

SITE NAME: Lea Road, Preston
LPA: Preston City Council
Date: April 2025

Case for development

Story Homes controls land at Lea Road, Preston West. This site lies within the boundary of the Strategic Site 5 (SS5), Preston West allocation, which is identified as lying within the 'Top Tier' of the Central Lancashire settlement hierarchy.

Development has been facilitated by the Preston West distributor road that opens land to the west of the urban area as part of the Council's long term planning for growth west of Preston. The Strategic Site allocation divides Preston West into two phases, A and B. The land controlled by Story Homes falls into the Phase A category and helps facilitate the site-wide infrastructure.

Policy SS5 includes several criteria and development considerations. Recognising that the site is controlled by multiple landowners, the Council has acted proactively by working with developers to move development forward.

The land which Story Homes control has already been the subject to a planning application given that it is in an early phase. A hybrid application (LPA reference: 06/2022/1101) was submitted in 2022 and sought planning permission in detail for 161 dwellings, with a further 120 dwellings submitted in outline format.

At its Planning Committee meeting of 8th August 2024, Members resolved to grant permission subject to Conditions and the completion of a Section 106 Agreement, the latter of which is being finalised and which is delegated to Officers. Copies of the relevant committee reports can be made available to the Local Plan Inspector as may be required.

An extract from the site layout is provided below for reference. The scheme parameters for the application include land safeguarded for the delivery of the Cottam Parkway railway station. This is shown on the below layout and referenced in the planning committee report.

As part of this obligation, 3.24 hectares of land is to be transferred to the Council to enable the railway station to be completed in Phase A. Further Section 106 obligations are made for Affordable Housing and employment skills.

Given the substantial progress through the planning process, Story Homes does not wish to make any further comments regarding the wording of Policy SS5 at this stage. We, do, however, reserve the right to appear at the Local Plan examination to assist the Inspector in their consideration of soundness of Policy SS5 as may be required.

Extract from planning application 06/2022/1101



Summary

Story Homes supports land at Lea Road, Preston and Strategic Site 5: Preston West as an allocation. It is a deliverable site, and Story Homes is committed to making a positive contribution to Phase A of the project as per its live planning application (06/2022/1101).