

4. Areas for Development

Major Development

Introduction

4.1 In accordance with Central Lancashire Core Strategy Policy 1, and to deliver economic growth, sufficient levels of new housing, vital infrastructure and sustainable development, planning permission, will, in principle, be granted for a comprehensive scheme of development for a range of appropriate uses within:

- Cottam Strategic Site (Allocation HS1.1)
- North West Preston Strategic Location (Allocations HS1.3 to HS1.6)

4.2 Due to the size and importance of these sites, a comprehensive approach will be adopted that sets out the infrastructure needs and delivery mechanisms for the whole sites and considers the relationship to existing communities.

Cottam (Allocation HS1.1)

4.3 Cottam is identified in the Central Lancashire Core Strategy as a Strategic Site for development. Strategic Sites are defined as being central to the achievement of the Core Strategy.

4.4 The site comprises mostly greenfield land, north-west of Preston City Centre, as well as the derelict urban brownfield

Cottam Brickworks site. The greenfield land – known as Cottam Hall – is owned by the Homes and Communities Agency (HCA) and forms part of a larger Central Lancashire New Town urban extension that commenced in the 1980s but is only about half complete.

4.5 The City Council has adopted an Interim Planning Statement to support the redevelopment of the rest of the site – the former Brickworks – for a mixture of uses, including retail, residential and employment.

4.6 It is anticipated that approximately 1,300 homes could be delivered across the two sites.

Policy MD1 - Cottam

Planning permission will be granted for the development of the Cottam site subject to the following:

- a) a comprehensive development of the site is demonstrated through the submission of an agreed masterplan;
- b) a phasing and infrastructure delivery schedule;
- c) the provision of a range of uses appropriate to a major residential area, and;
- d) the implementation of a high quality development in accordance with an agreed design code.

Proposals Map Reference: HS1.1

4.7 The delivery of the Cottam site is central to the delivery of both the Central Lancashire Core Strategy and this Plan.

This includes both the Cottam Hall greenfield site west of Tom Benson Way, and the previously developed former Brickworks site east of Tom Benson Way.

- 4.8 The majority of new homes will be delivered on the Cottam Hall site (circa 1,100), these proposals currently comprise an outline planning application being considered by the Council.
- 4.9 The former Brickworks site currently benefits from planning permission. The main aspects of this approval include a new supermarket, up to 206 new houses and some employment floorspace. The range and mixture of uses proposed on this site enhance the delivery of the adjacent Cottam Hall site by addressing sustainability deficiencies in the area, such as proximity to a foodstore and employment provision.
- 4.10 In addition to the above sustainability considerations, a number of key infrastructure improvements have been identified. These include a new primary school, an extension to an existing health centre along with significant improvements to the road network with greatly enhanced bus service provision – possibly a rapid transit system to the city centre. A new railway station is also proposed to increase the accessibility of the site.
- 4.11 Despite the advanced nature of proposals on the site, it is necessary, specifically in the event of the current permission not coming forward, to establish the Council's vision and requirements for development of the site.

allocation and adjoins existing suburban residential areas. The site could accommodate approximately 30 units.

HS1.24 Land off Blackpool Road/Dodney Drive

- 5.39 This is a greenfield site, measuring over 12ha, located on the edge of the main urban area in Lea, north of Riversway. The northernmost third of the site is within Flood Zone 3; therefore development for residential uses on this part of the site should be avoided. A considerable proportion of the site is however not at risk of flooding, and it is estimated approximately 145 units could be delivered on the site. Access constraints will also have to be overcome.

HS1.25 Land South of Stoney Butts/North of Riversway

- 5.40 This is a 4.2ha undeveloped, greenfield site situated in the south western part of the existing urban area. The site sits immediately adjacent to an approved residential development at Ryelands Crescent/Thurnham Road that is nearing completion.
- 5.41 The site sits within Flood Zone 2. Whilst this does not preclude residential development of the site, it is an important consideration that will need to be appropriately dealt with in the preparation of a planning application for the site.

HS1.26 Land off Whittingham Road, Longridge

- 5.42 This is a large part greenfield/part previously developed site adjacent to the built up area of Longridge. In total, the site