

Sites for Preston - Summary

This leaflet summarises information from the Preferred Options Site Allocations and Development Management Policies Development Plan Document – or **Sites for Preston** for short.

Sites for Preston is a plan for future development in Preston and residents now have the opportunity to get involved and tell us what you think of the suggestions put forward so far and even put forward alternatives for us to look at. Preston Council consulted on an earlier version of this document in winter 2010/2011 and all those comments have been taken into consideration. The council has now created a **Preferred Sites for Preston** plan – this is not the final plan as there are still more stages to go through when the plan will be further refined.

Sites for Preston – What does this mean?

Preston Council is preparing new planning documents, setting out the long term strategies and policies to guide future growth and development. Collectively these documents will form the Local Development Framework (LDF) or Local Plan, and will replace the Preston Local Plan, adopted 2004.

The overarching document in the LDF is the Core Strategy which has recently undergone its last stage (Examination Hearing) before adoption towards the middle of the year. It broadly sets a long-term spatial vision and a strategy for delivering that vision, indicating where change and development is expected to take place across the districts of Preston, Chorley and South Ribble, and how this should be managed over the next 15 years.

The main purpose of **Sites for Preston** is to add detail to the Core Strategy, delivering the objectives outlined in the Core Strategy and responding to local issues. Its job is to identify where the new development will go ‘on the ground’, protect land for specific uses and set out development management policies. Without this document, future development could occur in inappropriate places and in a haphazard way. It is not the purpose of this document to grant permission to specific proposals – this will continue to be addressed through the existing planning application process.

The key areas are summarised below:

Delivering Infrastructure and Sustainable Development

Infrastructure is integral to the sustainability of our city and villages, as well as the delivery of new development. Infrastructure includes everything from transport (roads, railways) to utilities (water, energy) as well as green (parks and rivers) and social (schools, community centres and health facilities). Key examples of infrastructure requirements, improvements and/or proposals include:

- New bus based **Park and Ride** sites at Broughton (Eastway) and Riversway
- New **railway station** and **park and ride** facility at Cottam
- Approved route of the **Broughton Bypass** is protected
- **Preston Guild Wheel** cycle project

Homes for All

New housing is needed to help address current and future housing needs, support the local economy and ensure the sustainability of the area. The Core Strategy sets the level and broad location of housing provision across the 15 year plan period which is given further consideration in the Site Allocations Document. Overall, **8400 new homes** are needed up to 2026 – approximately an increase of around 15% of the current dwellings in Preston.

A number of new sites were suggested during the last round of consultation carried out. We have looked at these new sites along with the existing site suggestions, assessed them against your feedback and have identified what we think are the best ones.

At the previous consultation we asked people about some sites that had been suggested specifically for affordable housing in the villages. We found there was very little support for the idea so we are not proposing to allocate any of these sites in this Preferred Options document.

North West Preston: a large number of site suggestions in the North West Preston area were included in the previous consultation stage, however these were included in the 'not carried forward' category. At the time, the Council believed that the sites were not needed in order to meet the housing requirement set out in the emerging Core Strategy.

As the Core Strategy has progressed those housing requirement figures have been challenged. During the Core Strategy's public examination in summer 2011 the Planning Inspector advised the Council and the other Central Lancashire authorities that unless provision was made for more housing he would not be able to find the Core Strategy 'sound' (i.e. fit for purpose).

The Inspector also urged the Central Lancashire authorities to give a clearer indication in the Core Strategy as to where future development will be located in order to provide a suitable framework for the Sites for Preston plans. The Central

Lancashire authorities published and consulted upon changes to the Core Strategy's housing policies, which have also been subject to an examination hearing. These now accord with the Regional Spatial Strategy in terms of overall housing numbers. These changes now also include a North West Preston Strategic Location – giving an indication of where the new development will occur. So, some of those sites that were previously shown as 'not carried forward' are now allocations.

Infrastructure provision is critical. There are significant highway infrastructure constraints to the development of North West Preston, which will need to be addressed throughout the plan period to ensure the location is deliverable. Preston Council is working with Lancashire County Council (the highway authority) on this matter.

Key identified areas for new housing development are:

- **North West Preston:** extends from north of Cottam, eastwards to D'Urton Lane, north of Lightfoot Lane/Eastway and south of the M55 – 2500 dwellings
- **Cottam:** Including Cottam Hall and the former brickworks site – 1300 dwellings.
- Some small sites are proposed at **Lea, Deepdale, St Matthews and Longridge.**
- Around **5100** dwellings are proposed on new sites.
- **Existing planning permissions** account for approximately **2100** new houses.
- We also expect **1200 empty homes** to come back into use.

Delivering Economic Prosperity

The long term sustainability of Preston depends on developing the local economy and providing enough jobs for existing and future generations. The Core Strategy sets out how much land is needed over the next 15 years in order to provide enough jobs and services for the future. Key **new sites** that will contribute towards this provision are:

- An extension to **Preston East**
- An extension to **Roman Way**

Existing local shopping centres are protected. A new centre is proposed for **Cottam.**

We will prepare a separate detailed **Area Action Plan** for the **City Centre.**

The Built and Natural Environment

- Rural areas around Preston are defined as **Open Countryside**
- Only a small part of Preston's countryside is **Green Belt** – along the north side of the River Ribble including Fishwick Bottoms, Brockholes and Elston. **No change** is proposed.
- Three **Areas of Separation** have been identified – their purpose is to protect the character and identity of villages that are only separated by small areas of open countryside. These are between:
 - Broughton and the Preston Urban Area
 - Goosnargh/Whittingham and Grimsargh
 - Grimsargh and the Preston Urban Area

- In the urban area, two **Areas of Major Open Space** are defined to separate the communities of:
 - Ingol/Tanterton and Greyfriars/Cadley
 - Sharoe Green and Fulwood
- The **Forest of Bowland Area of Outstanding Natural Beauty** receives special protection.

Health and Wellbeing

There are proposals to protect existing health and wellbeing facilities in Preston, in addition to the allocation of a new community facility for a pharmacy, medical centre and extra care/sheltered care housing at **Grimsargh**. New developments will provide appropriate new facilities like schools, health centres and local shops.

Tackling Climate Change

Tackling climate change is a cross cutting theme of the Core Strategy and it includes policies to encourage energy efficiency in new developments and encourage renewable and low carbon energy generation in the City. Planning for climate change involves seeking to limit the impact of new developments by reducing or minimising their carbon emissions.

How to make comments and view the Sites for Preston information

To see the full document, which details all the site suggestions and proposed development management polices, visit our website **www.preston.gov.uk/sitesforpreston**. There you can view the document and submit comments online. The information will also be available at Preston Town Hall, Harris Central Library and local libraries, Fulwood and West View Leisure Centres and rural Post Offices. You are also welcome to contact us by email **planningpolicy@preston.gov.uk** or by phone on **01772 906949**.

Community Engagement Events

The consultation period for this plan runs from **21 May to 2 July 2012**. We have planned the following drop-in events where you can come and look at the plans, ask any questions you may have and make comments:

- Wednesday 23 May Fulwood Free Methodist Church Car Park, Lightfoot Lane
- Tuesday 29 May Phantom Winger Hotel Car Park, Eastway
- Wednesday 6 June Gates of Bengal Restaurant Car Park, Broughton
- Thursday 7 June Grimsargh Village Hall Car Park
- Tuesday 12 June Lea Club Car Park, Tudor Avenue, Lea
- Wednesday 13 June PNE Car Park (nr Minerva Centre)
- Wednesday 20 June Room A, Town Hall, Preston

What happens next?

All the comments will be reviewed and a new document produced in late 2012.