

Sites for Preston November 2010

Issues and Options Discussion Paper

Site Allocations and Development Management Policies
Development Plan Document (DPD)



Part of the Local Development Framework



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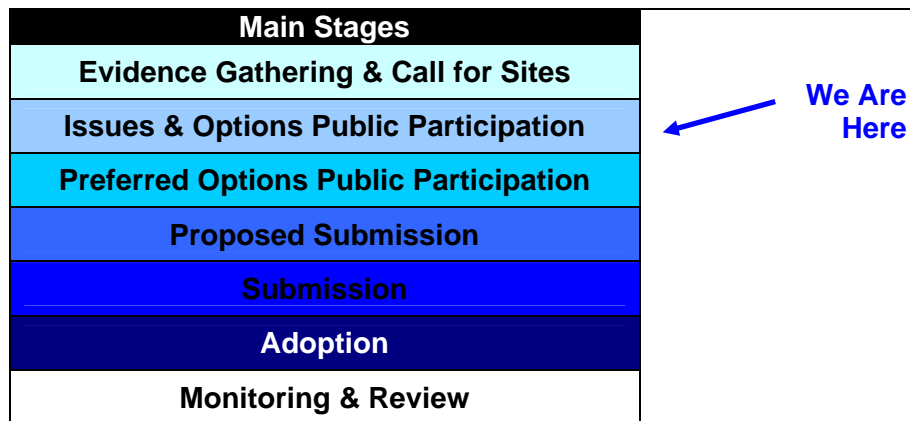
Introduction

What is this document?

We are preparing a plan that will shape the future of our district and we need you to help us make the best decisions.

The full title of the plan is the “Site Allocations and Policies Development Plan Document”. For now, though, we will just refer to it as “The Plan”. Its job is to identify sites and allocate land for different types of development throughout Preston. We need your help in deciding which sites will be suitable for housing, employment, leisure, retail development and open space.

There are a number of different stages involved in the production of a Plan like this. These are set out in the diagram below which highlights that we are at the first stage of public consultation. This is therefore your first chance to get involved and influence the future of the City, its villages and the location of new housing, employment and other uses.



What has been done so far?

The Council started the process of identifying potential sites by asking developers, agents, landowners and local residents to put forward sites they wanted to be considered as potential development sites as part of a ‘call for sites’ exercise and a ‘community survey’.

The call for sites and community survey resulted in 83 sites being suggested for a variety of uses. Some of the suggested sites were unsuitable because they were too small i.e. under the stated site size threshold of 0.4ha, a list of these sites is included in Appendix 4. In addition, some sites have been identified in various evidence base studies. A full list of research studies comprising the evidence base is set out in Appendix 1.

As with all plans like this, there is a requirement to appraise how sustainable the ideas and choices are. This appraisal measures the potential environmental, economic and social effects of proposed changes to sites.

Detailed testing of site suggestions will be carried out at the next stage – The Preferred Options Public Participation. At this early stage a filtering exercise has been undertaken to eliminate sites suggested for housing or employment that are not in accordance with the Core Strategy (the overarching planning strategy – see page 5). Further details about how we test sustainability can be found in Appendix 2, however in summary the filtering exercise consisted of the following steps:

- Eliminating sites that were not within, or adjacent to the boundary, of the Preston Urban Area and the key service centre of Longridge.
- Eliminating any remaining sites most at risk from flooding.

A number of site suggestions have been made in the Higher Bartle area (between Lightfoot Lane/Hoyles Lane and the M55). During the course of preparing this document, the government made some

significant policy changes affecting the way we approach planning for new housing. This has resulted in changes to the Publication Draft Core Strategy which affect the Higher Bartle area in particular. In its initial assessment, the Council considered that some greenfield land in this area would be needed at some point over the next 15 years for new housing. However, the government's policy changes have raised significant doubts about the need to allocate land at Higher Bartle so the Council has now come to the view that these sites should be "not carried forward" (see below). Instead, the focus should be on the Cottam area and on more sustainable brownfield sites in the City. You can still make comments on the "not carried forward" site suggestions.

N.B It is stressed that this document presents all the sites that have been suggested to the Council as possible locations for development, including those proposed to be 'not carried forward'. At this stage the Council is NOT committed to any site. The inclusion of a site in this document does NOT represent any decision by the Council and does not provide the site with any kind of planning status.

We need you to get involved – How can you do that?

What do we want from you?

We want your comments on the suggested sites at this first stage in the preparation of this Plan. These are available to view at the following weblink www.preston.gov.uk/sitesforpreston as an interactive map, where you can also submit comments directly through the website. The suggested sites can also be viewed in maps in the 'Appendices' document in Appendix 5.

We would like you to read through the issues and options raised in the following 7 chapters and let us know if we have identified all the 'key issues' for Preston, and also whether you agree with the options set out by answering the questions in each chapter.

Where is the information?

Throughout the chapters you will find references to Appendices. These can be found in the separate 'Appendices' document and on the dedicated website. This is where you can also view the site maps.

The Maps

The maps show what sites have been suggested. Use the maps to get involved and see up close the sites and what has been suggested. **This is where your input and suggestions are needed.** We need to know if we are providing the right amount of development and protection of sites within Preston.

Timescales and Contact Details – How to make your comments

The consultation period will last until 31 January 2011.

If you have any views about any of the sites or any other parts of the document you can fill in the Comments Form in Appendix 13 of the 'Appendices' document and send it back to the following address:

Planning Policy
Preston City Council
Lancastria House
77-79 Lancaster Road
Preston City Council Lancashire
PR1 2RH

Alternatively you can email planningpolicy@preston.gov.uk or submit your representations online at www.preston.gov.uk/sitesforpreston

The Planning Policy section can also be contacted by phone on 01772 906949.

What happens next?

After this consultation period, an important part of the process is for the Council to assess the comments that we have received on this

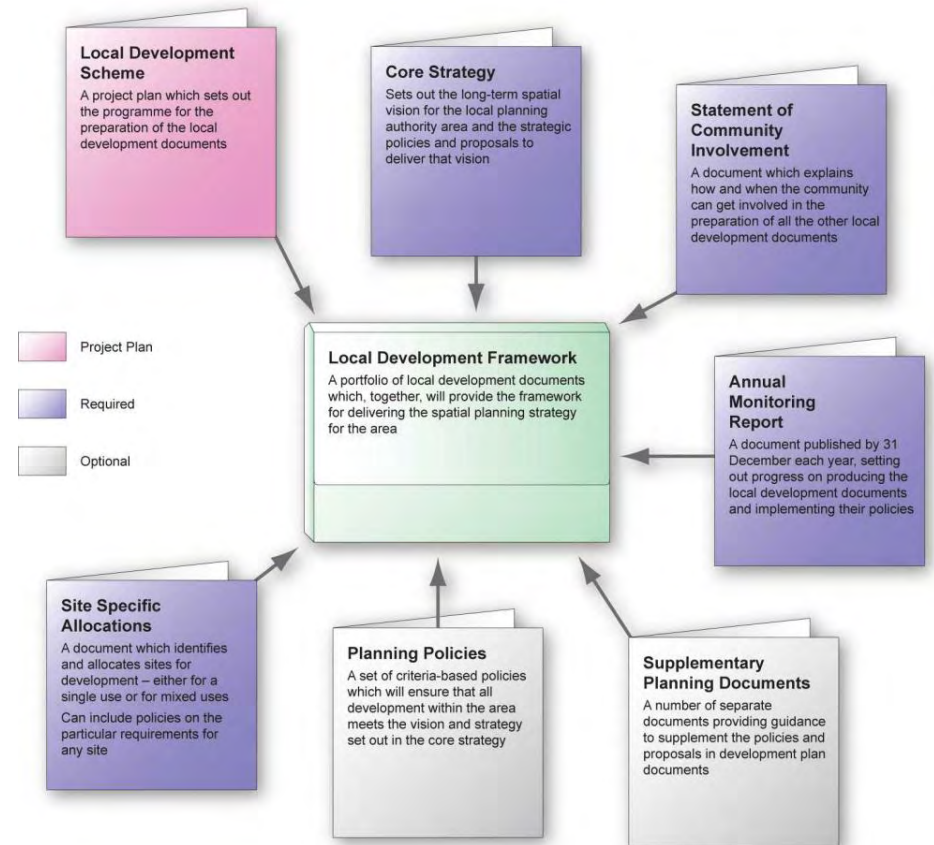
document and the site suggestions. All comments made will be acknowledged and at the Preferred Options stage a report will be published to detail all comments received and how they have been addressed. All comments will be taken into account and where appropriate incorporated into the next stage of the Plan – the Preferred Options Public Participation stage. This is when the proposals will be progressed and consulted on again. Later there will be a public hearing before an independent inspector to help finally resolve matters. **No final decisions have yet been made.**

Background to the Plan

The Planning Process

Preston is entering a period of change. We need to plan for this in a way that will meet the needs and aspirations of us all, both now and in years to come.

In 2004 the Government set up a new system of plan-making that will allow us to do this. It is called the Local Development Framework, often referred to as simply the “LDF”. The LDF is not a single plan, but a collection of documents (of which this document is one) that will together become the future plan for Preston. This is illustrated in the diagram below:



National Planning Policy

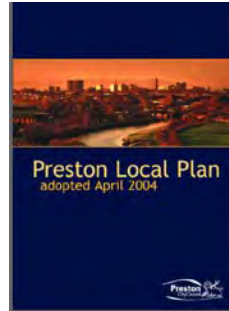
Any document which forms part of the LDF for Preston must take account of national planning policies issued by the Department for Communities and Local Government. The purpose of national planning policy is to provide a framework to allow local authorities to translate national aspirations into local planning policies.

If you are interested in finding out more about national planning policy, visit the Department for Communities and Local Government website at www.communities.gov.uk.

The Local Plan

The Preston Local Plan, which was adopted in April 2004, contains detailed policies and proposals that guide development. However, as a result of the changes to the planning process in 2004 the Local Plan will gradually be replaced by the LDF for Preston.

Some policies within the Local Plan may still be relevant due to the issues that Preston still faces. The 'Development Management' chapter of this document looks at the Local Plan policies and asks questions as to which you think are still relevant and which are no longer needed.



The Core Strategy for Central Lancashire

The Core Strategy is a part of the LDF for Preston. It sets out a long-term spatial vision and the overall strategy for delivering that vision, for example identifying the overall need for different types of development including housing, employment, leisure and retail as well as the need for protecting the environment, creating and enhancing open spaces and securing investment.

The Core Strategy provides the context for this Plan, so frequent reference is made to it in the following chapters.

The Central Lancashire Core Strategy covers South Ribble, Preston and Chorley. Chorley and South Ribble are also producing their own site allocations document for their areas.

The Need for Development and Services

It is important to remember the need for this Plan. Preston's growing population and the need to secure economic prosperity mean that some new development is necessary. This new development will be planned over the next 15 years by the LDF. Failure to plan properly for development will mean it could happen in a haphazard way through, for example, planning appeals where local communities can find they have very little influence.

What can the Plan achieve?

The development of land

The Plan can identify land for development to help meet the needs of local people, including housing, jobs, shops, open space and recreational land.

The protection of land and management of development

The Plan can protect land from and promote land for certain forms of development and influence numerous aspects of development. It can identify valuable assets (such as listed buildings or nature reserves) which should be protected from inappropriate development. It can ensure that features are retained as part of a development (such as mature trees). It can also manage the amount and quality of development on a site, and the provision of any infrastructure needed to serve that development.

Community benefits

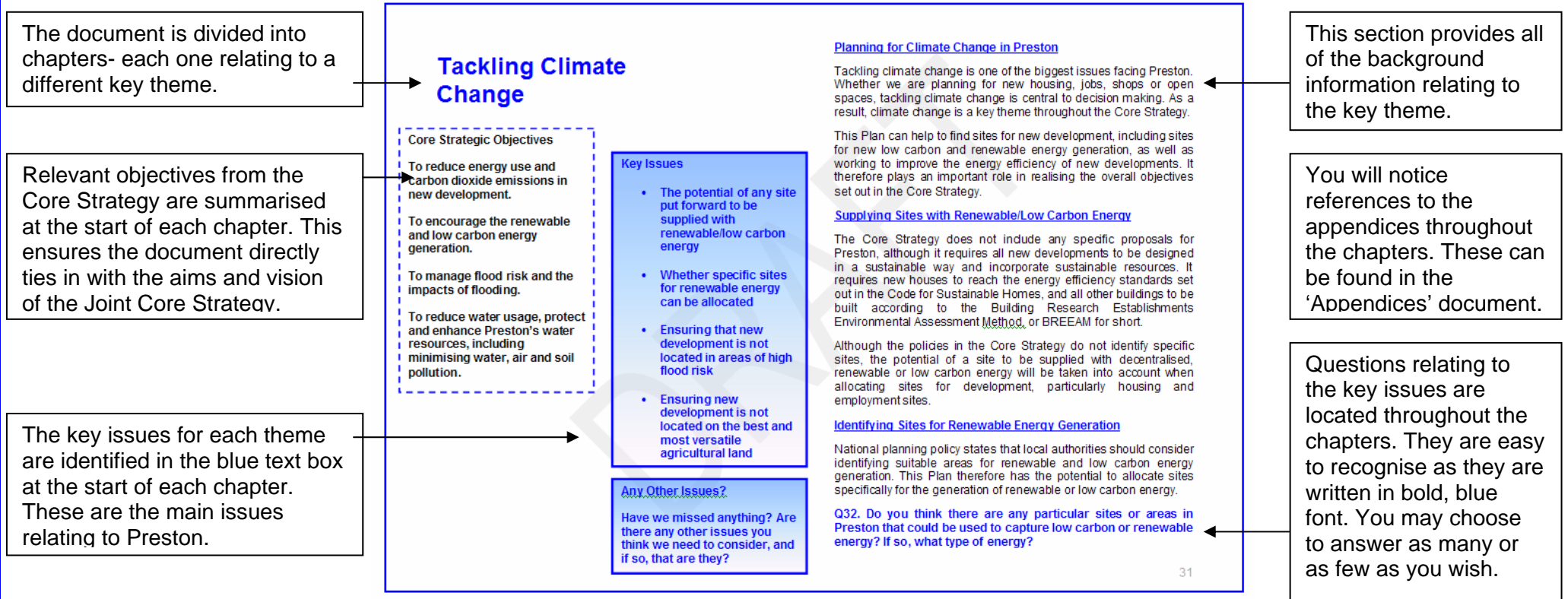
With the backing of policies set out in The Plan, the Council can ask for wider community benefits to be provided as part of the development of land (it is important to bear this in mind when considering the choices of sites). For example market housing developers are often asked to provide some affordable housing. Other benefits can include the cost of running a new bus service or maintaining open space.

The timing of development

In the Plan, the Council can say when land identified for development should be developed. Development can also be divided into phases, or sites can be released for development in a particular sequence.

How do I use this document?

Below is an example page from this document, explaining how each section is laid out and where you will find the important information. When you have read through the information, you can make comments and suggestions using the Comments Form located at Appendix 13.



Electronic Document

You are also able to view and access this entire document online, including interactive proposals maps and representation forms. We strongly encourage you to submit your comments and suggestions via our website at: www.preston.gov.uk/sitesforpreston

N.B. You may also wish to view the websites of Chorley and South Ribble Councils in order to review and comment on their Site Allocations documents too, as there may be cross-boundary proposals affecting your local area.

What are your choices?

What do we mean by 'choices'?

By choices we mean that we would like you to look at the potential sites and their suggested uses (see maps in Appendix 5) and then consider whether these uses are appropriate, bearing in mind the sites' locations.

Some examples of the important things you should consider are –

- ✓ Which site would be most accessible by public transport?
- ✓ Which site would most help to address unemployment?
- ✓ Which site would address the need for housing?

(Note: these are all examples of things you could consider.)

It is important to remember when thinking about individual sites that we need to balance the affects of development across the City. It is not just the immediate and very local impacts. We also need to think about what is best for the future of the City and the communities within it.

'Document caveat' - It is important to note at this stage that the delivery of sites is dependent on funding, start / continuation of schemes, private developers, the economic recovery and public sector resources. These factors will all affect delivery of sites and their potential uses.

Delivering Infrastructure

It is important to remember that infrastructure is integral to the sustainability of our district, as well as the delivery of new development. Infrastructure includes transport (roads, railways), utilities/energy/telecommunications (water, gas, electricity, broadband) as well as green provision (parks, rivers) and social/health facilities (schools, community centres, health centres). Sustainable development involves making the best use of existing infrastructure, as well as providing new, well planned and accessible infrastructure to serve the new development.



The M6 south of Junction 31A

The Core Strategy proposes a levy/tariff type approach to securing developer contributions for infrastructure to make up for funding shortfalls that are not able to be met directly by infrastructure providers or by other means.



Community Centre at Cottam

Further work will be done to fully assess the economic viability of levy/tariff levels for different types of development once the Government makes it clear how local authorities can introduce such a mechanism.

The Core Strategy is supported by an Infrastructure Delivery Schedule which identifies the essential strategic infrastructure required to deliver the strategic sites and locations as well as the broader distribution and quantity of residential and employment development. See Appendix 6 for the full Infrastructure Delivery Schedule.

A number of infrastructure issues and projects are identified throughout this discussion paper.

Catering for Sustainable Travel

Core Strategy Objectives

To reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the road network to the North and South of Preston.

To enable easier journeys into and out of Preston City Centre, as well as safeguard rural accessibility, especially for mobility impaired people.

Key Issues

- Reducing reliance on the car
- Encouraging greater use of the cycle network
- Improving public transport
- Reducing traffic congestions, especially into and out of the City Centre
- Establishing appropriate car parking standards

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

Sustainable Travel in Preston

Currently, most journeys in Preston are made by car and it is predicted that car use will continue to grow. Limited road capacity means that congestion will just get worse unless we start to change the way we travel.

Improving access to homes, jobs, shops, recreational facilities and other services is a key aim of the Core Strategy. It seeks to do this by reducing car use and encouraging more sustainable travel which will help reduce congestion and pollution as well as improve health.

The Core Strategy sets out the broad measures that can begin to tackle this issue of car use and congestion. For shorter trips, walking and cycling is encouraged and bus and rail initiatives are supported to encourage people to use the car less.

The Plan offers an opportunity to complement the Core Strategy by looking at how these measures can be implemented.

Walking and Cycling

To encourage more people to walk and cycle, major improvements to Preston's cycle and pedestrian network are planned in the Guild Wheel Project – a 21 mile cycling and walking route linking the city's residential areas to various visitor attractions and the open countryside.

To promote walking in the City Centre a "Clear Zone" initiative is being developed to reduce congestion and through-traffic and improve cycling and walking facilities, especially movements between the city centre, university and the bus and train stations.

Q1. Do you think there are any other ways we can encourage walking and cycling? Can you think of ways to make the City Centre more pedestrian-friendly?

Public Transport

Increasing the use and accessibility of public transport is a key part of the Core Strategy's approach to travel. To achieve this, a number of important schemes to improve our public transport network have been proposed:

- A new central bus station
- Improvements to the central railways station
- A new railway station at Cottam/Lea with a Park and Ride service.



Preston Train Station

Tram Network in Preston

Trampower, a private company, have proposals to develop a tram network within Central Lancashire. They have applied to the Council for planning permission to set up a demonstration tramline, utilising a disused track owned by Network Rail. Trampower envisage extending the tram line into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/Bluebell Way.

The company's plan is to develop an extensive tram network, linking South Ribble and Preston and to further extend to Chorley and Ormskirk (the latter using the existing railway line from Lostock Hall). Trampower claim the tram network will be privately funded. They propose to utilise renewable resources to power the trams.

Q2. Do you think there are any other priorities for public transport improvements?

Park and Ride

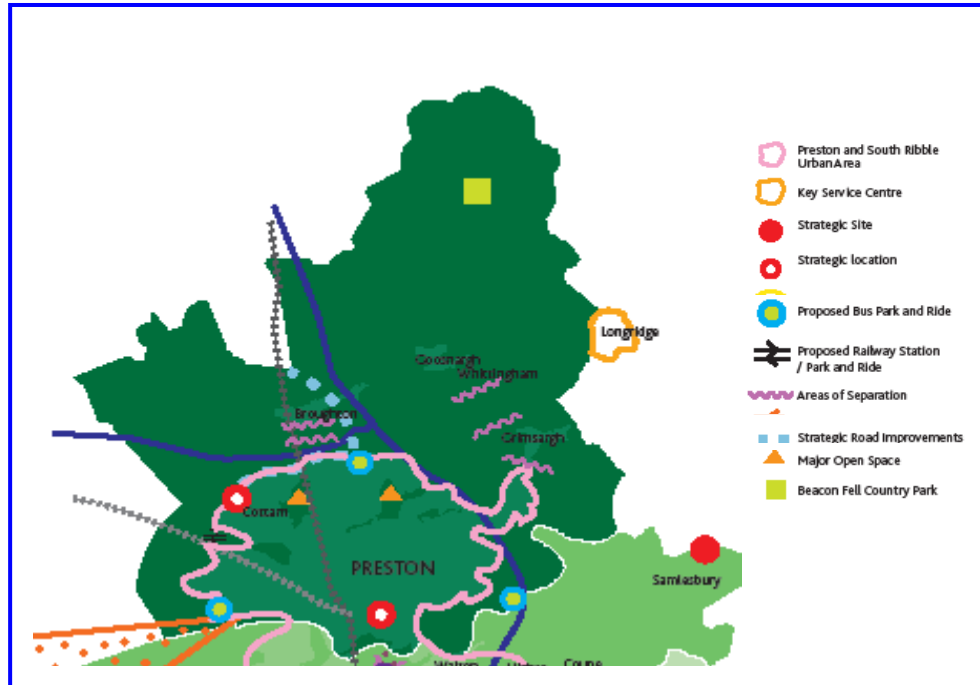
The Core Strategy promotes the development of a bus-based rapid transit system operating from a number of Park and Ride sites on the edge of the urban area. Park and Ride aims to reduce traffic on main routes into the city centre – to be successful, it must be served by a fast and efficient bus service.



Portway Park and Ride

Some of these will be in South Ribble, but the priority in Preston will be the development of a rapid bus route to link the existing Preston East (Bluebell Way) site to the city centre.

Additional Park and Ride sites are proposed at Broughton/Eastway and at Riversway linked to the city centre via bus priority lanes (as shown in the diagram below).



Extract of Central Lancashire Core Strategy Key Diagram highlighting proposed park and ride sites

Q3. Are there any alternative Park and Ride sites that should be considered?

Road Travel

The majority of journeys by Preston residents are undertaken by car. Preston also attracts commuters and shoppers which results in considerable traffic congestion along the main routes into the City,

especially at peak times. To address some of these difficulties, some road building and highway improvements are proposed:

- On the A6 corridor at Broughton (the Broughton Bypass and improvements to the M55 Junction 1 roundabout)
- Junction and other highway improvements in the city centre
- Improvements between Cottam and Eastway.

Q4. Do you think there are other priority areas in the City where road improvements could help to reduce congestion?

Car Parking

The Core Strategy seeks to relieve traffic congestion in the City centre and encourage greater use of improved public transport provision through measures that will include a review of the management of public car parks and work place parking. The principle of reducing the amount of car parking and in particular, long stay parking, in the City centre will continue. New car parking standards will be developed to ensure the level of car parking provision for new developments is appropriate for its location and balances genuine requirements against the need to encourage sustainable travel. These will be set out in a separate Supplementary Planning Document.

Homes for All

Core Strategy Objectives

To maintain a ready supply of housing development land, to help deliver enough new houses to meet future requirements.

To make efficient use of land whilst respecting the local character of areas in terms of housing density.

To improve the quality of existing housing especially in Inner East Preston, and to bring empty properties back into use.

To increase the supply of affordable and special needs housing particularly in places of greatest need.

To guide the provision of pitches for travellers in appropriate locations if genuine need arises.

Key Issues

- Locating the majority of new housing in the Preston Urban Area and Strategic Locations (identified in the Core Strategy)
- Finding sites suitable for Affordable Housing within the urban area
- Deciding whether rural affordable housing 'exception' sites may be appropriate and where
- Finding sites suitable for Extra Care Housing, for the ageing population
- Deciding whether there is a need to more strictly control the location of future Student accommodation

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

Housing in Preston

Housing in Preston is made up of a variety of types (bungalows, flats, terraces, semi-detached, detached), tenures (rented, owned) and ages. Housing is generally of a good standard, and is located near to services and facilities.

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 of future housing provision needed. It identifies that 406 homes are needed per year for the first 2 years of the plan (2010-2012). These figures were derived from the North West Regional Spatial Strategy and were produced at a time of economic growth. As a result of the downturn in the economy and the government's revocation of the Regional Spatial Strategy, the Council is now in the process of re-assessing the City's need for new housing up to 2026.

Sites that already have planning permission for housing will provide a large number of homes. Over 2000 new homes can be built on these sites. A large number of homes will also be provided at the outstanding housing commitment at Cottam, and a number of sites where planning permission is pending will also add to the supply of new homes in the area.

The Core Strategy identifies which broad locations are suitable for future housing development. This means that housing development will be concentrated within the main Preston Urban Area. Two areas which are called 'Strategic Locations' have also been identified in the Core Strategy within Preston which will be important in meeting housing demand within the area over the next 15 years (these are shown in the extract of the 'Core Strategy Key Diagram' over the page). These two Strategic Locations are in Cottam adjoining the north western suburbs of the City and Central Preston. No specific boundaries have been set for these general areas. The extent to which they should be developed and their exact boundaries will need to be decided through this discussion paper and ongoing work on the Plan.



Extract of Central Lancashire Core Strategy Key Diagram highlighting the two Strategic Locations

Enough sites will need to be identified within the preferred locations to meet the future housing levels set out in the Core Strategy.

A number of sites have been suggested as being potentially suitable for housing development, and these are shown in Appendices 3 and 5. **Have a look through these sites and answer the questions and think about whether there are any other sites in Preston suitable for housing development/ mixed use development including some housing.**

When considering which sites may be suitable to develop for housing, there are a number of things which will need to be taken into account:

- The Brownfield / Greenfield targets - the Core Strategy sets a target of at least 70% of housing development to be delivered on Brownfield sites (Brownfield means sites that have already had some sort of development/or buildings built on them). Within the short-term the Housing evidence indicates that there is a good supply of potential Brownfield sites however the proportion of Greenfield land increases with time, making it harder to meet this 70% Brownfield target.
- Whether the release of sites should be phased to ensure a steady supply of good sites and ensure that they are developed in a managed approach to fit with infrastructure requirements.
- Density – the Core Strategy requires that densities (the number of houses per hectare of land) of development are in keeping with local areas to ensure there is no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area. Density affects the amount of land required to meet housing targets. The less dense development is, the more land will be required to meet the housing requirements and vice versa. There is an opportunity through the plan to influence the density criteria for individual sites if this is considered a good idea.

Q5. Do you think setting specific density criteria for individual housing sites is a good idea?

Housing Type and Size

The Housing evidence provides an insight into the housing mix, housing type and housing tenures that are needed within Preston. The Housing evidence highlights a demand for detached and semi-detached larger properties with strong demand for more three and four bedroom houses.



Housing at Cottam

Affordable Housing

There is a shortage of affordable housing within Preston. The shortage is in both socially rented and shared ownership (intermediate) housing.

The demand for affordable housing is varied in its type and size; however the greatest demand is for two bedroom properties. Demand is low for one bedroom flats.

Affordable housing should be located close to shops and services so as to reduce the need and cost of travel.

Q6. Do you think sites should be allocated specifically for affordable housing? If so, are you aware of any sites that would be suitable for affordable housing in Preston?

The Core Strategy sets an affordable housing target of 30% for sites over 15 dwellings and 35% for sites over 5 dwellings in rural areas. There is also a clause that states rural exception sites should provide 100% affordable housing.

A rural exception site is a site that is within or directly next to an existing village which is subject to policies of housing restraint. The site would therefore not normally be released for housing, but may be allowed to be developed in order to provide affordable housing to meet local needs for the lifetime of the development.

A number of sites have been suggested as potential rural exception sites (for purely affordable housing) in and adjacent to villages such as Woodplumpton, Broughton, Barton and Grimsargh. Under the sustainability appraisal criteria these sites should have been identified as 'not carried forward'. They have however been carried forward at this stage as suggestions to get your views firstly on whether rural exception sites are needed, and secondly, as to whether the sites suggested may be suitable locations for affordable housing to meet local needs.

Q7. Do you think that there is a need for affordable housing in rural areas/villages? If so, do you think that allocating specific sites as 'rural exceptions' for affordable housing only is a good idea? Do you agree with the specific site suggestions that have been put forward as potential rural exception sites?

Extra Care Housing

A range of special housing and support options are required for older and vulnerable people who need assistance to maintain their independence. Housing evidence reveals that there are significant shortages of provision across a range of client groups. Special housing for older and vulnerable people should usually be located in areas of high accessibility to community services and facilities.

The Council is committed to try and increase provision of extra care housing.

Q8. Do you think that sites should be identified specifically for Special Housing (homes for the elderly, sheltered housing

etc)? If so, are you aware of any that may be suitable for Special Housing?

Student Accommodation

Student numbers at the University of Central Lancashire (UCLan) have grown considerably in recent years and UCLan now boasts some 35,000 students. Preston has recently seen an unprecedented increase in the amount of new student accommodation being built. However, the growth in student numbers is not directly related to the amount of accommodation required because many students live locally.



Student Accommodation off Trinity Place

It is important that students live close to the University, with good pedestrian/ cycle/ bus routes so that they are not dependant on the car. Student housing has therefore been developed in an ad hoc manner when sites in the vicinity of the University have become vacant. Student accommodation may need to be managed more closely in the future as an over-concentration of student accommodation can have an impact on the amenity of an area. Generally, students have a lifestyle that is different to the resident

population. To avoid potential conflict, it is important that student housing is sensitively integrated into any existing community.

When assessing student accommodation in the future it will be important to consider not only the need for potential new accommodation, but also the impact purpose built student blocks has on the housing market in terms of whether more terraced properties will be released from student occupation.

Q9. Do you think there is a need for further student accommodation? Should the location of future student housing be strictly controlled?

Gypsy and Traveller Accommodation

The Core Strategy does not propose any specific allocations of land for gypsies and travellers and travelling show people unless there is evidence that they are required. This will be investigated in a separate Development Plan Document.

The evidence identifies that the Gypsy and Traveller population across the Lancashire sub-region will grow, in line with national growth trends. The current supply of appropriate accommodation is significantly less than the 'need' identified and therefore there is a need for more sites within the Lancashire area. Despite this the assessment found no proven need for additional pitches in Central Lancashire other than required by the existing Traveller population. All proposed Gypsy and Traveller sites in the Plan must be consistent with the criteria set out in Policy 8 of the Core Strategy DPD.

Delivering Economic Prosperity

Core Strategy Objectives

To ensure there is a sufficient range of locations available for new job opportunities.

To secure major shopping and leisure investment in the City Centre.

To ensure local shopping centres provide for local shopping needs.

To create new, and improve existing tourist attractions and visitor facilities in the City Centre and in appropriate rural locations.

To sustain and encourage appropriate growth of rural businesses.

To ensure appropriate education facilities are available.

Key Issues

- Providing good quality new employment sites
- Reinforcing the role of Preston City Centre as the main shopping destination in Lancashire
- Protecting and strengthening local shopping centres
- Supporting the rural economy
- Improving education and skills

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

Providing New Employment Sites

A strong local economy is important in ensuring a sustainable future for Preston. The Core Strategy identifies the potential for growth within Preston and an opportunity to provide enough jobs and services for future generations.



Land at Bluebell Way, Preston East

There are a number of existing employment sites in Preston, maps of all these sites can be found in Appendix 7. The Core Strategy provides protection for all these sites. This means that, unless they are no longer required, no existing employment sites in Preston will be lost to other uses.

The Core Strategy also identifies locations where growth and investment for new employment uses will be concentrated, maps of all these sites can be found in Appendix 8.

The main locations for office developments are located within the City Centre:

- The **New Central Business District (CBD) Area** – The New CBD for Preston will deliver modern, high quality office

development set in attractive public realm and supported by a complementary mix of other uses currently lacking in the City Centre. The New CBD will act as an engine for growth and prosperity harnessing the full benefits of University innovation and the close proximity to the main line railway station.

- The **Tithebarn Regeneration Area** – The redevelopment of the Tithebarn Regeneration Area will attract a mix of high quality development, including retail, leisure, cultural and office based activity, to help reinforce the role of Preston City Centre.

Suitable locations for other major employment developments are:

- Preston East and Millennium City Park
- Central Preston
- Riversway

The Core Strategy has already identified all these sites for employment use, however a number of other sites have been suggested as potentially being suitable for employment uses, and these are shown in Appendices 3 and 5. **Have a look through these sites and answer the questions and think about whether there are any other sites in Preston suitable for major employment development.**

The Core Strategy encourages the appropriate growth of rural business to support jobs in rural areas. For example the creation of rural based tourist attractions and facilities.

Q10. Do you think there are any sites suitable for appropriate economic development (e.g. business, shopping) in the rural areas of the District?

Preston City Centre Shopping Provision



Fishergate, Preston

Preston City Centre is the main shopping destination in Lancashire and has a wide range of national retailers together with a good selection of local independent traders, including those who operate from the popular indoor and outdoor markets. Whilst the number of visitors to the City Centre suggests that it is reasonably popular, there is also clear evidence that the City Centre suffers from a number of weaknesses.

For example, there has been no significant new shopping investment in the City Centre since the St George's Shopping Centre was extended 10 years ago. This has been mirrored by Preston's drop in the national shopping rankings by 10 places (to number 44) in 2009 as centres elsewhere in the country continue to develop. Key issues include; a shortage of modern shopping accommodation, the lack of a full range department store and a declining City Centre environment.

Additionally the City Centre offers only a modest range of cafés and restaurants for a City of its size, and there is no City Centre cinema.

In order to reinforce its established role as the main shopping destination of the County, and to regain the ranking it held 10 years

ago, the City Centre needs to significantly increase the number and range of new shops and improve the choice of leisure facilities on offer.

The shopping and leisure evidence recommends a number of approaches to achieve improvements to the City Centre:

- An extension to the main shopping area (a map showing this extension can be found in Appendix 9), to incorporate the proposed shopping led mixed use development within the Tithebarn Regeneration Area.
- Allowing greater flexibility on some main shopping frontages and streets where, for example, leisure uses are providing a valuable contribution to the City Centre economy e.g. Miller Arcade and the northern end of Lune Street (a map showing these changes can be found in Appendix 9).
- Encouraging developments that will improve the evening economy in the City Centre and provide more family orientated uses e.g. a cinema.
- Encouraging other town centre uses, for example office development, within the wider City Centre boundary, as indicated at Appendix 9.

Q11. Have a look through the maps; do you think the proposed main shopping area covers the key shopping areas in the City Centre?

Q12. Would you agree that certain locations within the City Centre could accommodate leisure uses?

Q13. Do you agree that the evening economy in the City Centre needs improving, including the development of more family orientated uses?

Food Shopping in Preston

The shopping evidence suggests that existing food shopping in Preston, in combination with proposed new shopping provision comprising an extension to Sainsbury's (Flintoff Way), and new stores at Queen Street and the former Cottam Hall Brickworks site, will provide more than enough food shopping for the foreseeable future. Therefore, it is proposed that no further sites for food shopping will be identified in this document.

Q14. Do you agree that no further sites for food shopping are required in Preston? If not can you think of any suitable sites?

Local Shopping Centres

A number of smaller local shopping centres are situated in locations across the City. Compared to the City Centre, these centres provide for more local shopping needs and often include, for example, a convenience store (such as a Spar), a post office and a public house. Protecting and supporting local shopping centres across the City helps to ensure 'top-up' shopping needs are met close to homes.



Plungington Road Local Centre

Local shopping centres can be divided into two types; 'District Centres', which often contain larger shops e.g. a supermarket and cater for the needs of people travelling by bus or car, and; 'Local Centres', which often contain much smaller shops and are accessed more frequently by walking.

There are currently no 'District Centres' in Preston, however, shopping evidence recommends that a new 'District Centre' be identified in Cottam – on the former Cottam Hall Brickworks site. This would cater for local needs where the urban area is expanding.

There are 8 existing 'Local Centres' identified across the City. The boundaries used to define these centres are shown in Appendix 9. 'Local Centres' can change considerably over time, for example, a very popular 'Local Centre' may need to expand to provide more shops and services, or conversely a less popular 'Local Centre' may need to shrink to avoid the presence of vacant shops – where it may be appropriate to allow the conversion of shops to houses. Therefore, it is crucially important that the boundaries of 'Local Centres' are reviewed in order to plan for future growth or contraction.

Evidence collected suggests that the following 'Local Centres' should remain the same as they are today and no boundary changes are currently necessary:

- Plungington Road
- Sharoe Green
- Gamull Lane
- Miller Road
- Longsands Lane

The following three 'Local Centres' have suggested changes (maps of each centre and proposed change can be found in Appendix 9):

- Ribbleton Lane
- New Hall Lane
- Lane Ends

Q15. Have a look through the Local Centre maps in Appendix 9. Do you agree with the proposed changes? If not, tell us why not and tell us what changes you think should be made?

Hot food takeaway shops are often found in local shopping centres. Whilst they do contribute to the local economy, they can also be associated with late night noise, fumes and litter. Due to the link with health related issues, hot food takeaways will be discussed in the 'Promoting Health and Wellbeing' chapter.

The Rural Economy

Trying to encourage appropriate growth in rural areas and providing the services, jobs and facilities to support the rural population, whilst also trying to protect the rural landscape is challenging. The Core Strategy sets out broadly how this can be achieved; this document will attempt to find sites that are appropriate for development in rural areas.



Woodplumpton Village Store and Post Office

The protection of facilities that provide for people's day-to-day needs in rural areas and villages is very important. Preston has

villages at Broughton, Goosnargh, Grimsargh, Barton, Woodplumpton and Lea Town.

there any other sites across the City that could be used to improve educational facilities?

Q16. Do you think there are any other locations where rural shops and facilities should be protected? Are there any sites in rural areas that could be identified to provide additional facilities where they are needed?

General Shopping Provision in Preston

A selection of sites have been suggested as being potentially suitable for shopping uses, and these are shown in Appendices 3 and 5, colour coded as 'Retail'. **Have a look through these sites and answer the questions and think about whether there are any other sites in Preston suitable for major shopping development.**

Education and Skills

The Core Strategy supports the development and improvement of all educational establishments in Preston, recognising their role in developing skills and providing the population with better career prospects. Improving skill levels may also encourage more prosperous industries and employment opportunities in the City.

In addition to the numerous primary and secondary schools across the City, there are higher education institutions, including the University of Central Lancashire (UCLan). Whilst the University has expanded rapidly over the last decade there are, for example, deficiencies identified in lower-age educational achievement in central and eastern Preston, although at present there are no site suggestions to respond to this.

Q17. Do you think there are any sites in central and eastern Preston that could be allocated for educational uses? Also, are

Protecting and enhancing the Built and Natural Environment

Core Strategy Objectives

To enhance the character and local distinctiveness of the built environment in Preston by encouraging high quality design of new buildings.

To protect, conserve and enhance Preston's places of architectural and archaeological value and the distinctive character of its landscapes.

To maintain and improve the quality of Preston's built and natural environmental assets so that it remains a place with 'room to breathe'.

Key Issues

- Identifying currently unprotected heritage assets
- Protecting natural habitats
- Reviewing the protection of areas of countryside and open space
- Reviewing village boundaries

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

The Built and Natural Environment in Preston

A high quality environment, accessible countryside, water areas, greenspaces and good leisure facilities all contribute greatly to achieving a high quality of life. The Core Strategy recognises that these characteristics make Preston attractive as a place "with room to breathe." The Core Strategy looks to protect the best features of our towns, villages and countryside whilst enhancing those things that need improving. It aims to make sure that new development is designed to a high standard, and fits in well with the local area.

Heritage Assets

Local Listing of Buildings/Structures

Preston has a rich historic and architectural heritage. It has almost 800 listed buildings of national importance. The Core Strategy proposes that a "local list" of historic assets is drawn up for Preston. This is so that those buildings or other features which we think are locally important can be recognised and given some protection. We will be consulting on this local list separately.

Q18. Do you think there are any buildings or structures that are not currently protected but would be worthy of special protection or improvement?

Conservation Areas

Preston has 11 conservation areas (see Appendix 10 for Map). These have extra protection under planning legislation to preserve and enhance their character. The Council is in the process of reviewing all of these and looking at how they should be managed in the future. This can sometimes mean changing the boundaries.

Q19. Do you think there are any areas, outside of existing Conservation Areas, where the local character is so distinct and valuable that it should have special protection?

More information on our current conservation areas can be found on the Council's website: <http://www.preston.gov.uk>



Harris Park conservation area

Natural Habitats

The Core Strategy aims to conserve, protect and enhance biological and geological assets in Preston. Core Strategy policies do not refer to the different types of natural habitats in Preston, and it will therefore be necessary for this Plan to identify all the assets that we wish to protect. This will include the following types of sites, some of which have been previously protected through the Local Plan:

- Sites of Special Scientific Interest (SSSI)
- Local Nature Reserves (LNR)
- Biological Heritage Sites (BHS)
- Geological Heritage Sites (GHS)
- Wildlife Corridors



Brockholes Wetland and Woodland Nature Reserve

SSSI's are of national importance for their biological and/or geological importance; a woodland corridor at Tun Brook on the east side of Red Scar has this important designation.

LNR's, BHS's and GHS's are of Regional/County significance. Of these, LNR's are of the highest level of importance as they are statutory designations whilst BHS's and GHS's are non-statutory and made locally to reflect their importance to the region or county. There are LNR's which support a high level of biodiversity and wildlife at Fishwick, Grange Valley, Haslam Park and Pope Lane Field/Boilton Wood. There are also 40 Biological Heritage Sites some of which are also protected as LNR's or have other designations. New sites can be added to designations where specific criteria are met. For example, the decommissioned Grimsargh Reservoirs were designated as a BHS in 2003. Wildlife Corridors are also identified locally and are important movement patterns for wildlife along stream valleys. The reason for identifying and designating wildlife habitats is to offer protection and to foster biodiversity to improve the City's natural environmental assets. A new nature reserve is being formed at the former Brockholes View

Quarry under the management of the Wildlife Trust for Lancashire, Manchester & N. Merseyside.

Q20. Do you think there are any other sites that should be protected for their ecological, geological or wildlife value?

Protecting the Countryside, Green Belt and other Open Areas

Countryside

About two-thirds of the Preston area is countryside. There is pressure to develop in the countryside, but the Core Strategy controls this by focussing development in the Preston urban area. However, the need for new houses and jobs means that the Core Strategy plans for some limited development on the edge of the urban area at the Cottam Strategic Location (Please see the "Homes for All" chapter for more details of this).

National and local planning policies have always sought to protect the countryside from unnecessary and unsightly development. We think that this is still an important issue and that we should set out policies to limit development. We also think that policies should provide extra protection for the Forest of Bowland Area of Outstanding Natural Beauty (AONB) located on the north side of Preston.

A lot of the pressure for development comes from home owners or prospective owners of property wanting to extend houses or gardens, replace existing houses with larger ones or erect stables and other horse related development.

Q21. Do you think we should restrict house extensions, replacement houses, garden extensions or other development in the countryside and in the AONB? If so, how?

Green Belt

A small part of Preston's countryside is designated as "Green Belt". Green Belt land is special because it provides a physical separation or gap between large urban areas, in this case, between Preston and Blackburn. As such, Green Belt land has the highest degree of protection. The Green Belt in Preston is along the north bank of the River Ribble to the east side of the city, as shown at Appendix 10.

Q22. Do you agree with the existing boundaries for Preston's Green Belt or would you like to see any minor changes?

Villages in the Countryside

Villages are attractive places to live, being surrounded by countryside and within easy reach of places to work, shop and access the motorway network. The Core Strategy sets out policies to encourage economic activity in rural areas to promote sustainable communities and reduce the need to travel. It is also recognises that development needs to be strictly controlled in order to protect the countryside that provides the setting for our villages. This Plan will need to show the full extent of the countryside which will mean looking carefully at the existing village boundaries to see if any changes are required.

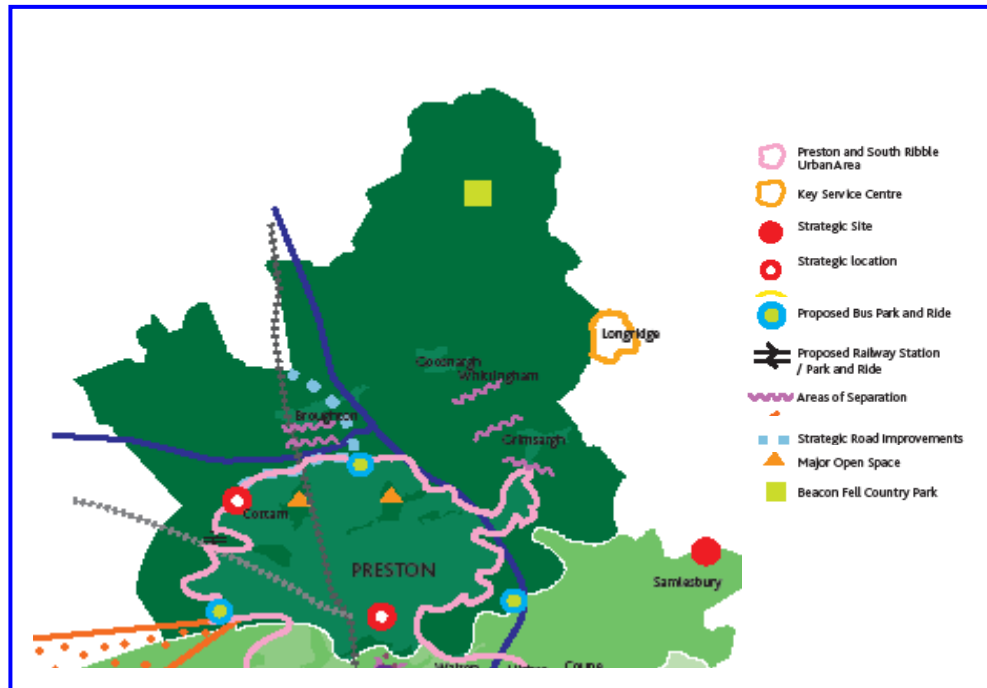
Q23. Have a look at the village boundaries at Appendix 11, do you think any changes are needed to these? Also, should the former Whittingham Hospital site be included within the boundary of Goosnargh?

The Core Strategy recognises that there are only small gaps between adjacent villages or between villages and other parts of Preston's urban area, especially at:

- Broughton and the northern edge of the Preston urban area
- Goosnargh/Whittingham and Grimsargh
- Grimsargh and the north-eastern edge of the Preston urban area

The Core Strategy calls these gaps “Areas of Separation” and provides extra protection to ensure they are maintained. An extract from the Key Diagram in the Core Strategy, as shown below, indicates the general location for the Areas of Separation but does not at this stage provide any clear boundaries.

Q24. Have a look at the map below, do you have any ideas on where the Areas of Separation should start and end?



Extract of Central Lancashire Core Strategy Key Diagram highlighting the Areas of Separation and Major Open Space

Other Open Areas

The Core Strategy identifies important open areas that separate neighbourhoods within Preston’s urban area and calls these “Areas of Major Open Space”. These are not the same as recreational

open space which are discussed in the ‘Promoting Health and Wellbeing’ chapter.

The Core Strategy indicates locations of Areas of Major Open Space at:-

- Ingol/Tanterton and Greyfriars/Cadley
- Sharoe Green and Fulwood

Their purpose is to prevent these neighbourhoods merging and to maintain their character by protecting important green links. These are shown in broad terms on an extract from the Key Diagram of the Core Strategy, shown on this page. No boundaries have as yet been set for these specially protected areas.

Q25. Have a look at the areas of major open space. Do you have any ideas on the extent to which these areas should cover?

The Areas of Major Open Space form part of the City’s Green Infrastructure which is a term that describes the network of open spaces that run through the urban area and link it with the surrounding countryside. The evidence describes it as “the region’s life support system”.

The Core Strategy identifies the valleys of the River Ribble and Savick Brook, and the Lancaster Canal as important parts of the City’s Green Infrastructure. Parks, other open spaces and green wedges can also provide green links between urban areas and the countryside. The Core Strategy encourages the retention and improvement of these areas. The extent of the Green Infrastructure is not as yet defined on a plan.

Q26. Are there any open areas that provide a link between built-up areas in Preston and the countryside which should be considered for protection?

Delivering Quality Development

The Core Strategy sets out some clear guidelines on achieving good design in new developments. We propose to include some more detailed policies to guide individual planning applications within the Plan. These will deal with the design of all buildings whether in the urban or rural areas and will also set out policies to protect the living conditions of those that may be affected by new development. This is an issue to consider when reading the “Development Management” chapter.

Promoting Health and Wellbeing

Core Strategic Objectives

To improve the health and wellbeing of all residents and reduce the health inequalities that affect the more deprived urban areas, particularly Inner East Preston.

To improve access to health care, sport and recreation, open green spaces, culture, entertainment, and community facilities and services, including healthy food.

Key Issues

- Providing new health facilities in areas of need, including rural locations
- Improving the quality and accessibility of open space and sports facilities
- Finding sites for allotments
- Debating the location of hot food takeaways

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

Planning to promote Health and Wellbeing

Many aspects of planning policy contribute to achieving and maintaining better health. For example, planning can protect green open spaces which provide opportunities for sport and more informal exercise, and it can promote sustainable transport networks, especially cycling and walking.

The Core Strategy integrates public health principles into planning by working closely with health care providers on how best to provide services and reduce health inequalities. It protects existing sport, recreation and community facilities and identifies sites for major new provision. When the need for facilities arises out of a new development, then developers will be expected to contribute towards the cost of providing them. New standards of sport, recreation and open space provision are being devised and these will guide decisions on new facilities.

Health evidence for Preston highlights a number of key findings:

- The rate for hip fracture in the over-65s is among the worst in England.
- The percentage of physically active adults and excess winter deaths ratio are similar to the average for England.
- There are inequalities within Preston. For example, men in the least deprived areas can expect to live almost nine years longer than men in the most deprived areas, and for women the difference is almost seven years.
- Over the last 10 years there has been a fall in death rates from all causes, including early death rates from heart disease and stroke.
- The health of children and young people is generally worse than the England average, including tooth decay in children aged five and teenage pregnancy rates.

sites, such as Throslock Wood and Stoney Butts are in need of improvement but the amount of woodland is sufficient.



Haslam Park

Amenity greenspace is a further type of open space that includes greenspace for informal play, walking dogs or in some instances, village greens. Sites that are well used and valued will need to be protected against development and additional greenspace may need to be created within new developments.

Evidence shows that there is a need for some further provision of **children's play areas**; shortfalls are noted in Preston city centre and in the north-west of Preston. New provision of skateboard and BMX parks for young people was identified as being most needed in urban areas where a current lack of facilities may be a cause of youth anti-social behaviour. Evidence also shows that there is high rate of dissatisfaction with the quality of children's play areas; those that serve unique catchment areas should be protected and improved. Developer contributions that come forward through new housing developments will be an important factor in delivering these improvements. Detailed policies on the types and quality of facilities that will best meet the needs of Preston and requirements

for developers will be set out in a Supplementary Planning Document.

Q28. Do you think there are any existing recreational or play areas that are in need of improvement or areas where facilities need to be more accessible?

A number of sites have been suggested as potentially being suitable for various types of open space/recreation and community use and these are shown in Appendices 3 and 5. **Have a look through these sites and answer the questions and think about whether there are any other sites in Preston suitable for open space, recreation or community use provision.**

Sports Facilities

The evidence identifies shortfalls in the quality, amount and accessibility of all sports facilities in Preston and recommends improvements.

Outdoor Sports

This includes a wide range of facilities such as football pitches, rugby pitches, cricket pitches, bowling greens and tennis courts. The evidence indicates that the current provision of these outdoor facilities is slightly below the recommended minimum standard and that the shortfall will become greater as the population in Preston is projected to increase and participation in sport is also anticipated to steadily improve. The evidence shows that additional provision is required in central and eastern areas of the City and that there is over provision in northern, western and rural areas. Whilst young people showed a desire for more informal kickaround areas, the evidence showed that the overall provision of sports facilities was generally perceived to be sufficient and that the focus should be on improving and enhancing facilities, as well as making facilities more accessible by public transport. The evidence identified the following relevant key priorities for Preston:-

- Protect all outdoor sports facilities from development

- Improve the quality of outdoor sports facilities (by, for example, the provision of floodlighting)
- Improve existing grass pitches through provision of adequate changing facilities
- Improve access to outdoor sports facilities through improvements to public transport links
- Negotiate community use agreements to increase community use of all school outdoor sports facilities

The Core Strategy states that it will protect existing sport and recreation facilities from loss but that minimum local sport and recreation standards will need to be set out in a separate Supplementary Planning Document.

Q29. Do you agree with the recommendation to protect and improve outdoor sports provision? What other measures would you like to see to ensure that there is enough suitable outdoor sports provision?

Q30. Do you think there are any outdoor sports facilities that could be better used if they were more accessible by public transport or cycleways?



UCLan Sport Arena

Indoor Sports

The evidence also assesses the local provision for indoor sports and highlights a shortage of four indoor courts (equivalent to one sports hall), a need for additional swimming pool space (approximately 350m²) and a surplus of 50+ fitness suite stations. Similar to outdoor sports facilities, there is scope to improve access to indoor sports facilities by making greater community use of school sites and their sports halls. Evidence also shows that there is a need to improve the quality of indoor facilities and to address an unmet demand for a purpose-built gymnastics facility, indoor cycling tracks and indoor netball courts. Some community centres such as Grange, Tanterton, Farringdon Park and the Catherine Beckett Centre, are also used for physical activities such as dance, martial arts, boxing and fitness classes and therefore contribute to the provision of accessible indoor facilities.

The evidence also noted there may be further demand for indoor sports facilities in the medium to long term (10 – 15 year period), in which case it will be necessary to find new suitable sites and make better use of existing facilities.

Q31. Do you agree with these identified needs? Do you agree that the identified community centres are suitable for the activities mentioned? Are there any other community centres that could be used for similar activities?

Allotments

The evidence highlights a need for more Allotments. In Preston, there are waiting lists of three to four years on every site. Waiting times at Sharoe Green and Haslam Park allotments are so long that the lists have been temporarily closed.

In terms of quality, consultation carried out has indicated that Frenchwood Allotments are a key area for improvement. Residents have indicated that the following are important priorities:

- level surface toilets
- improving the flowers/tree/shrubs
- the provision of litter bins
- issues with vandalism, personal safety, litter and the maintenance of footpaths



Allotments at Haslam Park

The evidence also identifies allotment shortages in Brookfield, Sharoe Green and Garrison Wards above 1ha. Accessibility deficiencies also suggest that new allotments should be provided in the east of the City. Shortfalls in Greyfriars and Larches Wards are above 1ha and may provide potential locations for new allotments to the west of the City. The standards suggested by the evidence study highlight a need for allotments in the north of the City where shortfalls in Rural North ward are over 1ha.

Q32. Do you think that the Council should identify areas for the provision of allotments? Can you suggest any specific sites where they would be suitable?

Hot Food Takeaways

The location of Hot Food Takeaways has risen on the planning agenda and become a key issue for Preston. One option would be to restrict the location of hot food takeaways so that new facilities can not be located near schools, youth facilities and parks.

Q33. Do you agree that the location of new facilities for hot food takeaways should be restricted? Are there any specific criteria you feel should be included in any policy?

Tackling Climate Change

Core Strategic Objectives

To reduce energy use and carbon dioxide emissions in new development.

To encourage the renewable and low carbon energy generation.

To manage flood risk and the impacts of flooding.

To reduce water usage, protect and enhance Preston's water resources, including minimising water, air and soil pollution.

Key Issues

- The potential of any site put forward to be supplied with renewable/low carbon energy
- Whether specific sites for renewable energy can be allocated
- Ensuring that new development is not located in areas of high flood risk
- Ensuring new development is not located on the best and most versatile agricultural land

Any Other Issues?

Have we missed anything? Are there any other issues you think we need to consider, and if so, what are they?

Planning for Climate Change in Preston

Tackling climate change is one of the biggest issues facing Preston. Whether we are planning for new housing, jobs, shops or open spaces, tackling climate change is central to decision making. As a result, climate change is a key theme throughout the Core Strategy.

This Plan can help to find sites for new development, including sites for new low carbon and renewable energy generation, as well as working to improve the energy efficiency of new developments. It therefore plays an important role in realising the overall objectives set out in the Core Strategy.

Supplying Sites with Renewable/Low Carbon Energy

The Core Strategy does not include any specific proposals for Preston, although it requires all new developments to be designed in a sustainable way and incorporate sustainable resources. It requires new houses to reach the energy efficiency standards set out in the Code for Sustainable Homes, and all other buildings to be built according to the Building Research Establishments Environmental Assessment Method, or BREEAM for short.

Although the policies in the Core Strategy do not identify specific sites, the potential of a site to be supplied with decentralised, renewable or low carbon energy will be taken into account when allocating sites for development, particularly housing and employment sites.

Identifying Sites for Renewable Energy Generation

National planning policy states that local authorities should consider identifying suitable areas for renewable and low carbon energy generation. This Plan therefore has the potential to allocate sites specifically for the generation of renewable or low carbon energy.

Q34. Do you think there are any particular sites or areas in Preston that could be used to capture low carbon or renewable energy? If so, what type of energy?



Wind Turbine at Preston Train Station

Managing Flood Risk

In addition to helping to identify opportunities for renewable and low carbon energy generation, this Plan can help Preston to adapt to the effects of climate change. Climate change may result in a higher risk of flooding in the City, and therefore a key role of the Core Strategy and this Plan will be to direct development away from high flood risk areas.

The evidence suggests that, whilst flood risk is generally low in Central Lancashire, parts of South-West Preston are at a higher risk of flooding.

Whilst sites will not be allocated on the basis of their flood risk potential, flood risk is a key consideration in testing the sustainability of sites. The sustainability filtering exercise, explained in the Introduction, has already resulted in the exclusion of suggested sites that are in the areas of highest flood risk. All the sites excluded for flood risk reasons are shown in Appendix 4.

The scale of flood risk will continue to be a key sustainability consideration in deciding the suitability of land for development, and

deciding the suitability of particular uses on a given site, for example, a certain level of flood risk may mean a site is not appropriate for a housing development, but is for an employment development.

Agricultural Land

Agriculture remains an important part of the rural economy and a positive way of reducing the impacts of climate change, by producing local food for example.

The Core Strategy aims to protect the best and most versatile agricultural land from other forms of development. This Plan will therefore not seek to allocate sites for development on the best and most versatile farmland around Preston.

Q35. Do you agree that the best and most versatile farmland in Preston should be protected from inappropriate development? Are you aware of any specific areas of farmland that are particularly suitable for protection?

Development Management Policies

What is Development Management?

Development Management is that part of the Planning system which deals with development proposals and applications (formally known as Development Control). The Council's Development Management service assesses whether an application is acceptable based on national and local policies, and other relevant factors, and tries to balance the many and varied interests involved in even the most straightforward proposal.

Current Saved Local Plan Policies

The local policies which our Development Management team currently use to assess planning applications are in the Preston Local Plan, which was adopted in April 2004. In September 2004 the Government introduced a new planning system of Local Development Frameworks (as discussed in the introduction). Therefore, local policies included within the Core Strategy and Site Allocations DPD will provide the framework for planning applications to be assessed in the future. As a temporary measure until the production of the new style Local Development Frameworks, all the Local Plan policies were initially "saved" for three years until September 2007.

Following the initial three year "saved" period it became necessary to "save" some of the policies for a longer period of time until they could be replaced by Local Development Framework policies (either in the Core Strategy or the Site Allocations DPD). The Government produced a set of criteria to assess all Local Plan policies. The assessment of the Preston Local Plan resulted in 108 policies (out of a total 172) being "saved" until they are replaced by Local Development Framework policies. In general, the Local Plan

policies not saved were considered to simply repeat national or regional planning policy or were out of date (for example, they may have related to a particular site that has now been developed).

Some of the "saved" Local Plan policies may still be relevant and useful to manage development in Preston. Others, however, may now be out of date or have already been replaced by newer national planning policy or by Core Strategy policies. The following table lists all of the "saved" Local Plan policies and details whether the topic area is covered by national planning policy or the Core Strategy.

Local Plan Saved Policies	Covered by National Planning Policy or Core Strategy?
Chapter 4: The Development Strategy	
DS3 - Density of Housing	Core Strategy Policy 5 (Housing Density) therefore no need for further policy unless going into site specific densities
Chapter 5: Development in the Countryside	
DC1 - Green Belt	PPG2: Greenbelts are mentioned in the Core Strategy at paragraph 10.13 & 10.14 therefore no need for further development management policy
DC4 - Agricultural Diversification	Part covered by PPS7: Sustainable Development in Rural Areas and part covered by Core Strategy Policy 13 (Rural Economy) therefore no need for further development management policy
DC7 - Nature Conservation: Locally Important Sites	PPS9: Biodiversity and Geological Conservation and Core Strategy Policy 22 (Biodiversity and Geodiversity) therefore no need for further development management policy
DC8 - Wildlife Corridors	PPG17: Planning for open Space, Sport and Recreation and Core Strategy Policy 22 (Biodiversity and Geodiversity) & Policy 18 (Green Infrastructure) therefore no need for further development management policy
DC10 - Rural Villages	Core Strategy Policy 1 (Locating Growth)

	therefore no need for further development management policy
DC14 - Existing Rural Workers' Dwellings	PPS7: Sustainable Development in Rural Areas states a policy like this is needed
DC15 - Protection of Rural Shops and Businesses	PPS4: Planning for Sustainable Economic Growth and PPS7: Sustainable Development in Rural Areas and Core Strategy Policy 25 (Community Facilities) therefore no need for further development management policy
DC16 - Surface Water and Ground Water Supplies	PPS25: Development and Flood Risk and Core Strategy Policy 29 (Water Management) therefore no need for further development management policy
Chapter 6: Development and Pollution	
DP2 - Development on Landfill Sites	PPS23: Planning and Pollution Control therefore no need for further development management policy
DP3 - Development and Flood Risk	PPS25: Development and Flood Risk and Core Strategy Policy 29 (Water Management) therefore no need for further development management policy
Chapter 7: Greenspace	
G1 - Parks and Public Open Space	Some coverage by PPG17: Planning for open Space, Sport and Recreation and Core Strategy Policy 18 (Green Infrastructure) & Policy 24 (Sport and Recreation)
G2: Amenity Open Space	Some coverage by PPG17: Planning for open Space, Sport and Recreation and Core Strategy Policy 18 (Green Infrastructure) & Policy 24 (Sport and Recreation)
G3: Private, Educational and Institutional Greenspace	PPG17: Planning for open Space, Sport and Recreation and Core Strategy Policy 24 (Sport and Recreation) therefore no need for further development management policy
G4 - Small Amenity Greenspace in Housing Areas	Some coverage by PPG17: Planning for open Space, Sport and Recreation and Core Strategy Policy 18 (Green Infrastructure)
G5 - Road Verges and Other Incidental Greenspaces	Some coverage by Core Strategy Policy 18 (Green Infrastructure)

G6 - Golf Course	Some coverage by Core Strategy Policy 18 (Green Infrastructure) & Policy 19 (Areas of Separation and Major Open Space) & Policy 24 (Sport and Recreation)
G7 - Cemeteries and Crematoria	Some coverage by Core Strategy Policy 18 (Green Infrastructure)
G9 - Proposed Public Open Space	Not specifically covered by National policy or Core Strategy
Chapter 8: Conservation of the Historic Environment	
C1 - Development and Conservation Areas	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C2 - Demolition of Listed Buildings or Buildings in Conservation Areas	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C3 - Conservation Areas - Changes of Use	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C4 - Setting of Listed Buildings	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C5 - Use of Listed Buildings	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C6 - Alteration of Listed Buildings	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy
C7 - Listed Buildings and S.106 Agreements	PPS5: Planning for the Historic Environment therefore no need for further development management policy
C8 - Parks and Gardens of Special Historic Interest	PPS5: Planning for the Historic Environment and Core Strategy Policy 16 (Built Environment Assets) therefore no need for further development management policy

C9 - Archaeological Features	PPS5: Planning for the Historic Environment therefore no need for further development management policy
Chapter 9: Transport	
T1 - Park and Ride Bus Services	Core Strategy Policy 3 (Travel) therefore no need for further development management policy
T3 - Public Transport: Railway Lines and Stations	Part covered by Core Strategy Policy 3 (Travel)
T5 - Highway Improvements - Broughton Bypass	Core Strategy Policy 3 (Travel) therefore no need for further development management policy
T6 - Completion of Motorway Junction 31A	Mentioned only in paragraph 7.19 of the Core Strategy
T9 - City Centre: Traffic Management/ pedestrian Priority Proposals	Not specifically covered by National policy or Core Strategy
T11 - City Centre: Public Off-Street Car Park	Part covered by PPG13: Transport and Core Strategy Policy 3 (Travel)
T13 - City Centre: Private Non-Residential Car Parking	Part covered by PPG13: Transport and Core Strategy Policy 3 (Travel)
T14 - Public Off-Street Car Parking outside the City Centre	PPG13: Transport
T19 - General Transport Considerations	PPG13: Transport
T21 - Development in relation to Trunk Roads	PPG13: Transport
Chapter 11: Housing and Residential Areas	
H3 - Affordable Housing in Rural Areas	Part covered by Core Strategy Policy 7 (Affordable Housing)
H4 - Caravan Sites for Gypsies	Core Strategy Policy 8 (Gypsy and Traveller and Travelling Show People Accommodation) therefore no need for further development management policy
H5 - Development Proposals in Existing Residential Areas	Not specifically covered by National policy or Core Strategy

H6 - Backland Development	PPS3: Housing
H8 - House Extensions	Not specifically covered by National policy or Core Strategy
H10 - New Business and Employment Uses in Residential Areas	Not specifically covered by National policy or Core Strategy
H11 - Business and Commercial Restraint Area	Not specifically covered by National policy or Core Strategy
H12 - Community and other Non-Residential Uses	Not specifically covered by National policy or Core Strategy
H13 - Day Nurseries and Play groups	Not specifically covered by National policy or Core Strategy
Chapter 12: Business and Industry	
W1 - Provision for New Business and Industrial Development	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 9 (Economic Growth and Employment)
W3 - Uses Falling outside a Use Class Order	Not specifically covered by National policy or Core Strategy
W5 - Telecommunications	PPG8: Telecommunications
Chapter 13: Shopping	
S1 - City Centre - Retail Development in the Principal Retail Core	Not specifically covered by National policy or Core Strategy
S2 - City Centre - Retail Development within the City Centre Shopping Area outside the Principal Retail Core	Not specifically covered by National policy or Core Strategy
S3 - City Centre - Primary Retail Frontages	Not specifically covered by National policy or Core Strategy
S4 - City Centre Shopping Area - Secondary Frontages	Not specifically covered by National policy or Core Strategy

S5 - City Centre Shopping Area - Development of Premises outside Defined Retail Frontages	Not specifically covered by National policy or Core Strategy
S6 - Major Retail Development within the City Centre outside the Principal Retail Core	PPS4: Planning for Sustainable Economic Growth
S7 - New Small Scale Retail Development within and outside Local Centres	PPS4: Planning for Sustainable Economic Growth
S8 - Local Centres - Non-Retail Uses	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 11 (Retail and Town Centre Uses and Business based Tourism)
S9 - Other Shops in the Urban Area	Not specifically covered by National policy or Core Strategy
S11 - Hot Food Shops	Not specifically covered by National policy or Core Strategy
Chapter 14: Community and Leisure Facilities	
CLF1 - Large Scale Leisure Facilities	PPS4: Planning for Sustainable Economic Growth and PPS7: Sustainable Development in Rural Areas therefore no need for further development management policy
CLF2 - Small Scale Leisure Facilities	PPS4: Planning for Sustainable Economic Growth and PPS7: Sustainable Development in Rural Areas therefore no need for further development management policy
CLF4 - Amusement Centres	PPS4: Planning for Sustainable Economic Growth therefore no need for further development management policy
CLF5 - Water Based Recreation	Not specifically covered by National policy or Core Strategy therefore no need for further development management policy
CLF6 - Public Rights of Way	Not specifically covered by National policy or Core Strategy
CLF7 - Tourism related Caravan and Chalet Development	PPS7: Sustainable Development in Rural Areas and Core Strategy Policy 13 (Rural Economy)

CLF8 - Horses	PPS7: Sustainable Development in Rural Areas
CLF9 - Community Facilities	PPS1: Delivering Sustainable Development and Core Strategy Policy 23 (Health and Core Strategy) & Policy 25 (Community Facilities) therefore no need for further development management policy
CLF10 - Allotments	PPG17: Planning for Open Space, Sport and Recreation and Core Strategy Policy 23 (Health) therefore no need for further development management policy
Chapter 15: Design	
D1 - Design criteria	PPS1: Delivering Sustainable Development, PPS7: Sustainable Development in Rural Areas and Core Strategy Policy 17 (Design of New Buildings)
D2 - The Local Context	PPS1: Delivering Sustainable Development and Core Strategy Policy 17 (Design of New Buildings)
D3 - Daylight and Sunlight	Core Strategy Policy 17 (Design of New Buildings)
D4 - Safety and Security	PPS1: Delivering Sustainable Development and Core Strategy Policy 17 (Design of New Buildings)
D5 - Tall Buildings	PPS1: Delivering Sustainable Development and Core Strategy Policy 17 (Design of New Buildings)
D6 - Vistas	Not specifically covered by National policy or Core Strategy
D7 - The Layout of Development	Core Strategy Policy 17 (Design of New Buildings)
D9 - Works of Public Art	Core Strategy Policy 12 (Culture and entertainment facilities) & Policy 17 (Design of New Buildings)
D11 - Landscape Treatment	PPS1: Delivering Sustainable Development and Core Strategy Policy 17 (Design of New Buildings)

D12 - Housing Development	PPS1: Delivering Sustainable Development and PPS3: Housing and Core Strategy Policy 6 (Housing Quality) & Policy 17 (Design of New Buildings)
D13 - House Extensions	PPS1: Delivering Sustainable Development and PPS3: Housing
D14 - Shop Fronts	Not specifically covered by National policy or Core Strategy
D15 - Retail Warehousing and Industrial Development	Core Strategy Policy 17 (Design of New Buildings) therefore no need for further development management policy
D16 - Advertisements	PPG19: Outdoor Advertisement Control therefore no need for further development management policy
D17 - Advertisement Hoardings	PPG19: Outdoor Advertisement Control therefore no need for further development management policy
D18 - Rural Development	Some general coverage by PPS7: Sustainable Development in Rural Areas
D19 - The Conversion of Rural Buildings	Some general coverage by PPS7: Sustainable Development in Rural Areas and Core Strategy Policy 13 (Rural Economy)
Chapter 16: Renewable Energy	
RE2 - Wind Energy	PPS Planning and Climate change supplement to PPS1, PPS22: Renewable Energy and Core Strategy Policy 28 (Renewables and Low carbon Energy Schemes) therefore no need for further development management policy
Chapter 17: Site Specific Policies	
SS1 - Mixed Use Frontages	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 11 (Retail and Town Centre Uses and Business Based Tourism)

SS2 - Appropriate City Centre Uses	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 11 (Retail and Town Centre Uses and Business Based Tourism) & Policy 12 (Culture and Entertainment Facilities) & Policy 15 (Skills and Economic Inclusion)
SS3 - Land adjacent to Ringway/Falkland Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 1 (Locating Growth) & Policy 9 (Economic Growth and Employment)
SS5 - Avenham Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 11 (Retail and Town Centre Uses and Business based Tourism) & Policy 12 (Culture and entertainment facilities) partly apply.
SS6 - University of Central Lancashire	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment premises and sites) & Policy 15 (Skills and Economic Inclusion)
SS7 - St. Joseph's Hospital, Mount Street	PPS4: Planning for Sustainable Economic Growth
SS9 - Hill Street/Ringway	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 1 (Locating Growth) & Policy 10 (Employment Premises and sites)
SS10 - Site of former St. Mary's Church, Friargate Brow	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment Premises and sites)
SS11 - Hope Street/Corporation Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment Premises and sites)
SS12 - Walker Street/Great Shaw Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment Premises and sites)

SS15 - Manchester Road/Grimshaw Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 11 (Retail and Town Centre Uses and Business based Tourism) & Policy 12 (Culture and entertainment facilities).
SS18 - Queen Street/Dale Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 1 (Locating Growth) & Policy 11 (Retail and Town Centre Uses and Business based Tourism) & Policy 12 (Culture and entertainment facilities)
SS20 - Leighton Street (Gypsy Site and adjacent land)	PPS3: Housing and Core Strategy Policy 8 (Gypsy and Traveller and Travelling Show People Accommodation)
SS22 - Centenary Mill, New Hall Lane	PPS3: Housing
SS23 - Deepdale Street/Fletcher Road Coal Yard	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment premises and sites)
SS24 - Deepdale Mill, Deepdale Mill Street	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment premises and sites)
SS25 - Brockholes View/Birley Bank	PPS3: Housing and Core Strategy Policy 4 (Housing Delivery) & Policy 10 (Employment premises and sites)
SS26 - Aqueduct Mill	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment premises and sites)
SS31 - Riversway Phase B	PPS4: Planning for Sustainable Economic Growth, PPG13: Transport and Core Strategy Policy 10 (Employment premises and sites)
SS33 - Sharoe Green Hospital	PPS4: Planning for Sustainable Economic Growth and Core Strategy Policy 10 (Employment premises and sites)

Q37. Which of the Local Plan policies listed above do you think are no longer relevant and therefore do not need to be carried forward?

Q38. Are there any policies listed above which you think could be merged to make one new Development Management Policy? (e.g merge a number of policies to make one on Open Space and one on housing etc)

Q39. Are there any Development Management issues that are not covered by any of the Local Plan policies listed above which you think are needed?

Q36. Which of the Local Plan policies listed above do you think are still relevant and should therefore be carried forward as Development Management Policies within this document?

Glossary

Affordable Housing Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It should therefore be available at a cost low enough for them to afford, determined by local incomes and local house prices. Affordable housing should include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

AQMA Air Quality Management Area – An area where levels of pollution and air quality might not meet national air quality objectives. If it does not a plan is prepared to improve the air quality – a Local Air Quality Action Plan.

Biological Heritage Sites (BHS) Biological Heritage Sites is the name given to the most important non-statutory wildlife sites in Lancashire. They contain valuable habitats such as ancient woodland, species-rich grassland and bogs.

Brownfield Land Brownfield means sites that have already had some sort of development/or buildings built on them.

Central Lancashire The collective name for the administrative area covered by Preston, Chorley and South Ribble Council's, which is the area covered by the Core Strategy.

Core Strategy The key overarching policy document in the LDF that other DPD's and SPD's must conform with.

District Centres District Centres usually comprise groups of shops often containing at least one supermarket, and a range of non-retail services, such as banks, building societies and restaurants as well as local public facilities such as a library.

DPD Development Plan Document - A statutory policy document of the LDF, such as the Core Strategy, Area Action Plan and Site Specific Allocations.

Developer Contributions Monies collected from developers or direct works done by them to mitigate the impacts of new development where these cannot be satisfactorily addressed by conditions attached to a planning permission. This may include the creation of new wildlife areas or to provide additional infrastructure required by the development, such as new school facilities or provision of affordable housing.

Extra Care Housing Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages and can

sometimes provide an alternative to a care home.

Geological Heritage Site

Geological Heritage Sites are the equivalent of Regionally Important Geological and Geomorphological Sites in Lancashire. They are currently the most important places for geology and geomorphology outside statutorily protected land such as Sites of Special Scientific Interest.

Green Belt

Statutorily designated land around built-up areas intended to limit urban sprawl and prevent neighbouring settlements joining together. There is a strong presumption against inappropriate development. Not all Greenfield land is in the Green Belt. There is no Green Belt land around the north of Preston or east of Chorley Town.

Greenfield Land

Land that is not built on, typically farm land but also playing fields and allotments.

Green Infrastructure

Open land in both the natural and built environments, from countryside through to urban parks and play areas that provide a range of functions, such as contributing to biodiversity, alleviating flood risk and provides recreation.

Heritage Assets

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated

heritage assets (World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

Infrastructure

Facilities, services, and installations needed for the functioning of a community, such as transportation and communications systems, water and power lines, and public institutions including schools and hospitals.

LDF

Local Development Framework – is a folder of all the documents that comprise the Local Development Plan and support it – replaces the Local Plan.

Local Centres

Include a range of small shops of a local nature, serving a small catchment; typically local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot food takeaway and laundrette. In rural areas, large villages may perform the role of a local centre.

Local Nature Reserve

Local Nature Reserves (LNRs) are for both people and wildlife and are designated by English Nature. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it.

Local Plan The 'old style' local part of the development plan to be replaced by the LDF.

PCT Primary Care Trust – Groups set up by the National Health Service that commission a range of health care related services, activities and advice.

PPG Planning Policy Guidance notes – are being replaced by PPS's, but provided government guidance on a range of topics on how local policies should meet national planning goals.

PPS Planning Policy Statement - Sets out national land use policy in relation to a variety of issues that regional and local policies must have regard to.

Proposals Map A map that shows allocated sites for development, other land use proposals and protected sites.

SA Sustainability Appraisal - An assessment that considers the environmental, social and economic effects of a plan and appraises them in relation to the aims of sustainable development.

SFRA Strategic Flood Risk Assessment – These are required to meet national and regional policy requirements in relation to flood risk in a local area.

Spatial Planning Planning (used in preparing the LDF) which goes beyond traditional land uses to integrate policies for the development and use of land with other (non-planning) policies and

programmes which influence the nature of places and how they function.

SPD Supplementary Planning Document - give further guidance on specific policy topic areas such as affordable housing provision, that have been identified in core policy in the Local Development Framework or to give detailed guidance on the development of specific sites.

Strategic Site Sites that have been identified as having strategic importance in implementing the Core Strategy.

Sites of Special Scientific Interest (SSSIs) A conservation designation of national importance, identifying the Country's very best wildlife and geological sites. They include some of the most spectacular and beautiful habitats in the UK.

Wildlife Corridor A wildlife corridor is an area of habitat connecting wildlife populations separated by things like roads or development.

Sites for Preston November 2010

**Audio and braille versions of this document
are available. Please call 01772 906721**

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Appendix 2: Sustainability Appraisal

What is a Sustainability Appraisal?

Undertaking Sustainability Appraisal is mandatory under Section 19 (5) of the Planning and Compulsory Purchase Act 2004, in order to promote sustainable development by integrating social, environmental and economic considerations into the preparation of Development Plan Documents.

Sustainability Appraisal provides a powerful means of ensuring that those sites allocated for future development are the most appropriate when considered against all the reasonable alternatives. The requirements of how Sustainability Appraisal should be carried out are set out in guidance – Planning Policy Statement 12, the Plan-Making Manual and the Strategic Environmental Assessment Directive (SEA) Directive 2001/42/EC.

Sustainability Appraisal seeks to ensure that the five main principles agreed by UK Government to achieve sustainable development are addressed:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

‘Securing the Future – Delivering UK Sustainable Development Strategy’ (DEFRA, 2005)

To be effective, Sustainability Appraisal must be an integral part of plan preparation. Through the production of an Environmental Report, it highlights the likely significant effects on the environment of implementing the plan and any reasonable alternatives.

What has been done so far?

In September 2009 the three authorities consulted, with the statutory consultees, on a Site Allocations Development Plan Document Sustainability Appraisal Scoping Report. This Report set out the approach and methodology to assessing and appraising the sustainability of site suggestions.

At this stage in the process, all the sites have been subjected to an initial filtering exercise, as outlined in the Scoping Report, in order to determine whether or not the sites meet the criteria to allow them to be considered for further analysis.

For further information on the Sustainability Appraisal process contained within the Scoping Report, please see www.preston.gov.uk/sitesforpreston

How have suggested sites been appraised?

Suggested sites have been subjected to a filtering exercise to allow sites not in conformity with the Core Strategy to be excluded from consideration. The detailed criterion for excluding sites is set out in the Sustainability Appraisal Scoping Report. In summary, the filtering exercise consists of:

- 1. Elimination of sites not within, or adjacent to the boundary of, the locations identified in Publication Core Strategy Policy 1 for future growth and investment.*
- 2. Elimination of any remaining sites that are within Flood Zone 3.*

The application of this filtering process to the suggested sites has resulted in a selection of sites being excluded from consideration at this stage in the process. In addition a minimum site size threshold of 0.4 hectares has been imposed to exclude sites of an area less than this from consideration. All the sites that have been excluded through the Sustainability Appraisal process are shown in Appendix 4.

Evidence Base

A wide review of relevant plans, programmes and objectives has been carried out to establish the relationship of the plan with other plans and programmes and to identify environmental protection objectives at international and national level, which are relevant to the Site Allocations and Policies DPD. This process helps to identify sustainability issues that might influence the preparation of the plan as well as enabling potential synergies with other policies from international down to the local level and to ensure that the SA process is not undertaken in isolation.

A full list of the documents reviewed, containing the linkages relevant to SA and the LDF are contained in the *Core Strategy Sustainability Appraisal Evidence Gathering* (June 2010) document. A summary list of documents reviewed as part of the SA scoping process is set out below.

- Central Lancashire Strategic Flood Risk Assessment - Level1 (December 2007)

- Central Lancashire Transport Study (October 2008)
- Chorley, Preston and South Ribble Employment Land Review (April 2009)
- Central Lancashire Joint Strategic Housing Market Area Assessment (August 2009)
- Central Lancashire Retail and Leisure Review (March 2010)
- Housing Viability Assessments for Chorley, Preston and South Ribble (March 2010)
- Central Lancashire Open Space and Recreation Review (expected May 2010)
- Central Lancashire Joint Strategic Housing Land Availability Assessment (kept under review)

Appendix 3: Site Suggestions received via Area Forum area

Central Area Forum

Site Reference	Site Name / Address	Settlement	Site Area (ha)	Current Use	Suggested Use	Comments
PR/CS/01	Preston Jaguar, Portway, Preston	Preston	0.86	Car show room and workshop facility	More than one suggested use	1) Housing; or 2) Sheltered Accommodation; or 3) Retail; or 4) Leisure; or 5) Mixed Use
PR/CS/02	271-273 Brook Street, Preston	Preston	0.33	Car show room with vehicle repair shop and covered yard/parking	Not carried Forward	1) Housing; or 2) Mixed use (Retail and Housing)
P019	Parker Street	Preston	1.30	B8 - Storage and distribution	Housing	
P022	Land adjacent to Ashton Basin (Off Tulketh Brow)	Preston	0.37	Partly vacant part Scrap yard	Housing	Proposed to be 'Not carried Forward'
P032	Land and Premises at School Street	Preston	0.56	Employment	Housing	
P037 & PR/CS/CS4	Queens Retail Park and land adjoining (Horrocks Quarter) off Stanley Street, Queen Street and Church Street	Preston	4.10	Retail Park and vacant land	Mixed Use	A mix of Retail and Leisure and Hotel and Housing
P055	Corporation Street	Preston	1.75	Maintenance use and business depot	Mixed Use	A mix of Housing and Retail and Employment (Offices)
P057	Oak Street	Preston	0.14	Car Wash and car park	Housing	Proposed to be 'Not carried Forward'
P060	Frenchwood Recreation Ground and Wildlife Garden, The Esplanade, Frenchwood	Preston	7.60	Open space, recreation, playing fields, wildlife garden, woodland	Open Space / Leisure	Recreational greenspace, parkland and wildlife/wood reserve

P061	School Playing Fields & Knoll Side Christ the King Maths and Computing College, Lawrence Avenue, Frenchwood	Preston	4.60	School playing fields	Open Space / Leisure	Playing fields - open space
P070	Preston College, Park Campus, Moor Park Avenue	Preston	0.90	Education	Housing	
P085	Argyll Road Depot	Preston	4.30	Works Depot and Bus Depot	Mixed Use	
P086	Moor Park Avenue Depot	Preston	0.37	Works Depot	Housing	Proposed to be 'Not carried Forward'
P087	Meadow House	Preston	0.27	Former clearance site	Affordable Housing	Proposed to be 'Not carried Forward'
P088	Adelphi House	Preston	0.24	Former clearance site	Affordable Housing	Proposed to be 'Not carried Forward'

Eastern Area Forum

Site Reference	Site Name / Address	Settlement	Site Area	Current Use	Suggested Use	Comments
P006	Deepdale Road Centre, Deepdale Road	Preston	0.57	Day Centre	More than one suggested use	1) Retail; or 2) Employment (Offices)
P026	Brockholes, Next to Junction 31 of M6	Preston	105	Former Sand quarry	Other	Nature conservation and Green Tourism
P031	Land East of Longridge Road, Ribbleson	Preston	0.70	Employment/ storage & Distribution	More than one suggested use	1) Mixed Use; or 2) Housing
P040	Tetrad, New Hall Lane	Preston	2.85	Employment	Housing	
P049	Roman Road Farm	Grimsargh	24.94	Agriculture	Employment	

P050	Land at the Oaks, Longridge Road, Ribbleton	Preston	8.30	Vacant land	Employment	
P082	Deepdale Shopping Park	Preston	8.57	Retail and Commercial	Mixed Use	A mix of Retail and Commercial
P089	Truro Place	Preston	0.50	Former clearance site	Affordable Housing	
P090	YMCA, Samuel Street	Preston	0.20	YMCA	Not carried Forward	Housing
P098	Red Scar Site H	Preston	3.00	Vacant	Employment	

Northern Area Forum

Site Reference	Site Name / Address	Settlement	Site Area	Current Use	Suggested Use	Comments
P003	Broughton Business Park, Eastway	Preston	28.00	Agriculture	Mixed use	A mix of Park & Ride and Employment and Housing and Extra Care Residential and Education and Open Space
P005	Preston East, Western Loop Site, Bluebell Way, J31A M6	Preston	3.94	Agriculture	Mixed Use	A mix of Employment and Leisure
P007	Scout Hut, Beechway	Preston	0.11	Vacant	Housing	Proposed to be 'Not carried Forward'
P012	Land at Higher Bartle - bounded by Sandy Lane, Hoyles Lane, Lightfoot Lane and M55	Higher Bartle	75.00	Agriculture and residential	Mixed Use - A mix of Housing and Commercial and Community Uses	Proposed to be 'Not carried Forward'
P016	421 Garstang Road, Broughton	Broughton	1.20	Residential care home	Housing	
P021	Land west of Lightfoot House, Lightfoot Lane	Preston	0.50	Former agricultural site and buildings	Housing	
P033 & P080	Land off Blue Bell Way, Preston East Development Area	Preston	11.67	Agriculture	Employment	

P034	Land at 'Connemara' Lightfoot Green Lane, Fulwood	Preston	3.80	Residential garden, playing field, equestrian	Housing	Proposed to be 'Not carried Forward'
P046	2 Blackbull Lane, Fulwood	Preston	0.13	Residential	Housing	Proposed to be 'Not carried Forward'
P056	Preston Grasshoppers, Lightfoot Green Lane, Fulwood	Preston	9.00	Recreational	Mixed Use - A mix of Housing and Leisure and Recreational Green Space	Proposed to be 'Not carried Forward'
P071 & P081	Ingol Golf Club, Tanterton Hall Road, Ingol	Preston	70.00	Golf Course	More than one suggested use	1) Mixed Use (9hole Golf Course and Community/Leisure and Residential); or 2) Amenity greenspace and woodland for sustainable energy
P074	Eastway Nurseries, Eastway, Fulwood	Preston	1.45	Part retail Nursery, part grazing paddock	Housing	
P075	Land at Lightfoot Lane, Preston	Preston	4.80	Grazing land	Housing	Proposed to be 'Not carried Forward'
P083	Land to North of Lightfoot Lane, Preston	Preston	2.70	Vacant land	Housing	
P084	Harris Park, 253 Garstang Road, Preston	Preston	3.50	Cricket pitch and Car Park	Housing	

Rural Area Forum

Site Reference	Site Name / Address	Settlement	Site Area	Current Use	Suggested Use	Comments
PR/CS/03	land in between Dorest and Saunders Rake, Cumeragh Lane, Whittingham		0.27	Vacant	Housing	Proposed to be 'Not carried Forward'

PR/CS/07	Aaron House, 500 Whittingham Lane, Goosnargh	Goosnargh	0.28	Redundant Barn and Stables	Housing	Proposed to be 'Not carried Forward'
P002	Whittingham Hospital (Gotfield Front Field)	Goosnargh	10.05	Vacant land	A mix of Housing and Community Uses	Proposed to be 'Not carried Forward'
P003	Broughton Business Park, Eastway	Preston	28.00	Agriculture	Mixed use	A mix of Park & Ride and Employment and Housing and Extra Care Residential and Education and Open Space
P004	Preston East, Junction 31A, M6		26.70	Agriculture	Employment	
P009	Broughton Vicarage, Garstang Road	Broughton	2.05	Recreation, open space and agricultural	Mixed Use - A mix of Housing and Recreational Green Space	Proposed to be 'Not carried Forward'
P010	Land to the North of Hoyles Lane and to the West of Tabley Lane	Higher Bartle	19.60	Agriculture and residential	Housing	Proposed to be 'Not carried Forward'
P011	Land to the North of St Marys Church	Goosnargh	1.50	Agriculture	Open Space / Leisure	Recreational greenspace or open space
P012	Land at Higher Bartle - bounded by Sandy Lane, Hoyles Lane, Lightfoot Lane and M55	Higher Bartle	75.00	Agriculture and residential	Mixed Use - A mix of Housing and Commercial and Community Uses	Proposed to be 'Not carried Forward'
P013	Land West of Tabley Lane, Cottam	Higher Bartle	1.85	Agriculture	Housing	Proposed to be 'Not carried Forward'
P014	Land fronting the East Side of Garstang Road	Broughton	7.60	Agriculture	Housing	Proposed to be 'Not carried Forward'
P017	Haydock Grange, Nog Tow	Higher Bartle	10.00	Residential and agriculture	Housing	Proposed to be 'Not carried Forward'

P020 & PR/CS/08	Land off Preston Road	Grimsargh	5.00	Agriculture	Mixed Use - A mix of Housing and Community Health facilities and expansion of School	Proposed to be 'Not carried Forward'
P025	Land adjacent to Phantom Winger Pub/Hotel, Eastway	Preston	1.20	Vacant land	Community Use	
P027	Land off Lightfoot Lane, Fulwood	Preston	0.28	Agriculture	Housing	Proposed to be 'Not carried Forward'
P028	Land to the east and west of Sandy Lane	Higher Bartle	13.60	Agriculture	Housing	Proposed to be 'Not carried Forward'
P029	Land to the West of Garstang Road	Broughton	25.50	Agriculture	Housing	Proposed to be 'Not carried Forward'
P030	Land off Lightfoot Lane, Fulwood	Preston	0.90	Agriculture	Housing	Proposed to be 'Not carried Forward'
P034	Land at 'Connemara' Lightfoot Green Lane, Fulwood	Preston	3.80	Residential garden, playing field, equestrian	Housing	Proposed to be 'Not carried Forward'
P035 & P072	Land to the rear of Preston Road/Ribblesdale Drive	Grimsargh	0.67	Vacant Land	Housing	Proposed to be 'Not carried Forward'
P036	Grimsargh Reservoir and adjoining land, Preston Road	Grimsargh	16.06	Former operational reservoir	Uncertain - would like to discuss potential uses for the site	Proposed to be 'Not carried Forward'
P039 & PR/CS/05	Bellway land to the east of Goosnargh	Goosnargh	19.60	Agriculture	Mixed Use	Proposed to be 'Not carried Forward'
P041	Land at Church House Farm, Preston Road	Grimsargh	8.60	Open Land	Housing	
P042	Land north of Hoyle's Lane, Near Higher Bartle	Higher Bartle	16.00	Residential and Agriculture	Housing	Proposed to be 'Not carried Forward'

P045	Land to the North of Hoyles Lane and the east of Lea Lane, Cottam	Preston	40.00	Agriculture	Housing	Proposed to be 'Not carried Forward'
P047	Land off Whittingham Lane, Whittingham		18.93	Agriculture	Housing	
P048	Grimsargh House Rest Home, Preston Road	Grimsargh	1.30	Rest Home	Housing	Proposed to be 'Not carried Forward'
P049	Roman Road Farm	Grimsargh	24.94	Agriculture	Employment	
P051	TDG Nexus/ HT Forrest site, Whittingham Road, Whittingham		3.37	Haulage and joinery business	Employment	
P052	Sand Bank Farm, Ashley Lane	Longridge	1.61	Contractor's depot and office	Employment	Proposed to be 'Not carried Forward'
P053	Rear the Laund, Whittingham Lane	Grimsargh	0.70	Garden/agriculture	Housing	Proposed to be 'Not carried Forward'
P054	Maxy House Farm, Sandy Lane, Cottam	Preston	22.57	House, equestrian, agricultural	Housing	Proposed to be 'Not carried Forward'
P056	Preston Grasshoppers, Lightfoot Green Lane, Fulwood	Preston	9.00	Recreational	Mixed Use - A mix of Housing and Leisure and Recreational Green Space	Proposed to be 'Not carried Forward'
P058	Land Behind Barton Church/ Boars Head Pub, off Garstang Road	Barton	2.74	Agriculture	Housing	Proposed to be 'Not carried Forward'
P059 & PR/CS/05	Bellway Land to the West of Goosnargh	Goosnargh	8.90	Agriculture	Mixed Use	Proposed to be 'Not carried Forward'
P062	Land to the north of Lightfoot Lane	Higer Bartle	0.86	Agriculture/residential	Housing	Proposed to be 'Not carried Forward'
P063	Land at Bank Hall Farm	Broughton	17.09	Agriculture	Housing	Proposed to be 'Not carried Forward'
P064	Land at Church House Farm	Grimsargh	13.87	Agriculture	Other	Commercial

P065	Land off Lightfoot Green Lane, Fulwood	Preston	1.30	Recreational	Housing	Proposed to be 'Not carried Forward'
P066	Parkinson House Farm, Whittingham Lane	Goosnargh	4.84	Agriculture	Housing	Proposed to be 'Not carried Forward'
P067	Rydal Mount, 42 Woodplumpton Road	Woodplumpton	0.48	Garden/ curtilage	Housing	Proposed to be 'Not carried Forward'
P068	West View Farm, Woodplumpton Road	Woodplumpton	0.90	Not in use	Housing	Proposed to be 'Not carried Forward'
P069	Rear of 154 Hoyles Lane, Cottam	Preston	0.50	Vacant land with outbuildings	Housing	Proposed to be 'Not carried Forward'
P073 & P077	Land at Boyes Farm, Fulwood	Preston	24.28	Mixed – Residential/ Agricultural / Equestrian	Housing	
P075	Land at Lightfoot Lane, Preston	Preston	4.80	Grazing land	Housing	Proposed to be 'Not carried Forward'
P076	Land formerly known as Haydock Grange, bounded by Hoyles Lane, Sandy Lane and Tabley Lane	Preston	20.00	Agricultural	Housing	Proposed to be 'Not carried Forward'
P078	Oak Nurseries, Pudding Pie Nook Lane, Goosnargh	Broughton	0.65	Garden Centre / Nursery	Housing	Proposed to be 'Not carried Forward'
P079	Oak Nurseries, Pudding Pie Nook Lane, Goosnargh	Broughton	2.00	Garden Centre / Nursery	Housing	Proposed to be 'Not carried Forward'
P091	Grimsargh Vicarage, Preston Road	Grimsargh	0.65	Vicarage	Rural Exception (Affordable Housing)	
P092	Fell View/Dixons Lane	Grimsargh	0.80	Agriculture	Rural Exception (Affordable Housing)	
P093	Helms Farm, Broughton	Broughton	2.10	Agriculture	Rural Exception (Affordable Housing)	

P094	Land North of Jepps Lane, Barton	Barton	2.00	Agriculture	Rural Exception (Affordable Housing)	
P095	Land South of Jepps Lane, Barton	Barton	3.00	Agriculture	Rural Exception (Affordable Housing)	
P096	Dobsons Farm, Broughton	Broughton	3.50	Agriculture	Rural Exception (Affordable Housing)	
P097	Land to east of Plumpton Field, Woodplumton	Woodplumton	0.80	Agriculture	Rural Exception (Affordable Housing)	

Western Area Forum

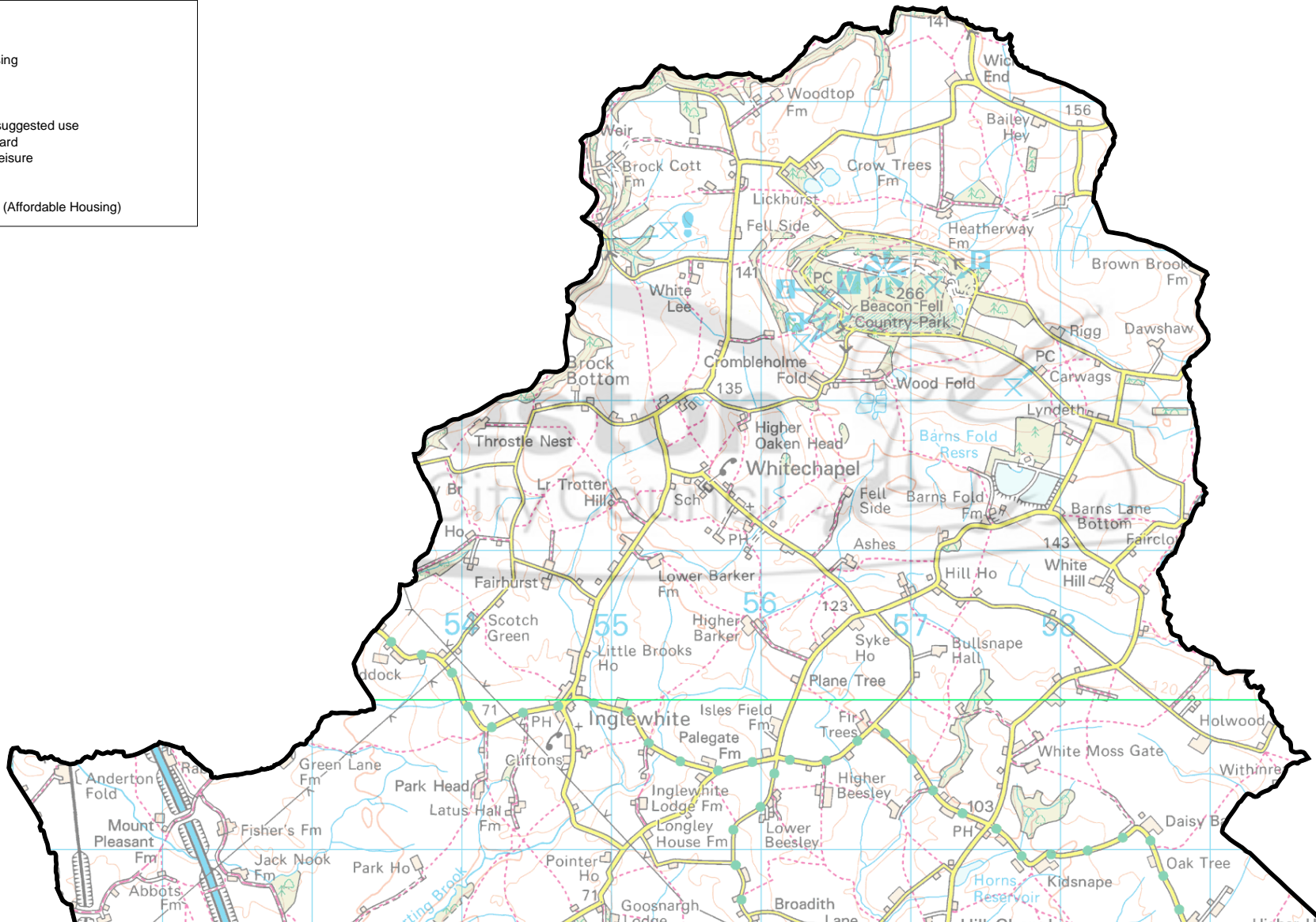
Site Reference	Site Name / Address	Settlement	Site Area	Current Use	Suggested Use	Comments
P001	Cottam Hall, off Tom Benson Way	Preston	56.04	Agriculture	Housing	
P008	Ainsdale House, Ainsdale Drive, Ashton-on-Ribble	Preston	0.28	Vacant land	1) Housing; or 2) Mixed use	Proposed to be 'Not carried Forward'
P015	Site of Ingol Lodge, Cottam Lane, Ashton	Preston	5.26	Vacant Land	1) Housing; or 2) Leisure; or 3) Care Home; or 4) Mixed Use; or (Retail and Housing and Leisure)	Proposed to be 'Not carried Forward'
P018	Land south of Stoney Butts, north of Riversway	Preston	4.20	Vacant land	Not carried Forward	A mix of Housing and Open Space
P023	Lea Gate Garage, Blackpool Road, Lea	Preston	0.85	Petrol station and HGV storage	1) Housing; or 2) Mixed Use (Residential and Commercial)	Proposed to be 'Not carried Forward'
P024	Brethrens Meeting Room, Egerton Road, Ashton	Preston	0.50	Place of Worship	Housing	

P038	Land on the South side of Lea Road	Preston	3.40	Agriculture	Housing	
P043	Land off Tudor Avenue, Lea	Preston	3.01	Agriculture	Housing	Proposed to be 'Not carried Forward'
P044	Land off Blackpool Road/Dodney Drive, Lea	Preston	12.04	Agriculture	More than one suggested use	1) Housing; or 2) Leisure
P045	Land to the North of Hoyles Lane and the east of Lea Lane, Cottam	Preston	40.00	Agriculture	Housing	Proposed to be 'Not carried Forward'
P071 & P081	Ingol Golf Club, Tanterton Hall Road, Ingol	Preston	70.00	Golf Course	More than one suggested use	1) Mixed Use (9hole Golf Course and Community/Leisure and Housing); or 2) Amenity greenspace and woodland for sustainable energy

Site Suggestions - Rural Area Forum - Part 1

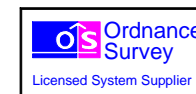
Key

- Affordable Housing
- Community Use
- Employment
- Mixed Use
- More than one suggested use
- Not carried forward
- Open Space / Leisure
- Other
- Residential
- Rural Exception (Affordable Housing)



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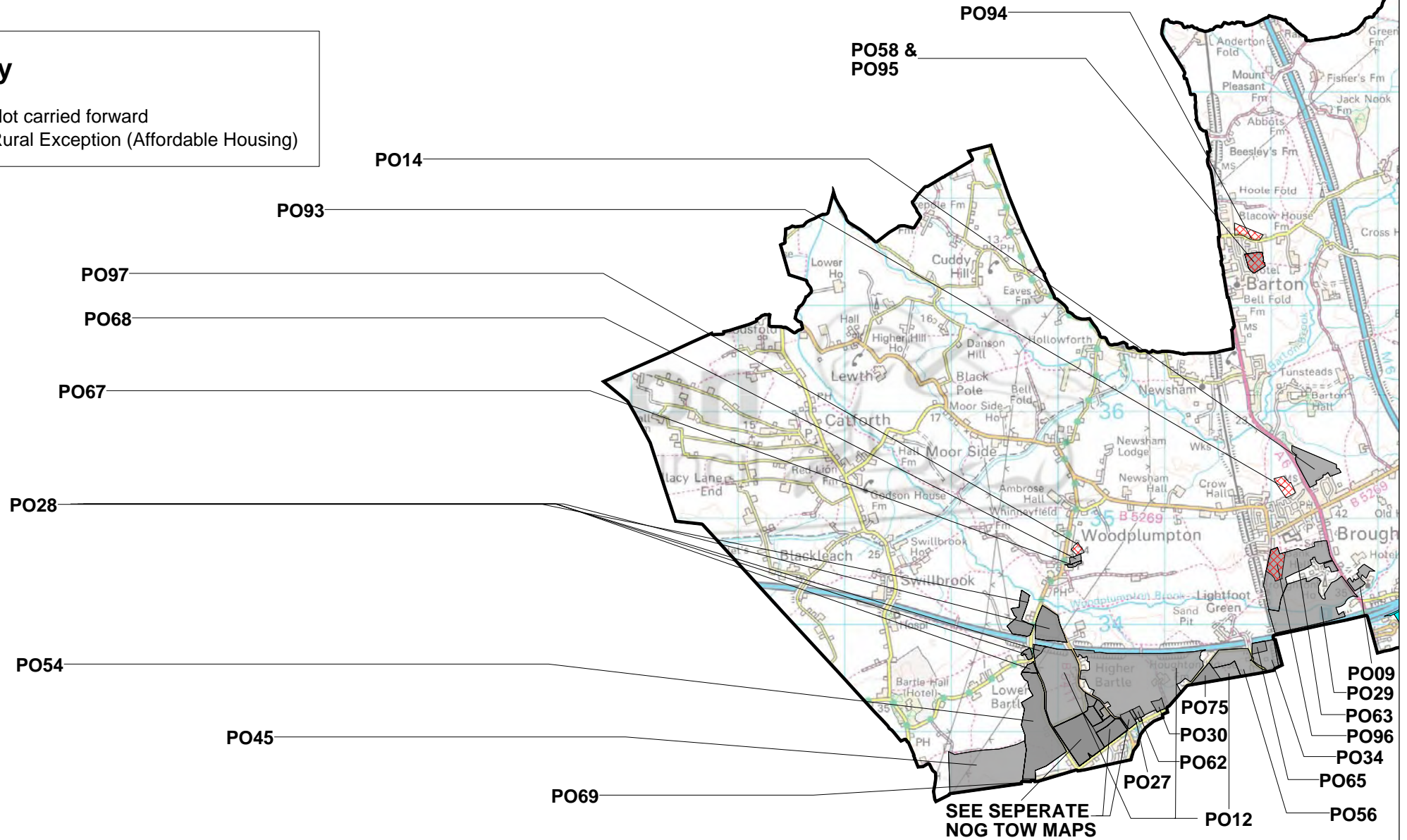


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Site Suggestions - Rural Area Forum - Part 2

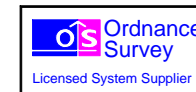
Key

- Not carried forward
- Rural Exception (Affordable Housing)



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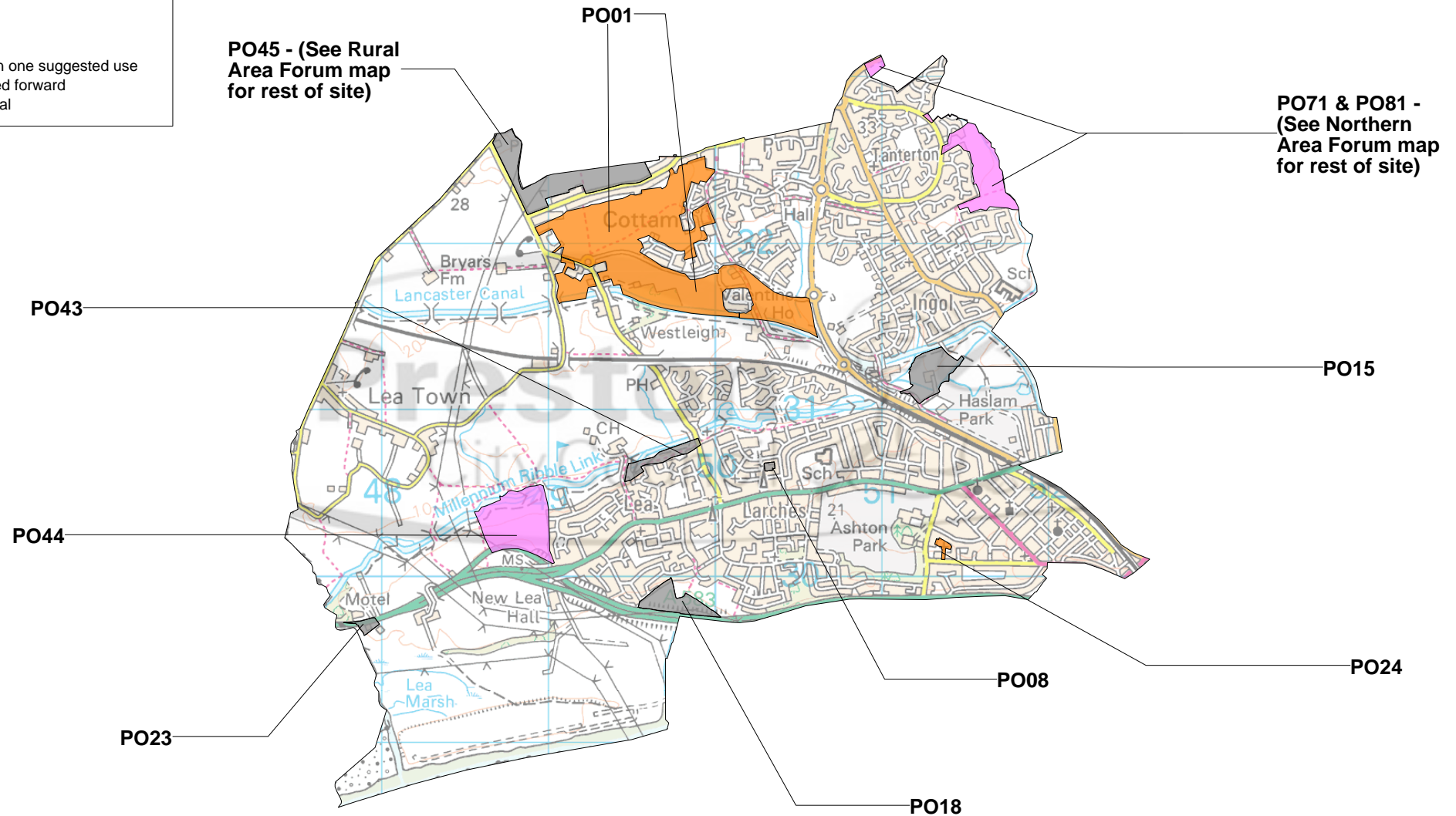


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Site Suggestions - Western Area Forum

Key

- More than one suggested use
- Not carried forward
- Residential



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