

Land north of Eastway, Preston
Design and Access Statement

Application for outline planning permission for a Local Centre
(all matters reserved other than access)

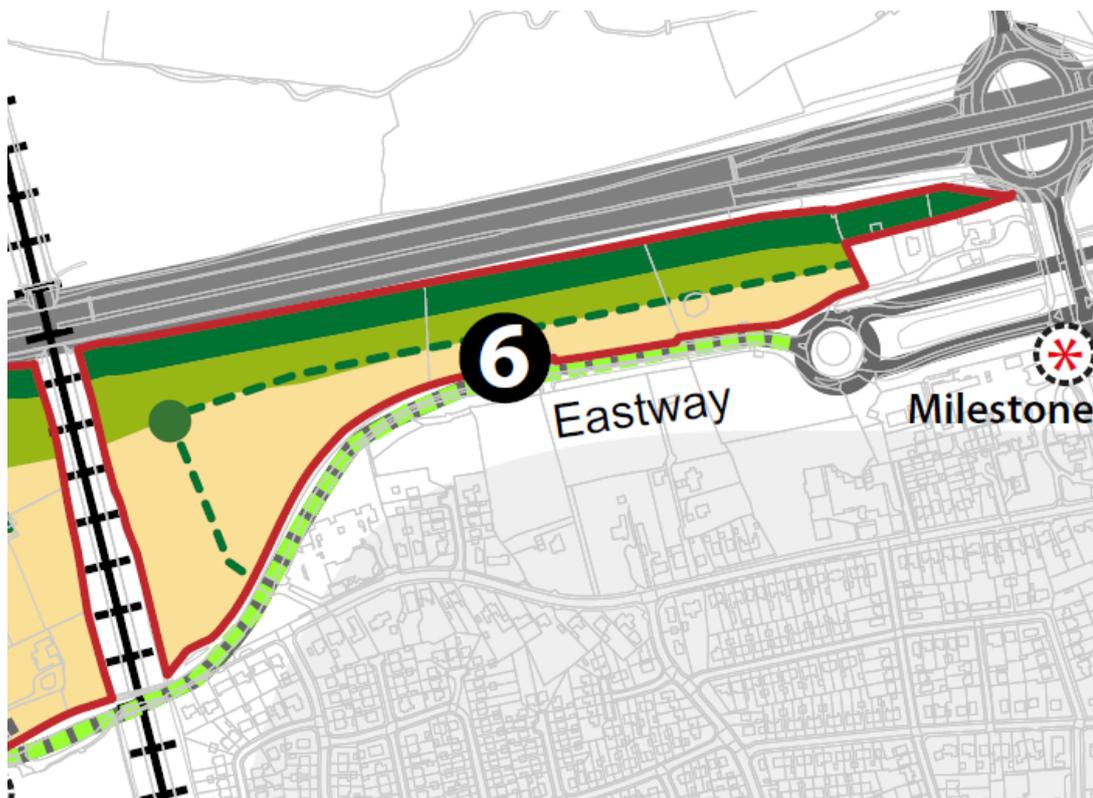
Hollins Strategic Land
January 2018

1 Introduction

- 1.1 This Statement is written in support of an application for outline planning permission for a Local Centre on land north of Eastway, Preston (all matters reserved other than access).
- 1.2 All matters are reserved other than access. As such, the design of the proposals is set out in broad terms. But the general design principles are established at this stage. An assessment of the site and its surrounds has been provided for use at reserved matters stage and to demonstrate the appropriateness of the proposed development.
- 1.3 A Concept Plan is also provided which demonstrates that the Local Centre will make efficient and effective use of the site while responding positively to identified opportunities and constraints.

2 The Application Site and its Setting

- 2.1 The application site is some 1.9ha in extent. It comprises of a field which is sporadically used for grazing and is greenfield land. The site is allocated as forming part of the North West Preston Strategic Location (NWPSL) under the Local Plan and is identified as a potential Local Centre in the North West Preston Masterplan (NWPM).



⑥ Potential additional small scale mixed use local centre
- Hollins "Eastway Hub" site.

- 2.2 Due to it being within the NWPSL and, as would be expected of land identified for a potential Local Centre, the site is very well contained by existing and approved residential development:
- To the east is land also allocated as part of the NWPSL;
 - The existing residential area of Fulwood lies to the south of Eastway and has grown significantly recently due to residential development off Lime Chase and north of Our Lady and St Edwards Primary School;
 - To the west, the site is bound by land within the NWPSL and construction has commenced on a scheme for 140 dwellings.
- 2.3 The M55 forms the northern boundary to the site but the proposed development is not sensitive to road traffic noise.

Consultation

2.4 The following professional consultations have been undertaken to assess the application site and its setting. The documents should be read alongside the DAS:

- Ecological Survey and Assessment - the proposals are feasible and acceptable in accordance with ecological considerations and relevant planning policy:
 - The Reptile Assessment has demonstrated that it is possible to provide reptile protection zones along the western and northern boundaries.
- Flood Risk and Drainage Management Strategy - the site is located within Flood Zone 1 and will not increase the risk of flooding elsewhere;
- Noise Assessment – demonstrates that, in principle, there should be no adverse impact at the closest proposed and existing receptors as a result of the proposed Local Centre;
- Preliminary Risk Assessment – does not identify any constraints to the development of the site;
- Transport Statement – this demonstrate that an appropriate access can be achieved from Eastway and that the site is located where it would be accessible on foot, by cycle and public transport;
- Tree Survey - the majority of existing trees within or surrounding the site are moderate or low quality;
- Utilities Statement - This confirms that a residential development of the site can be serviced by BT services, gas, electricity, water and foul sewers.

3 Design

- 3.1 The application is for a Local Centre comprising a small supermarket (Class A1 use up to 1800sqm), six individual units (Class A1/A3 uses up to 1160sqm in total), a restaurant/public house (Class A3/A4 use up to 950sqm) and a drive-through restaurant/cafe (Class A1/A3/A5 use up to 200sqm), with associated access, parking, landscaping and infrastructure.
- 3.2 This amount of development has been chosen to provide a Local Centre which complies with the development plan and makes efficient and effective use of the site. The proposed buildings will be up to 12m in height, ensuring that the development forms a cohesive relationship with the surrounding residential area which is dominated by 2-storey housing.
- 3.3 The application is for outline planning permission and the only matter not reserved is access. It is proposed that access to the site be achieved from Eastway. The submitted Access Plan provides the vehicular and pedestrian access strategy. It may also be possible to introduce additional pedestrian access points along Eastway, but this can be confirmed at Reserved Matters stage.
- 3.4 As only access is being applied for, the design aspects of the proposals cannot be discussed in great detail. But the Concept Plan demonstrates the development form that is anticipated will be taken forward at reserved matters stage.
- 3.5 The key design concepts are:
- Development is orientated towards Eastway, a central east-west spine and away from the motorway.
 - The layout reflects the desire to break down barriers and connect the existing community to the expanding North West Preston Strategic Location.
 - In order to achieve this, the layout through off-site highways works will improve access to the site, particularly for pedestrians and cyclists.
 - The layout is designed to break down the perception of a highways-dominated road along Eastway through selective boundary enhancements and maintenance and by siting and orientating buildings appropriately to improve visibility and views whilst respecting the landscape character.
 - The shape of the site is a long, rectangular corridor. The design concept is to cluster activity, uses and spaces to create a sense of place and enhance landscape quality whilst developing a viable scheme that will satisfy occupier requirements and respond to the site's constraints.
 - A central east-west spine provides secondary internal access and creates a physical and visual link along the length of the site.

4 Access

- 4.1 It is intended that the development can be accessed by disabled and fully ambulant alike. Matters relating to access through the site can be discussed in more detail at reserved matters stage.

5 Climate Change and Sustainability

- 5.1 As only access is applied for, aspects of the design relating to climate change and sustainability cannot be discussed in detail at this stage. However, the indicative layout demonstrates that some units can be sited so as to have their main elevations facing south enabling them to benefit from passive solar gain.

- 5.2 There will also be shaded areas throughout the development that will provide relief from the sun in the summer months.

6 Conclusions

6.1 From the assessment set out above the following conclusions are drawn:

- The proposed vehicular access provides the required junction radii and visibility splays;
- Pedestrian access will be safe and convenient;
- The indicative scheme responds positively to the site assessment and advice provided by the various consultants on matters including ecology, noise and highways; and,
- the proposals conform to the policies of the adopted development plan.

6.2 This assessment of the proposals shows that the scheme meets all the policies of the development plan and North West Preston Masterplan, as well as site-specific requirements. It shows that the proposals meet a high standard of design and accessibility when tested against the requirements of national and local policy.

6.3 The proposals are therefore commended to the LPA for approval.