

# Land off Walker Lane, Ingol, Preston

Proposed allocations for residential development

**REPRESENTATIONS ON CENTRAL LANCASHIRE LOCAL PLAN  
REGULATION 19 CONSULTATION**

APRIL 2025



# REPORT CONTROL

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## **/1 INTRODUCTION**

- 1.1. PWA Planning has been commissioned to prepare representations in relation to three parcels of land located off Walker Lane, Ingol. The aim of the representations is to demonstrate that the sites are suitable for residential development with a view to them being allocated for housing in the Central Lancashire Local Plan.
- 1.2. The three Central Lancashire Authorities are currently undertaking a consultation on the preparation of a Joint Local Plan for Central Lancashire including Chorley Borough Council, South Ribble Borough Council, and Preston City Council, as part of the Regulation 19 consultation. The consultation process is running until midnight on Monday 14<sup>th</sup> April 2025. As part of this consultation it has been identified that there is a significant shortfall in the proposed allocations in the Draft Plan which currently only cover 80% of the identified housing need for the authorities. PWA are promoting a series of sites to be considered for allocation for development in the emerging Local Plan. This Statement covers three of these sites.
- 1.3. These representations should be read in conjunction with the following supporting documents, which relate to Site A of this submission (land to the south of Walker Lane):
  - Location
  - Tree Survey
  - LVIA
  - Habitat and Woodland Management Plan
  - Transport Statement
  - Tree Constraints Plan
  - Landscape Masterplan
  - Flood Risk Assessment and Drainage Strategy
  - Ground Contamination Report
  - Ecological Assessment
- 1.4. This document intends to provide an overview of the three sites and further illustrate why the sites should be taken forward as an allocation for development within the Local Plan period. It also provides reasons why the Draft Plan is not sound.



## /2 THE SITES

### Ingol Golf Course

- 2.1. The former Ingol Golf Club sits on the eastern edge of the area known as Ingol and is separated from the residential area of Fulwood by the West Coast mainline railway which forms the former Golf Club's eastern boundary. The B6241 (Tom Benson Way) runs along the northern boundary. The southern and western boundaries of the Golf Club are formed by the residential areas of Tanterton, Ingol, Cadley and Greyfriars. The former Golf Club is predominantly located within the ward of Greyfriars, however, the western end of the former Golf Club is also located within the ward of Ingol. To the north is the M55 motorway, with junction 1, being located within 1km of the former Gold Club's northeastern corner. This motorway also provides direct access to the M6.
- 2.2. The Golf Course opened in 1981 operating as an 18-hole golf course for nearly 30-years before closing in 2010. In April 2013, the Golf Course reopened with 14 holes available initially, and the full 18-hole course operational from September 2013. The course is now closed, following the granting of planning permission in 2018 for 450 dwellings and new first team training ground for Preston North End Football Club.
- 2.3. The sites are located on the northern fringe of the Preston conurbation approximately 3.5km from the centre of Preston and currently comprises a greenfield parcels of land that were previously used in association with the former Ingol Village Golf Course.

### Planning History

- 2.4. A search of Preston City Council's planning register has been carried out to understand the golf courses planning history. The relevant applications are detailed in turn below.
- 2.5. The following applications relate to the golf course itself and the wider surrounding area:

**Application Number:** 06/2017/0002

**Location:** Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

**Description:** Hybrid planning application for the redevelopment of land for areas of public open space (full application); for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (outline application access applied for)



**Registration Date:** 20/06/2017

**Decision:** Refusal

**Application Number:** 06/2017/0181

**Location:** Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

**Description:** New first team training facility for Preston North End Football Club

**Registration Date:** 21/02/2017

**Decision:** Approval with conditions

**Application Number:** 06/2017/0757

**Location:** Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

**Description:** Hybrid planning application for the redevelopment of land associated with Ingol Village Golf Course, Preston; full application for areas of public open space; outline application for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (access applied for)

**Registration Date:** 22/06/2017

**Decision:** Approval with conditions

**Application Number:** 06/2017/1392

**Location:** Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

**Description:** New first team training facility for Preston North End Football Club (pursuant to 06/2017/0181 to seek variation of condition no.6 foul and surface water drainage strategy)

**Registration Date:** 01/12/2017

**Decision:** Approval with conditions

**Application Number:** 06/2020/0821

**Location:** Ingol Golf And Squash Club, Tanterton Hall Road, Preston, PR2 7BY

**Description:** Certificate of Lawfulness for proposed building operations under Section 191 of the 1990 Town and Country Planning Act, as substituted by the Planning and Compensation Act 1991 to allow for the completion of works approved under planning application reference 06/2019/1346.

**Registration Date:** 10/08/2020

**Decision:** Grant certificate



**Application Number:** 06/2023/0073

**Location:** Land to the south of Walker Lane, Ingol, Preston, PR2 7AW

**Description:** Outline planning application for 11no. self-build dwellings seeking approval for access (all other matters reserved)

**Registration Date:** 25/01/2023

**Decision:** Withdrawn

Site A: Land south of Walker Lane

- 2.6. The first site subject of these representations was included for residential development within the first application for the hybrid application at the gold course (ref: 06/2017/0002) that was refused in 2017. The principle of developing the site for residential purposes was considered acceptable by planning officers, however the application was refused at Planning Committee. In the resubmitted application, the area proposed as part of this development was removed from being residential, and alternatively proposed as public open space (see Figure 1 below). It is considered that developing this parcel of land for residential purposes has previously been accepted in principle by the Council's planning officers and the site has never operated as formal open space with the associated housing developments to date. The wider area has since been and continues to be developed in line with the approval for 450 homes. As such, the nature of the surrounding area has evolved since the previous applications.



**Figure 1:** Extract of approved Indicative Masterplan (application ref. 06/2017/0757), illustrating public open space to be provided on planning application site



- 2.7. The site is approximately 2ha in size and is thought to be able to deliver approximately 11 houses based on the constraints of the site. An extract from Google Maps is shown in Figure 2 below, with the site's approximate boundaries defined by the red line. A Location Plan has also been submitted alongside these representations for further context.



**Figure 2:** *Approximate Site Extent (Source: Google Earth)*

- 2.8. The site which this submission is promoting is identified in red within the supporting Location Plan. The site is situated to the south of Walker Lane in Ingol and is currently vacant grassland, featuring a number of trees and is adjacent the existing woodland.

Site B: Land to the north of Walker Lane

- 2.9. Site B is located on the north side of Walker Lane, on land opposite to Site A. Figure 3 below illustrates its location.



**Figure 3: Approximate Site Extent (Source: Google Earth)**

- 2.10. Site B is located on the north side of Walker Lane, on land opposite to Site A. Like Site A, it was identified for open space within the original planning consent, on land adjoining Parcel H of the development. It is approximately 0.8ha in size and could deliver circa 20no. dwellings.

Site C: Land to the east of Walker Lane

- 2.11. Site C is located to the east of Walker Lane, and benefits from the extant planning permission for Preston North End Football Club's new training ground. Since the granting of the planning permission, the football club purchased a site in Euxton with existing suitable facilities, as such, to date the site has not been developed as a training facility. The site is illustrated in Figure 4 below.

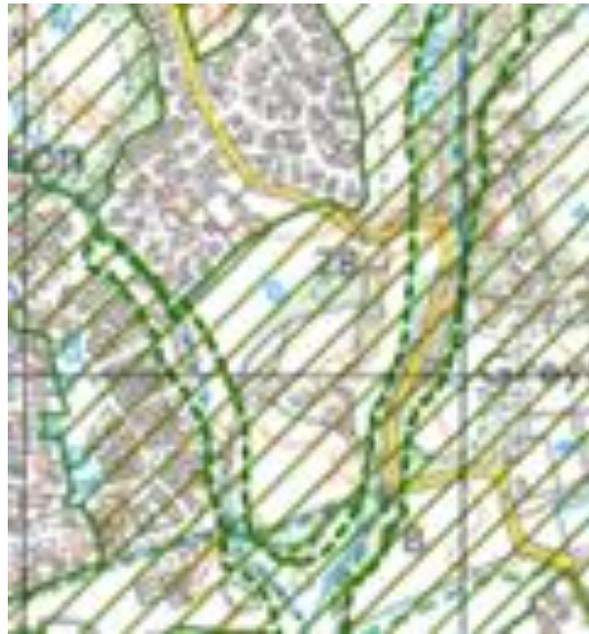


**Figure 4:** *Approximate Site Extent (Source: Google Earth)*

2.12. In total the size is approximately 8ha in size. On this basis it could deliver circa 200no. dwellings.

Site Allocations in the Draft Plan

2.13. All three sites are allocated in the draft plan as existing open space, sport and recreational facilities. Draft policy HC6 applies.



HC6 - Protection of Existing Open Space, Sport and Recreation Facilities

- 2.14. Since the granting of the outline application in 2017, further reserved matters have also been approved, and housing is now either constructed or in the throes of being constructed. To the north, west and south-west of the golf course are existing residential estates, with the Bellway Homes estate to the west being of the most recent construction. To the east and south is the existing woodland and Sharoe Brook with further residential development being set past the woodlands. In short this has fundamentally changed the function of the local area. It no longer functions as a golf course, or has the potential to. With this, it is evidently clear that whilst the sites are allocated as an Area of Major Open Space within the council's Local Plan, the approved developments and implemented permissions have fundamentally altered the sites' contribution to the policy, to a degree that the policy is no longer justified in this area.
- 2.15. The three sites have been effectively severed from the former golf course use due to the granting of applications for residential developments and no longer offers functional or potential recreational value. Policy HC6 only permits the loss of open space where it is surplus to requirements or where its contribution to the character of the area is minimal. Given the sites are privately owned, inaccessible, and surrounded by recent housing development, they no longer meet the functional or character-based tests set out in Policy HC6. They do not offer public access, nor are they used for sport, recreation, or open space



purposes. As such, it no longer makes a “significant contribution to the character of the area”—a key test under Policy HC6 (criterion d).

2.16. The following paragraph assesses the development potential of the sites for housing against the four criteria in Draft Policy HC6.

a) **Surplus to requirements:** The sites have not functioned as open space for several years and are no longer required for that purpose. Their previous recreational use as a golf course have ceased, and no evidence exists that it is needed to address deficits in the Open Space Assessment or Playing Pitch Strategy.

b) **Equivalent or better provision:** Adjacent developments and nearby woodlands contribute to the green infrastructure network. The area is not deficient in public open space that would require protection of this private land.

c) **Alternative recreational provision:** The sites are not being proposed for alternative sport or recreation, but this criterion is not relevant because the land no longer plays that role and its loss is not harmful.

d) **Contribution to character:** The presence of substantial new housing, and the loss of visual and functional links to its past use, means the sites no longer contributes meaningfully to local character.

2.17. Therefore, the sites fail to meet any of the criteria in Policy HC6, and its continued protection as open space is unjustified.

2.18. The NPPF 2024 is clear that local plans must “significantly boost the supply of housing” and be informed by robust evidence of housing needs. Central Lancashire, and Preston in particular, is currently only planning to meet 80% of identified housing need, however evidence suggests that the sites included to help deliver this need, will not deliver in the way the authorities anticipate. In this respect, further allocations are required.

2.19. The Walker Lane sites are logical and deliverable candidates for housing allocations. They sit within an established urban context, are well-related to existing infrastructure, and are not constrained by environmental or amenity concerns. Allocating them for housing would contribute to meeting identified shortfalls in a sustainable, plan-led manner, while preventing future speculative development elsewhere.



2.20. Retaining this designation would hinder sustainable development and compromise the Plan's ability to meet housing needs in accordance with national planning policy. The sites should therefore be de-allocated as open space and instead be formally allocated for residential development in the new Central Lancashire Local Plan. This would reflect the sites' current character, support housing delivery in a sustainable location, and help ensure the Plan's soundness at examination.



### **/3 CENTRAL LANCASHIRE DRAFT LOCAL PLAN**

- 3.1. As part of the consultation process, we have reviewed the Draft Plan and have provided representations under separate cover. In relation to the sites and the representations we have made it is thought that additional allocations in Preston City Council should be welcomed. A summary of the representations is provided below.

#### Spatial Vision

- 3.2. PWA agrees with and broadly supports the vision for sustainable growth outlined in the Plan. However, the vision is not supported by the land use allocations which are contained within the Plan, either in terms of quantum of development which will be delivered or the spatial location of the proposed allocations.
- 3.3. The plan must go further in addressing the region's housing shortfall, ensuring that policies actively promote housing delivery rather than restrict it.
- 3.4. This is particularly relevant given that the authorities are seeking to take advantage of the transitional provisions provided at Annex 1 Paragraph 234(a) of the Framework and so do not propose to meet the full local housing needs and seeks examination of the plan against the requirements of the previous Framework. It is acknowledged that under these provisions, the housing requirement must be no less than 80% of local housing need. The plan indicates a housing requirement which meets these provisions. The plan needs to be able to demonstrate that it then makes sufficient land use allocations to ensure that these requirements are achieved. Indeed, when the housing requirement is below the actual need, it is even more crucial that the proposed land use allocations included in the draft plan have been fully assessed for deliverability. The loss of even a modest number of sites would mean that actual delivery would likely fall well below 80% of local housing need and thus further compound the lack of supply of new homes.
- 3.5. PWA is aware that some of the sites proposed for allocation are constrained by access and other technical / ownership issues which will likely prevent development. The degree of rigour of the allocation process, particularly in considering the technical constraints, appears to be limited. This suggests that the authorities will be unable to meet the required 80% detailed within the plan which brings clear questions as to its soundness. Planning for the



bare minimum is neither in the best interests of Central Lancashire, nor does it align with the NPPF which seeks to boost the supply of housing.

- 3.6. In our opinion additional land use allocations, particularly for new housing, are required to ensure the plan remains sound and can ensure delivery of at least 80% of the local housing need is achieved in housing within the Local Plan area.
- 3.7. The Plan supports economic growth and employment, particularly in relation to town centres, strategic employment sites, and investment in infrastructure. However, this is not always clearly linked to the need for corresponding housing growth. The economic projections published as part of the evidence base for the plan indicate a much higher level of housing should be planned for, particularly when you factor in the National Cyber Force HQ development. These alone indicate a greater level of housing should be planned for, asides for the questions on the deliverability of some of the sites the authorities are currently relying on within the plan period.

#### Strategic Objectives

- 3.8. Strategic Objective 3 'Sustainable Communities' should be reworded to ensure that the key focus is around ensuring that the policies of the plan help to deliver a sufficient supply of homes and to support the Government's objective of significantly boosting the supply of homes (NPPF 2024 Para 61). The objective should expressly indicate a desire to boost the supply of new homes, as a clearer indication of the Councils' intentions to support economic growth and ensure adequate homes are available to meet all needs.
- 3.9. Similarly, Strategic Objective 4 on Economic Prosperity should be revised to emphasise the intrinsic link between economic success and adequate housing provision. PWA argues that employment growth must be matched by a diverse and sufficient housing supply in order to attract and retain skilled workers, reduce commuting pressures, and ensure long-term economic sustainability. Housing and economic objectives should be pursued in tandem, reflecting evidence in the Housing Need Statement which confirms the requirement for each authority to meet its own housing need.

#### Spatial Strategy



- 3.10. PWA considers the proposed spatial strategy to be insufficient in supporting sustainable growth, noting that the Plan allocates land for only 80% of the identified housing need, which risks undermining both economic development and housing affordability.
- 3.11. PWA feels the spatial strategy does not go far enough in supporting growth. Despite acknowledging the need for housing, the plan includes a housing requirement which is around 80% of the local housing need and hence then allocates land to meet this requirement. This approach limits opportunities for both economic expansion and housing affordability.
- 3.12. Not only does the Plan not align with the revised NPPF 2024, which the transitional provisions allow for, it fails to meet the objectives of significantly boosting the supply of housing delivery, which were enshrined in the earlier version of the Framework. Policy SS1 (Development Patterns) fails to allocate sufficient land to meet housing needs in full, instead relying on previously allocated sites with no substantial new allocations. The spatial strategy does not provide flexibility should existing allocations fail to deliver, increasing the risk of housing shortages.
- 3.13. To address these issues, PWA recommends increasing housing allocations to fully meet local needs and carrying out a full Green Belt review. These actions are essential given the clear shortfalls anticipated in the plans housing delivery.

#### Balanced Housing Growth Market (Chapter 4)

- 3.1 Policy HS1 does not align with the requirement to significantly boost housing supply in NPPF. The policy acknowledges the need for new housing but only seeks to meet 80% of the identified housing requirement, which is wholly insufficient. NPPF 62 states that local plans should meet as much housing need as possible. By not planning to fully meet local housing needs, the policy exacerbates affordability issues and limits the economic potential of Central Lancashire. Furthermore, there is no flexibility built into the policy, if existing allocations underdeliver, there is no clear mechanism to release additional sites, creating a risk of persistent undersupply.
- 3.14. To make Policy HS1 sound, PWA recommends increasing housing allocations to fully meet Local Housing Need (LHN), building in flexibility to release additional sites if needed and



allocating these sites at Walker Lane for housing. Specifically the site should be allocated in Policy HS4.

### Summary

- 3.15. In summary, PWA submits that the Draft Plan, while making positive steps toward supporting economic growth, does not go far enough in addressing the pressing need for housing delivery in accordance with the NPPF. The proposed approach, allocating only 80% of the identified housing need, is likely to fall significantly in delivering the number of houses across the plan period.
- 3.16. A failure to fully meet housing need not only risks worsening affordability and constraining economic growth, but also places undue reliance on a limited number of existing sites, with little flexibility should these fail to come forward.
- 3.17. Strategic Objectives should be revised to reflect the fundamental link between housing delivery and sustainable economic development, ensuring that the Plan clearly prioritises meeting local housing needs.
- 3.18. The Walker Lane sites represents logical and deliverable solutions to help meet Preston's unmet housing need. Its allocation would support the objectives of the NPPF, help deliver a more balanced spatial strategy, and respond to the evolving character of the local area. PWA urges the Council to positively consider additional housing allocations, including the Walker Lane sites, to ensure the soundness of the Plan and deliver genuinely sustainable growth for the region.



## **/4 PROPOSED SITE ALLOCATION**

### **Site A: Land to the south of Walker Lane**

- 4.1. As demonstrated by the preceding text, the site has the potential to deliver in the region of 11 new homes in an area recognised as being suitable for housing development. No environmental or technical issues have been identified which would preclude residential use. In short, the site is suitable, available and deliverable, and would comprise an appropriate housing allocation delivering self/custom built homes.

### **Technical Constraints**

#### Highways and Access

- 4.2. The site is located sustainably and would benefit from the existing facilities in the area. A Transport Statement has been submitted as part of the representations. It confirms that a proposed residential scheme could be accessed safely and efficiently via the proposed access off Walker Lane and that the site will link with the pedestrian improvements being provided as part of the wider Ingol Golf Club redevelopment. This existing and proposed pedestrian infrastructure will result in the site benefitting from being located in a sustainable location with linkages to the local services and amenities situated in the vicinity of the site.
- 4.3. The proposed allocation is well located to encourage journeys by bus via a number of bus services available in the vicinity of the site and will have a minimal impact on the operation of the local highway network, nor is there any evidence to suggest that the proposals would have an adverse effect on road safety or the number of accidents in the vicinity.
- 4.4. The report concludes that the proposals for the residential development will provide a sustainable development in transport terms and the scheme should be considered acceptable in accordance with the Framework.

#### Ecology

- 4.5. An Ecology Assessment has been undertaken and submitted with these representations. The report seeks to provide baseline information on the current habitats and ecological features both within the Site and the immediate surrounding area, identify the proximity of any designated sites for nature conservation interest and provide an assessment of any



potential effects the proposed allocation may have on these. In addition, the report sets out the recommendations for further pre-construction checks and / or mitigation measures, where required.

- 4.6. The assessment concluded in respect of birds that with mitigation measures adopted to ensure that any works associated with the proposed allocation during the breeding bird season do not negatively impact nesting birds, it is concluded that the breeding bird assemblage is unlikely to be adversely impacted. In the longer term, breeding birds may benefit from the habitat change and proposed habitat management measures.
- 4.7. In respect of bats, it was concluded that data suggests that species utilise habitats throughout the site, with activity particularly focused around the on-site pond and along boundary features such as woodland and line of trees. None of these elements of the site will be negatively impacted as part of the proposed allocation and will be fully retained. As such, alongside the relevant mitigation measures proposed there will be no negative impacts on bats.
- 4.8. In respect of badgers, with the adoption of mitigation measures the development is unlikely to affect badgers or their setts. The same applies to otters/water vole, reptiles, amphibians and other protected species. There will be no negative impacts on the ecological value of the site and this would actually be improved through the landscape proposals and creation of additional habitats.
- 4.9. An allocation would be wholly acceptable regarding ecological impacts.

#### Landscape

- 4.10. The scheme includes an indicative landscape proposal to demonstrate the potential net gain to be achieved through the development. The indicative scheme includes new tree planting, native scrub planting, native hedgerow and amenity grassland with a reduced mowing regime to encourage grassland species, which would bear relation to the proposals approved under the wider extant consent.
- 4.11. An LVIA has been submitted which concludes that impacts on the viewing experience of all visual receptors that have views of the development during its operational phase would be permanent and adverse to varying degrees. When the scheme is considered as a whole,



the magnitude of change in the visual environment is considered to be medium adverse in year-0 before new planting becomes established. It is anticipated that this will reduce incrementally by year-15 to low adverse when tree, hedge and shrub planting has more fully established and softened the views into the settlement. The magnitude of change would vary at each location, being greater where large areas of built development are visible and lower where the change takes in views of open space and/or green infrastructure for example.

- 4.12. When assessed as a whole the scheme would provide significant benefits, including the enhancement of the landscape value of the site that would outweigh any impacts on limited views of the site. The scheme would be acceptable in landscape terms.

#### Trees

- 4.13. A Tree Survey has been conducted to assess the presence of trees in the area and identify measures which must be taken should a residential scheme be progressed.
- 4.14. 17 trees/groups of trees were identified in the vicinity of the site, with varying classifications of category A, B and C. Any future scheme will not propose the removal or pruning of any category A trees. A detailed Arboricultural Impact Assessment assessing the final layout would be submitted with a future application demonstrating the site could be developed to result in limited impacts on any trees.

#### Flood Risk

- 4.15. A Flood Risk Assessment has been commissioned and submitted as part of these representations. The aim of the assessment was to assess the suitability of the development, identify the risk of flooding relating to the site and recommend appropriate measures to mitigate the risk of flooding both within the site itself and the surrounding area.
- 4.16. The site is located wholly within Flood Zone 1 where risk is at its lowest and that there are no historic flooding incidents recorded around the site.
- 4.17. The report concludes that the site is considered to be at low risk of flooding from all assessed sources, therefore no special flood mitigation measures are considered necessary for reduction of flood risk in the proposed development, beyond incorporation of good practice



in the setting of dwelling and paving levels and in the design of new surface water drainage. The scheme is acceptable on flood risk/drainage grounds.

#### Phase 1 Ground Contamination

- 4.18. The representations are supported by a Phase 1 Ground Contamination Survey. The survey confirms that there were no significant anticipated effects in respect of ground conditions as a result of the previously proposed development which incorporated the site subject of these representations.
- 4.19. The report further recommends relevant mitigation measures to ensure that should evidence of ground contamination be encountered during these works, it may be necessary to carry out further investigations into the presence of contamination, however the scheme is considered to have no impacts in respect of ground contamination.

#### **Site B: Land to the north of Walker Lane**

- 4.20. The site has the potential to deliver in the region of 20 new homes in an area recognised as being suitable for housing development. No environmental or technical issues have been identified which would preclude residential use. In short, the site is suitable, available and deliverable, and would comprise an appropriate housing allocation.

#### **Site C: Land to the east of Walker Lane**

- 4.21. The site has the potential to deliver in the region of 200 new homes in an area recognised as being suitable for housing development. No environmental or technical issues have been identified which would preclude residential use. In short, the site is suitable, available and deliverable, and would comprise an appropriate housing allocation.
- 4.22. The site already benefits from an extant planning permission for a training ground, which demonstrated that technical issues are limited, and a major development can be accommodated on the surrounding road network.

#### **Summary**

- 5.1. The sites are available and deliverable as housing allocations. The Sites are in a highly sustainable location and would make a sensible housing allocations to meet future housing in the wider Central Lancashire area.



- 5.2. It is proposed that the sites outlined within this submission are allocated for housing in the Central Lancashire Local Plan.
- 5.3. According to the draft Local Plan Policies Map, on Preston's Urban Area Map the sites lie within an area of open space, sport and recreation, which seeks to protect green infrastructure sites through the provisions of Policy HC6. Given the existing use of the sites the contribution they makes to the policy is limited, particularly given the private ownership which limits access to the sites for use by the public. It is appreciated that the sites have been included as Public Open Space as part of the previous approval for the 450 homes, however the sites could still provide a level of Public Open Space for the wider area, whilst also providing financial contributions to Open Space within the borough. It is considered that this would be commensurate in line with the amount of Open Space that was proposed in line with the previous scheme. A well-designed residential use, with supporting ecological and amenity space would help contribute better to the surrounding green infrastructure and open space through both enhancement versus the existing condition and through the availability of communal space within a development.
- 5.4. Finally, the sites are well-located in terms of access to public transport; with bus stops that provide regular services to Preston city centre. From here, services from the bus station and train station run throughout Lancashire and beyond.
- 5.5. In summary, the sites would contribute towards sustainable development which is an important attribute in plan making in ensuring development takes places at the right time in the right place, to help deliver growth and demand within a Local Plan's area.
- 5.6. Sustainable development is broadly defined in Paragraph 8 of the NPPF as having three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*



*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*

*c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.7. In terms of economic benefits, the allocation of the site would offer the opportunity to provide support for existing businesses and suppliers in the area, contributing to the local economy. The proposed allocation would also make a positive contribution to the housing land supply in the Preston City Council region.
- 5.8. The social aspect of sustainability is met, given the sites are well connected to the settlement the city of Preston, with local amenities and services with access from the public transport network. The sites would also provide some self-build and custom-build houses that would allow for homes to be created that would assist in meeting Preston City Council’s statutory requirement to make provision for a sufficient level of self-build housing, as required by the Self-build and Custom Housebuilding Act (2015) (as amended by the Housing and Planning Act 2016).
- 5.9. Turning to the environmental aspect of sustainability, the sites are not subject to any statutory ecological designations, Tree Preservation Orders, heritage assets or protected species.



## **/5 CONCLUSIONS**

- 5.1. As demonstrated in the supporting assessment work for this document, the sites have the potential to deliver a range of house types and numbers to contribute to the housing supply for Preston, with no environmental or technical issues identified which would preclude residential use.
- 5.2. Collectively, the sites would contribute towards sustainable development, ensuring development continues to take place in a well-planned manner, adjacent to existing settlements where demand exist. The sites therefore represents an appropriate location for development for the following reasons:
- The sites are located sustainably close to existing services, notably public transport;
  - The sites are not subject to any national or local designations which would prevent its development;
  - The landowners are willing and ready to see the sites developed and hence the sites are available to provide land for housing in the short to medium term; and
  - There are no known technical or environmental constraints which would preclude its development for housing as represented by the supporting technical documents submitted with these representations.
- 5.3. It is requested that the sites be considered for allocation for housing in this stage of the Local Plan process.



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