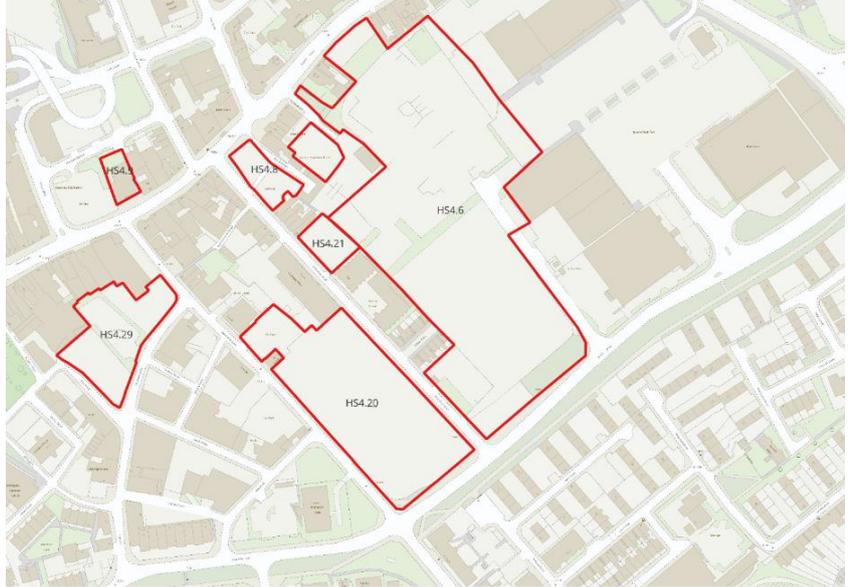
Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

* Assumed 10+yrs

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Extant permission we remain hopeful this PD site can be developed and PCC are active in working with HE for funding to release such PD City Centre sites</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.20
Site Name	Grimshaw Street/ Queen Street
Capacity	146
Site Area	0.97
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP4 Stoneygate opportunity area and SP4.5 Housing Allocation in the City Centre Plan
Planning Status	Proposed site allocation with outline planning permission
Landowner(s)	
Delivery Bodies	
Developer Interest	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.

SHLAA Reference	19P165
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Site Proforma B as has outline permission
Proforma received in Spring 2025? Or detail latest alternative update.	Due to viability issues, site has stalled and is currently being marketed following developer withdrawing from the scheme. Outline planning permission granted, however timescales for reserved matters unknown due to issues above. Confidential discussions ongoing around the development of the site.
Latest update (date)	

Relevant planning information / history

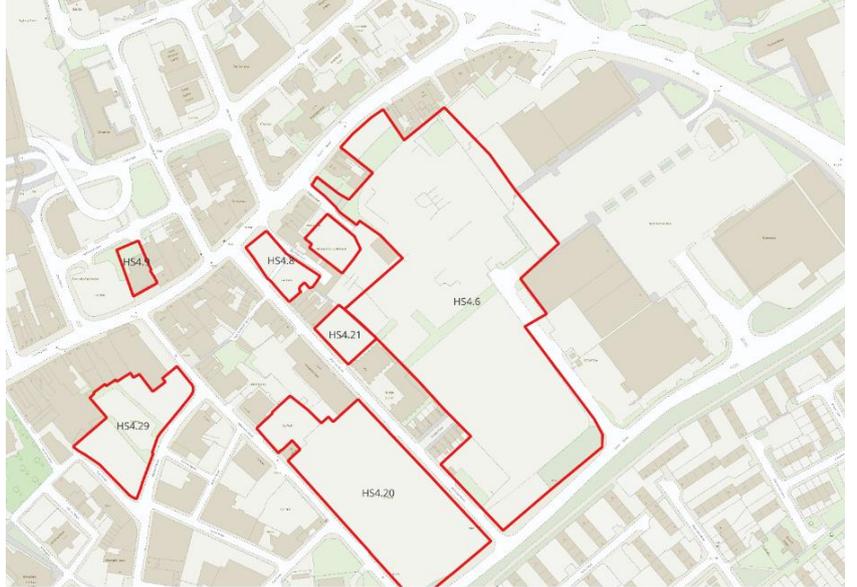
Planning App(s)	06/2022/1084
Description	Outline planning application (access, appearance, scale and layout applied for) for the erection of 2no. buildings up to 16no. storeys in height, comprising of retail units (class E) at ground floor and 469no. residential apartments, alongside associated vehicular parking, servicing bays, access works and public realm provision (with landscaping a reserved matter)
Date granted	14/06/2024
Date of expiry	13/06/2027

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Altered capacity of site to 146 – based on adjacent Onward Home scheme Due to viability issues, site has stalled and is currently being marketed following developer withdrawing from the scheme. PCC have assumed a reduced scale scheme would come forward on this site reflective of development delivered in the area. Confidential discussions ongoing around the development of the site.

Site ID	HS4.21
Site Name	Former Byron Hotel, Grimshaw Street
Capacity	28
Site Area	0.09
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP5 Horrocks Quarter Opportunity area and SP4.6 Housing allocation in the City Centre Plan
Planning Status	Extant planning permission with technical start that has stalled
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P166
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Site Proforma A as has extant permission
Proforma received in Spring 2025? Or detail latest alternative update.	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)
Latest update (date)	

Relevant planning information / history

Planning App(s)	06/2018/1276
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Description	1no. new apartment block comprising of 28 apartments with associated external works and landscaping
Date granted	02/07/2019
Date of expiry	Technical start

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Extant stalled permission.</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.22
Site Name	Mount Street/ Garden Street
Capacity	47
Site Area	0.06
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP2 Wickley Square Opportunity Area and EN8 Winckley Square Conservation Area in the City Centre Plan
Planning Status	Extant planning permission with technical start that has stalled
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P184
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Site Proforma A as has extant permission
Proforma received in Spring 2025? Or detail latest alternative update.	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)
Latest update (date)	

Relevant planning information / history

Planning App(s)	06/2019/0499
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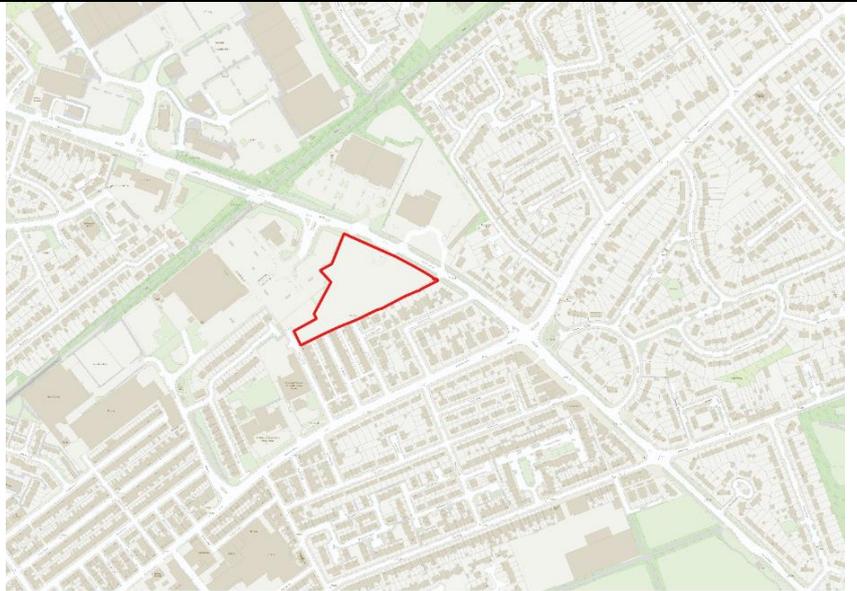
Description	Seven storey building comprising 47no. apartments following demolition of existing sports hall
Date granted	14/07/2020
Date of expiry	Technical start made

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Extant stalled permission</p> <p>City centre response: Stantec seem to be implying that no city centre PDL sites will be developed for housing within the 15yr plan period. This is an unsubstantiated broad statement, which the City Council is not in agreement with, indeed the track record of recent developments within the city centre on PDL sites provides evidence to the contrary. Within the last five years, the Heaton Group have successfully developed two city centre apartment schemes; Bishopgate Gardens (complete in 2021) provides 130 luxury apartments as part of an office to residential conversion scheme and The Exchange (complete in 2024) provides 200 apartments as part of a 16-storey new build scheme. In addition, City Walk (a former Civil service office block) comprising of 122 apartments has been completed this monitoring year (2025/26). Lancashire House, a prominent former office building within the Winckley Square Conservation Area and fronting on to Winckley Gardens, is currently being refurbished into 29 luxury apartments, the development is expected to be complete early in 2026. A number of other, smaller scale, high quality residential conversions have also been completed in recent years including (but not limited to) Park Place, City Bridge Apartments and The Union Carriage Works.</p>

Site ID	HS4.23
Site Name	Former Perrys Car Showroom, 63-83 Blackpool Road
Capacity	55
Site Area	1.22
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	Ad1(a) Existing residential area
Planning Status	Proposed allocation without planning permission
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P199
Constraints	Contamination.
Highways	Frequent public transport links.
Utilities	Pressurised water main within boundary.
Flood Risk	Level 1 SFRA Strategic Recommendation B. Site specific flood risk assessment was submitted as part of 06/2021/0116 application.
Other	Source Protection Zone 3, Adjacent to / on ordinary watercourse / pond (aquatic net gain opportunity).

Delivery Information

NPPF Site Type A / B	Site Proforma B as no permission
Proforma received in Spring 2025? Or detail latest alternative update.	Previous confidential discussion re site and pre-app
Latest update (date)	

Relevant planning information / history

Planning App(s)	06/2025/0853
Description	Use of land for vehicle and ancillary storage and containerised self-storage and associated external works
Date granted	Pending consideration
Date of expiry	

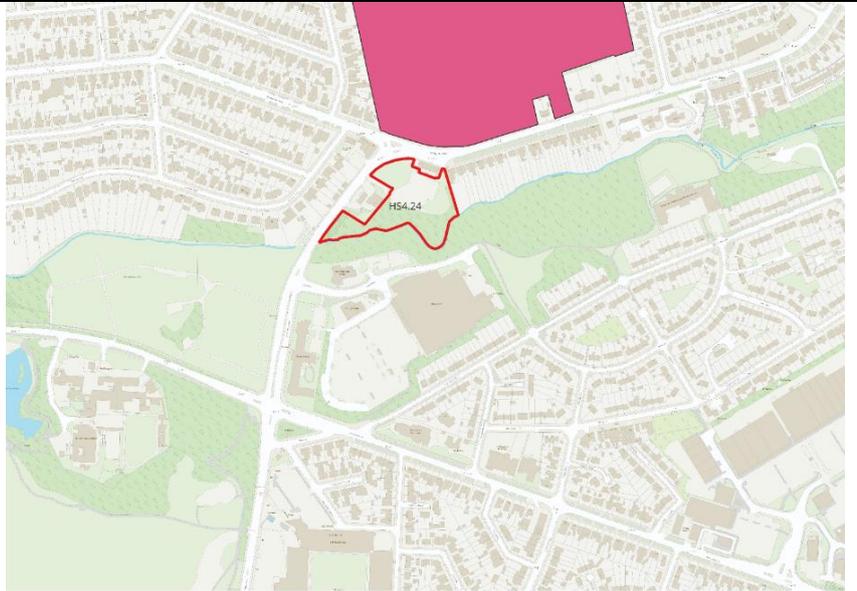
Planning App(s)	06/2021/0116
Description	39no. dwellings and 16no. maisonettes with associated infrastructure and vehicle accesses onto Blackpool Road
Date granted	Approved subject to S106 September 2021 but finally disposed March 2025 due to lack of progress
Date of expiry	N/A

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC								30	25

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>Extensive clearance works have taken place on site in relation to the temporary planning permission. Note that this is only a temporary permission for 3 years.</p> <p>The council is seeking to support development within the inner urban area and regeneration of brownfield sites is key to delivering much needed inner urban area housing. The Council is actively working with local developers and RPs to secure funding to unlock development. The council believe that prioritising development on brownfield land promotes sustainable growth by making efficient use of previously developed sites and helping to regenerate underutilised spaces. It supports economic revitalisation of the city centre, improves local infrastructure, and aligns with the environmental objectives of the plan whilst also reflecting the requirements of NPPF to make the best use of land.</p> <p>Recent Brownfield developments such as Ribbleton Hospital (100% affordable scheme) within vicinity of the site, give confidence that there is a market for redevelopment in this area.</p>

Site ID	HS4.24
Site Name	The Sumners, 195 Watling Street Road
Capacity	77
Site Area	1.06
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	AD1(a) Existing residential area, EN2 Green Infrastructure, EN10 Wildlife Corridor
Planning Status	Proposed allocation with planning permission.
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P227
Constraints	Addressed through planning permission.

Delivery Information

NPPF Site Type A / B	Site proforma A as has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	Contacted PWA April-May 2025 but no response Site promoter survey (30.08.24): 2 apartment blocks (90no. apartments). Application prepared and determined. Proposed development timeframe 2026-2031. No known barriers.
Latest update (date)	

Relevant planning information / history

Planning App(s)	06/2019/1340
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Description	Outline planning application for 1no. four storey building comprising a community centre, two flexible units within Classes A1, A2, A3 and D1, and 24no. apartments; and 1no. four to five storey building comprising 53no. apartments; with parking and access from Sir Tom Finney Way and Watling Street Road (access, appearance, scale and layout applied for)
Date granted	15-May-2020
Date of expiry	14-May-2023

Planning App(s)	06/2022/0715
Description	Outline application for the erection of 2no. apartment blocks (total of 85no. apartments), with Block 2 (51no. apartments) to provide retirement (over 60s) apartments, with parking and access from Sir Tom Finney Way and egress onto Watling Street Road (access, appearance, scale and layout applied for).
Date granted	Pending
Date of expiry	

Planning App(s)	06/2023/0531
Description	Reserved matters application (namely landscaping) pursuant to outline permission 06/2019/1340 for 1no. four storey building comprising a community centre, two flexible units within Classes E and F2, (formerly A1, A2, A3 and D1) and 24no. apartments; and 1no. four to five storey building comprising 53no. apartments; with parking and access from Sir Tom Finney Way and Watling Street Road
Date granted	15-Aug-2023
Date of expiry	14-Aug-2026

Planning App(s)	06/2025/0341
Description	Outline planning application for 1no. four storey building comprising a community centre, two flexible units within Classes A1, A2, A3 and D1, and 24no. apartments; and 1no. four to five storey building comprising 53no. apartments; with parking and access from Sir Tom Finney Way and Watling Street Road (access, appearance, scale and layout applied for) (pursuant to planning permission 06/2019/1340 to vary conditions no. 11 - Biodiversity Plan & no. 15 - Highway Improvement, remove no. 5 - Emissions Scheme, and discharge no. 9 - CEMP)
Date granted	29-Jul-2025
Date of expiry	28-Jul-2028

Planning App(s)	06/2025/0521
Description	Discharge of conditions 9 (Sustainable Drainage) and 11 (External Lighting) attached to planning permission 06/2025/0341

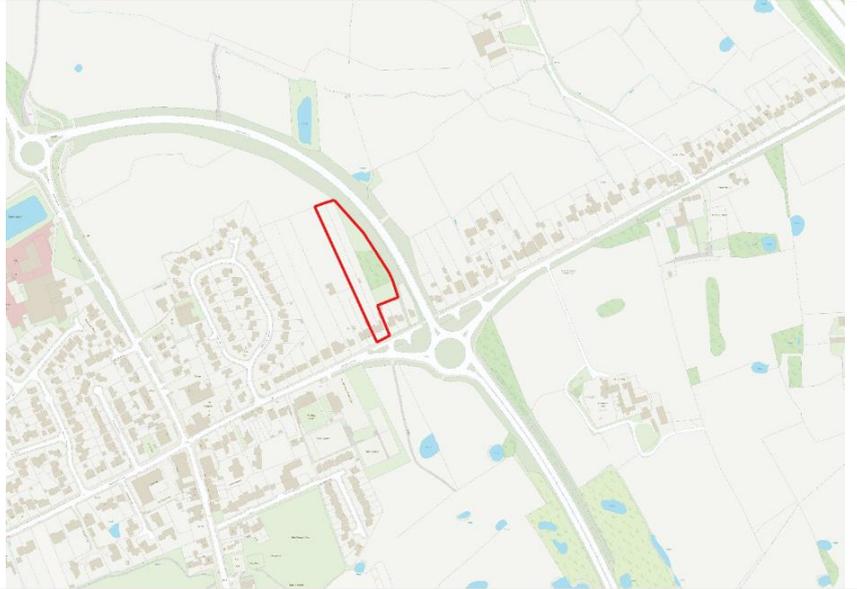
Date granted	Part discharged
Date of expiry	

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	24	53				

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
PWA confirmed scheme and timings at Hearing 5

Site ID	HS4.25
Site Name	25&27 Whittingham Lane and land to the rear of 25-31 Whittingham Lane Broughton
Capacity	8 (net 6)
Site Area	0.82
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	AD1(b) Small scale development within Existing Villages
Planning Status	Proposed site allocation with no planning history
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P279
Constraints	
Highways	Access can be provided from existing highway but will require reconfiguring. Site could add to already present congestion at M6 junction, B5269, and A6. Public transport every 50-90 minutes and footway along Whittingham Lane of good standard but only present on one side of the carriageway.
Utilities	Gravity sewer within boundary
Flood Risk	Level 1 SFRA Strategic Recommendation B - Level 2 SFRA required due to surface water (see map– very limited).
Other	Source Protection Zone 3

Delivery Information

NPPF Site Type A / B	Proforma B as no planning application
Proforma received in Spring 2025? Or detail	No site promoter survey submitted.

latest alternative update.	
Latest update (date)	

Relevant planning information / history

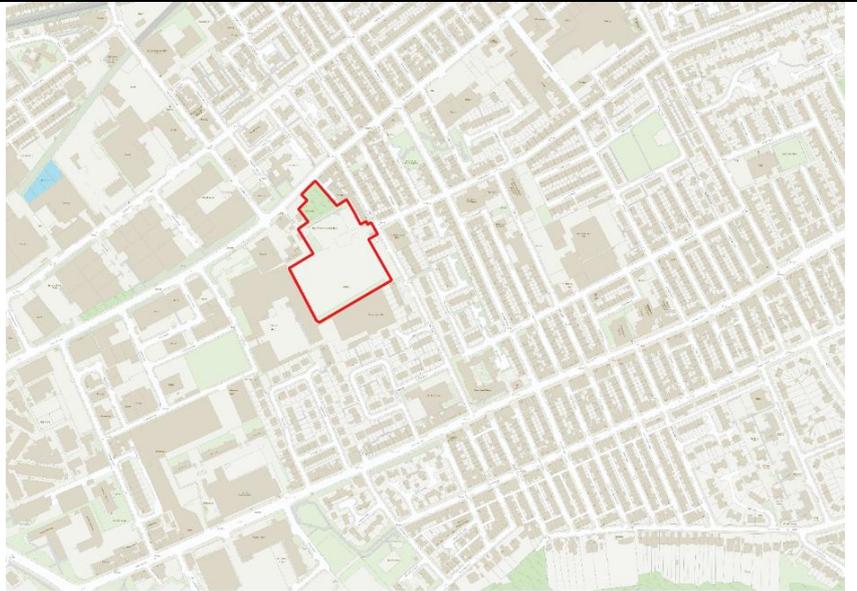
Planning App(s)	N/A
Description	N/A
Date granted	N/A
Date of expiry	N/A

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC							2	2	2

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
Call for Sites included a site design which shows the demolition of properties 25& 27 Whittingham Lane.

Site ID	HS4.26
Site Name	Former Gasworks, Ribbleton Lane
Capacity	59
Site Area	1.48
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	EP2: Existing employment site
Planning Status	Proposed site allocation with no planning history
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P287
Constraints	Contaminated Land.
Highways	No access issues - would ideally be off Geoffrey Street, but consideration could be given to Ribbleton Lane/ Terrace Street. Site could add to already present congestion on A59, Blackpool Road, A6063, and B6243. Frequent bus services (every 10-30 minutes) and footways of a good standard.
Utilities	No known constraints.
Flood Risk	Level 1 SFRA Strategic Recommendation B - Level 2 SFRA completed.
Other	

Delivery Information

NPPF Site Type A / B	Site proforma B
Proforma received in Spring 2025? Or detail	No site promoter survey submitted.

latest alternative update.	
Latest update (date)	

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
<p>The council is seeking to support development within the inner urban area and regeneration of brownfield sites is key to delivering much needed inner urban area housing. The Council is actively working with local developers and RPs to secure funding to unlock development. The council believe that prioritising development on brownfield land promotes sustainable growth by making efficient use of previously developed sites and helping to regenerate underutilised spaces. It supports economic revitalisation of the city centre, improves local infrastructure, and aligns with the environmental objectives of the plan whilst also reflecting the requirements of NPPF to make the best use of land.</p> <p>Recent Brownfield developments such as Ribbleton Hospital (100% affordable scheme) within vicinity of the site, give confidence that there is a market for redevelopment in this area.</p>

Site ID	HS4.27
Site Name	50 Lancaster Road
Capacity	5
Site Area	0.02
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP3 City Centre North Opportunity area and EV1 Primary shopping area in the City Centre Plan
Planning Status	Proposed site allocation with no planning history
Landowner(s)	Preston City Centre
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P309
Constraints	
Highways	No access issues and good accessibility, development impact would be minimal. Footways of a good standard. Within 400m of bus stop/station (every 15-90 minutes).
Utilities	
Flood Risk	Level 1 SFRA Strategic Recommendation B - Level 2 SFRA completed.
Other	Within Conservation Area and Listed Building – conversion only – no HIA completed.

Delivery Information

NPPF Site Type A / B	Proforma B as no planning history
Proforma received in Spring 2025? Or detail	Site promoter survey (14.10.24)– Residential with commercial at ground floor. Site has a lease expiring soon for commercial uses

latest alternative update.	on ground floor. Not known if still available, upper floors derelict and part of council disposal strategy. Continued internal discussions
Latest update (date)	November 2025

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC							5		

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
PCC owned property -Council is considering options to retain properties and bring into residential use through the use of affordable housing contributions. Council has previous track record of bringing empty homes into use through Making Homes from Houses

Site ID	HS4.28
Site Name	10-12 Lancaster Road
Capacity	5
Site Area	0.01
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	Market Place Conservation Area, EV1 Primary Shopping Area (City Centre Plan)
Planning Status	Proposed site allocation with no planning history
Landowner(s)	Preston City Council
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P311
Constraints	
Highways	No access issues - as this proposal is only for 5 dwellings, impact is minimal. As this is city centre and sustainability is very good.
Utilities	Gravity sewer within the boundary.
Flood Risk	Level 1 SFRA Strategic Recommendation D - Development could be allocated on flood risk grounds based on the evidence of the Level 1 SFRA.
Other	Within Conservation Area and Listed Building – Conversion only – no HIA.

Delivery Information

NPPF Site Type A / B	Proforma B as no planning history
Proforma received in Spring 2025? Or detail	Site promoter survey (14.10.24)– derelict property listed building which will need to be redeveloped sensitively. Continued internal discussions

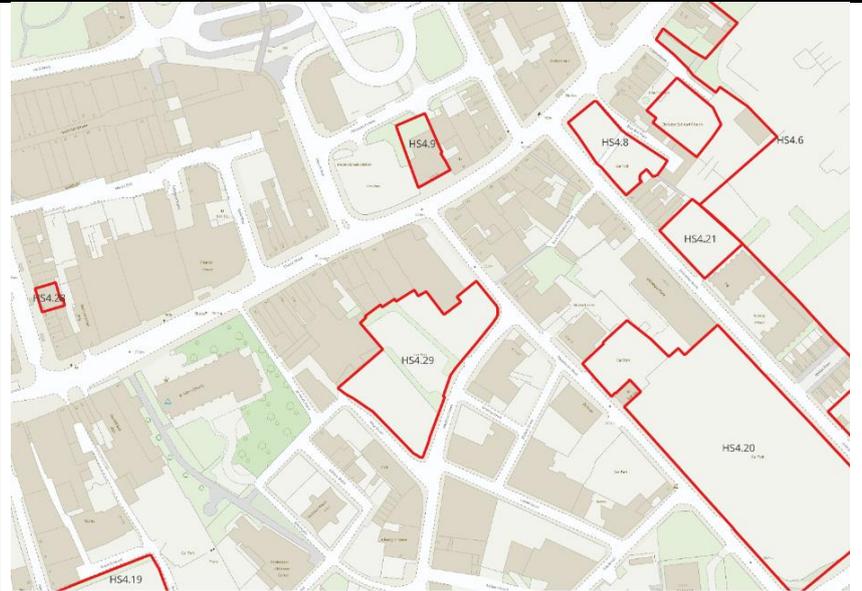
latest alternative update.	
Latest update (date)	November 2025

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	0	0	0	0	0	0	0	0

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
PCC owned property -Council is considering options to retain properties and bring into residential use through the use of affordable housing contributions. Council has previous track record of bringing empty homes into use through Making Homes from Houses

Site ID	HS4.29
Site Name	Corner of Manchester Road & Church Street
Capacity	167
Site Area	0.35
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	OP4 Stoneygate Opportunity area and SP4.4 Housing allocation in the City Centre Plan
Planning Status	Proposed site allocation with pending planning application
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P312
Constraints	
Highways	Site has extant permission.
Utilities	This site has large gravity sewers that pass through the site which may make development difficult as they would represent a significant on-site constraint.
Flood Risk	Level 1 SFRA Strategic Recommendation B - Level 2 SFRA completed.
Other	2 Grade II assets on site (boundary), adjacent Grade II Church of St John. Opposite and close proximity to various assets – HIA completed

Delivery Information

NPPF Site Type A / B	Proforma B as no planning permission
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Proforma received in Spring 2025? Or detail latest alternative update.	No promoter survey received. Wrote to Tag Ventures May 2025 no response received. 06/2023/1316 full permission for part-four, part-eleven and part-nineteen storey building containing 280 apartments with ground floor commercial – pending S106
Latest update (date)	November 2025 telephone conversation

Relevant planning information / history

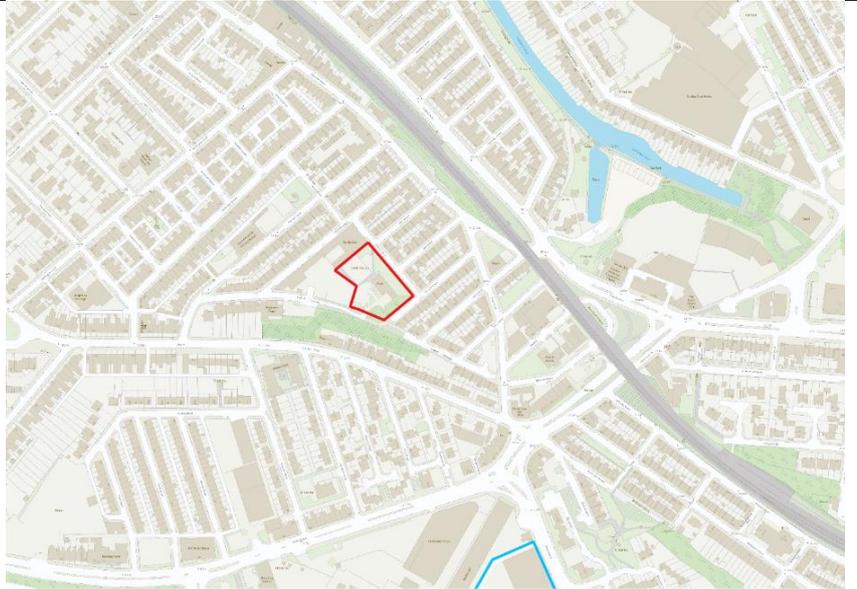
Planning App(s)	06/2023/1316
Description	Part-four, part-eleven and part-nineteen storey building containing 280 apartments with ground floor commercial (Class E) accommodation, ancillary service and communal areas, cycle storage, refuse and plant storage, hard and soft landscaping, roof top plant, and associated works, following demolition of existing buildings
Date granted	Pending S106
Date of expiry	

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC							167		

Outline		Commencement	
Reserved Matters / Full		Completions	

Comments
November update – confirmation from landowner (Tag Ventures) that S106 legal agreement has only 2 parties still to sign.

Site ID	HS4.30
Site Name	Tulketh Crescent
Capacity	24
Site Area	0.32
Source within HLS	Proposed CLLP Allocation
Site Location Plan	

PCC Local Plan Status	AD1(a) Existing residential area
Planning Status	Proposed allocation with planning permission.
Landowner(s)	
Delivery Bodies	
Developer Interest	

SHLAA Reference	19P318
Constraints	Addressed through planning application.

Delivery Information

NPPF Site Type A / B	Proforma A as has planning permission
Proforma received in Spring 2025? Or detail latest alternative update.	No site promoter survey received. DHPC provided an email trajectory 28/04/2025 (Planning Consultant), they expect the site to be completed within 2 years. The Council has taken a more cautious approach (due to the VOC application that was pending at Apr 25) but still expects the site to be built out within the 5 year period
Latest update (date)	Apr 2025

Relevant planning information / history

Planning App(s)	06/2023/0191 (full)
Description	Full application 12no. 1 bedroom apartments, 12no. 2 bedroom apartments with associated car parking, vehicular access off Francis Street with cycle and bin stores
Date granted	21/09/2023
Date of expiry	20/09/2026

Planning App(s)	06/2024/0251 (VOC)
Description	12no. 1 bedroom apartments, 12no. 2 bedroom apartments with associated car parking, vehicular access off Francis Street with cycle and bin stores (pursuant to 06/2023/0191 to seek variation of condition no.1 approved plans)
Date granted	11/06/2024
Date of expiry	10/06/2027

Planning App(s)	06/2024/1191(VOC)
Description	2no. 1 bedroom apartments, 12no. 2 bedroom apartments with associated car parking, vehicular access off Francis Street with cycle and bin stores (pursuant to 06/2024/0251 to seek variation of condition no.1 approved plans)
Date granted	24/04/2025
Date of expiry	23/04/2028

Anticipated completions

	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
PCC	0	10	14	0	0				

Outline		Commencement	
Reserved Matters / Full		Completions	