

Date: 07-Oct-2021  
Our Ref: 06/2021/1261  
Ask For: Robert Major  
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Mrs Janice Crook,  
South Ribble Borough Council  
Civic Centre  
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[www.preston.gov.uk/planning](http://www.preston.gov.uk/planning)

Dear Mrs Crook

**Application Number:** 06/2021/1261

**Your Reference:** 07/2021/00886/ORM

**Proposal:** Outline planning application with all matters reserved except for the principal means of access for a residential-led mixed-use development of up to 920 dwellings (Use Classes C3 and C2), a local centre including retail, employment and community uses (Use Classes E and Sui Generis), a two form entry primary school (Use Class F), green infrastructure, and associated infrastructure following the demolition of certain existing buildings (Article 24 consultation)

**Site Address:** Pickerings Farm Site, (Land east of Penwortham Way and west of Leyland Road), Penwortham, Preston

Thank you for your consultation on the above applications.

The application site is identified as the 'South of Penwortham/North of Farrington Strategic Location in Policy 1 of the Central Lancashire Core Strategy, and is therefore a focal point for growth and investment in the statutory development plan. Policy C1 of the South Ribble Local Plan allocates the 'Pickerings Farm' site for residential-led development, subject to the completion of a Masterplan for the site.

The application submitted comprises of an outline proposal for up to 920 dwellings on the site, along with a mixture of uses including a local centre, employment and community uses, a primary school and green infrastructure. Given the statutory development plan allocation for the site, the principle of the development proposed would appear to comply with the development plan.

As such Preston City Council fully supports the proposals put forward by the applicant and would encourage South Ribble Borough Council to approve the planning application in the

interests of delivering the strategic priorities for growth set out within the Central Lancashire Core Strategy.

Additionally, Preston City Council consider this development to be a significant part of the Preston, South Ribble and Lancashire City Deal.

In conclusion, I write to confirm that Preston City Council wishes to raise **no objection** to the proposals.

I would be grateful if you could acknowledge receipt of the foregoing comments and forward a copy of your decision in due course.

Yours faithfully

Robert Major  
Principal Planning Officer  
Development Management