



New Central
Business District
for Preston

Planning Framework

Supplementary
Planning Document

April 2011



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1 Introduction & Context

1.1 Purpose of the Planning Framework

Preston City Council, Lancashire County Council and Preston Vision are seeking to attract significant investment into the centre as the city continues to develop as a major driver of economic growth in North West England. A key opportunity for achieving this growth is the creation of a new Central Business District (CBD) within Preston City Centre to provide commercial office space and other complementary uses to serve the Central Lancashire sub-region.

This Planning Framework has been produced to guide a critical mass of cohesive development within the new CBD area.

The overarching objectives of the Planning Framework are to:

- Establish the planning context for the new CBD as part of the Central Preston Strategic Location identified in the Local Development Framework Core Strategy;
- Set out a vision for a new high quality CBD which makes better use of land in the city centre;
- Identify the type and mix of development required and the quantum of new office development that could potentially be accommodated;

- Establish the design and planning principles to create a high quality environment both in terms of buildings and spaces;
- Provide a framework to ensure that the new CBD integrates into the city centre in terms of land use, physical form and movement patterns thereby supporting the overall regeneration of the city centre;
- Integrate the principles of resource efficiency into the development of the area and subsequent management of buildings and spaces;
- Provide a mechanism for land assembly and a framework for implementation;
- Support the regeneration of the northern section of Friargate as a mixed-use leisure and retail area;
- Ensure the retention and enhancement of heritage assets within the new CBD particularly the listed buildings.

1.2 The Preston Context

Preston is strategically located within the Central Lancashire Sub-Region and serves as the administrative capital of Lancashire. It is strategically located on the West Coast Main Line, has excellent access to rail and the strategic road network and forms Lancashire's main transport hub. The mainline railway gives direct access to Scotland in the north and London in the south. The city is on the motorway network directly served by the M6 accessing the Lake District to the north and the Midlands and London to the south.



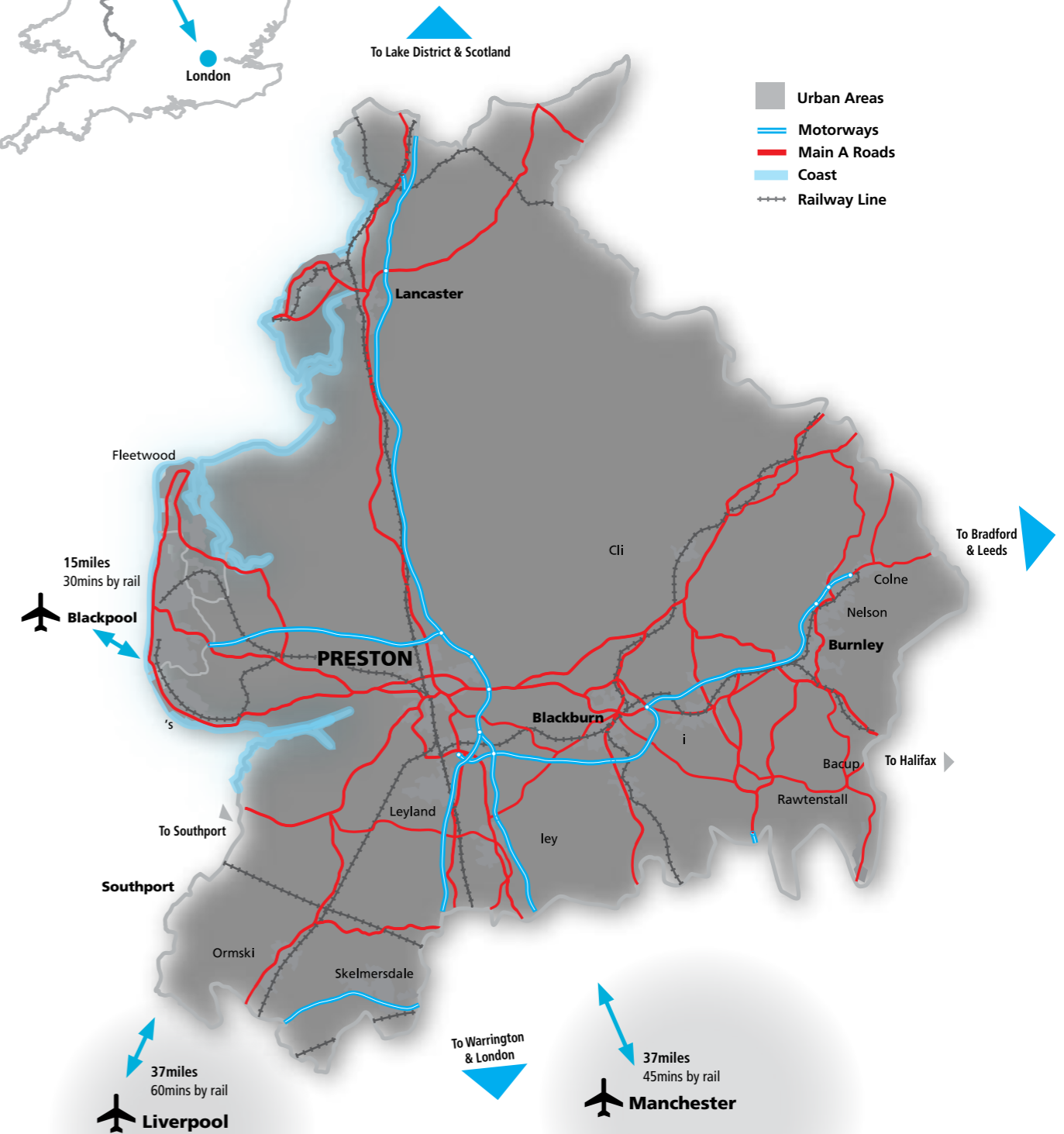
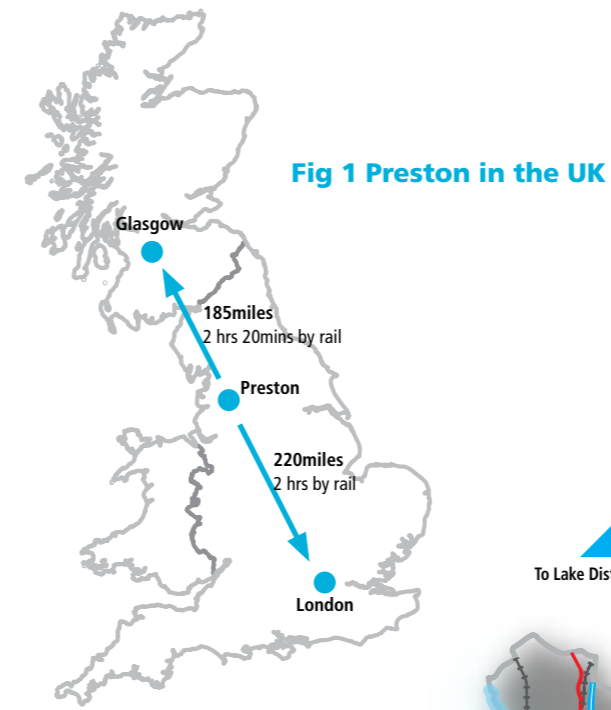
The city centre provides a popular local shopping and entertainment district, with a good range of shops, cafes and bars.

Preston presents considerable opportunity as the North West's newest city to take advantage of its natural focus for economic growth and develop its economic competitiveness. These factors include:

- an economic structure aligned with higher value sectors that are growing nationally;
- a strong service sector performance;
- a diverse industrial structure including key industries in the vicinity such as BAe Systems and Westinghouse;
- within the sub-region the population is increasing and there is a large working and skilled workforce within 30km with 40% of jobs in Central Lancashire in the highest value job categories.

The University of Central Lancashire (UCLan) is the 6th largest University in the country and is aligning its knowledge base towards sectors of economic growth.

A recent report by Centre for Cities (1) recognises Preston as one of the key locations nationally for private sector growth and asserts that locations such as Preston will play a pivotal role in rebalancing the economy as advocated by the new coalition government. Consequently Preston should be targeted as a place where scarce resources can have maximum impact.



(1) 'Firm Intentions: Cities, Private Sector Jobs and the Coalition' (Centre for Cities, September 2010)



1.3 Background to the Planning Framework

The development potential of this quarter of the city centre has long been recognised. The Preston Local Plan (adopted 2004) identified numerous development sites throughout the area and made them subject to individual Site Specific Policies. (2)

The potential for Preston to deliver transformational change in the Central Lancashire and to compete with other major cities was identified in the City Council's Economic Regeneration Strategy (2005). In order for this to be achieved, the establishment of a successful and reputable commercial quarter was identified as a priority action. The Strategy identified a demonstrable level of demand for high quality office space in the city centre and it was considered that the creation of an appropriate business climate was crucial if Preston is to become attractive to new sources of investment.

A range of supporting background studies have been produced in recent years and a summary of these can found at Appendix A.

The Central Lancashire Economic Regeneration Strategy (2010) highlights the new CBD as a critical catalytic project for job creation in the sub-region.

The Central Lancashire Publication Core Strategy (2010) identifies Central Preston as a Strategic Location for new development. Central Preston includes the whole of the city centre incorporating the new CBD and the Tithebarn Regeneration Area. The Tithebarn development proposed has recently received planning permission from the Secretary of State. The centre of Preston is embarking on major regeneration.

In July 2009 the North West Development Agency designated Central Preston as a new Strategic Regional Site (SRS). The boundary of the SRS is shown at Appendix H.

1.4 Status of the Document

The Planning Framework for the new CBD has been produced as a Supplementary Planning Document (SPD) and, forms part of the City Council's Local Development Framework (LDF).

It supports the LDF Core Strategy and Site Allocations Development Plan Document in which Central Preston, including the new CBD, is identified as a Strategic Location suitable for new grade A office development.

As an SPD it has been prepared in full accordance with the Local Development Regulations (SI 2004.2204) and PPS12, conforms and responds to all relevant local and national policies and is based on a robust and up-to-date evidence base. It should therefore be afforded significant weight as a material consideration in the determination of relevant planning applications.

The SPD does not however seek to allocate land.

1.5 Sustainability Appraisal and Habitats Regulations Assessment

Given the relationship between this SPD, the Core Strategy and the Site Allocations DPD and the level of Sustainability Appraisal (SA) that these documents have undergone together with the anticipated absence of any significant environmental effects arising from this proposal, it is considered that an independent SA of this Planning Framework SPD is not required. In addition, the Core Strategy has undergone a Habitats Regulations Screening Assessment to determine the likely significant effects of the plan on sites of international nature conservation importance. Given the SPD is in conformity with the policies contained within the Core Strategy, it is considered that a full Screening Assessment of this SPD is not required.

Further explanation and justification of this position is provided at Appendix B.

1.6 Cancellations

This SPD has replaced the City Council's SPG No. 1 Ringway / Falkland Street and SPG No. 2 Hill Street / Ringway which are now cancelled.



(2) See Appendix A