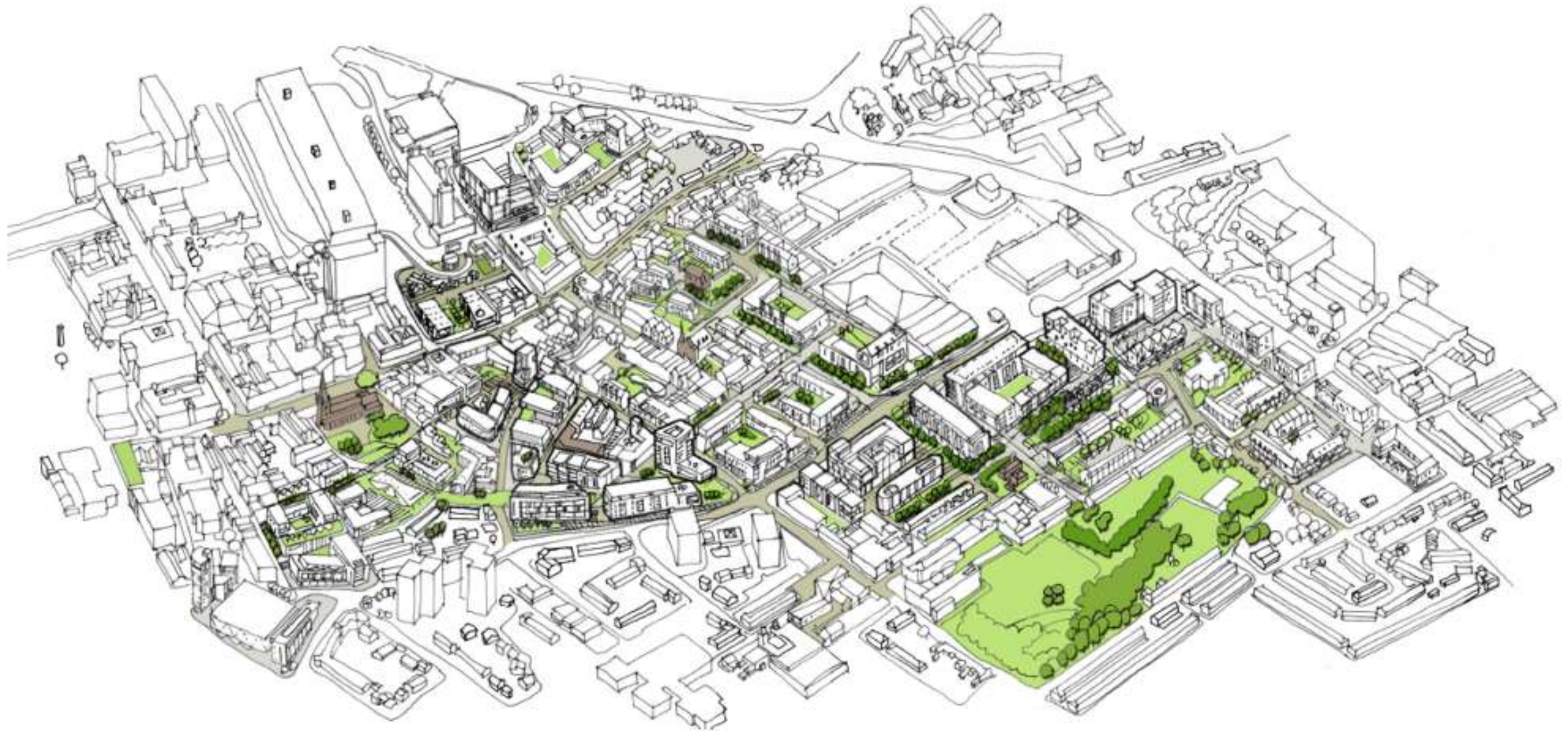


Stoneygate Regeneration Framework – Supplementary Planning Document (SPD) June 2020



Above – Indicative 3D vision plan

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Disclaimer:

The development of the Stoneygate Regeneration Framework area is a long term vision (over 15+ years). The plans are **indicative only** and will therefore be subject to periodic review, update and refinement over the long term. Every effort has been made to ensure plans are correct at time of publishing. Please report any significant (potential errors) to Preston City Council – contacts via the website: www.preston.gov.uk/stoneygate

1. Introduction

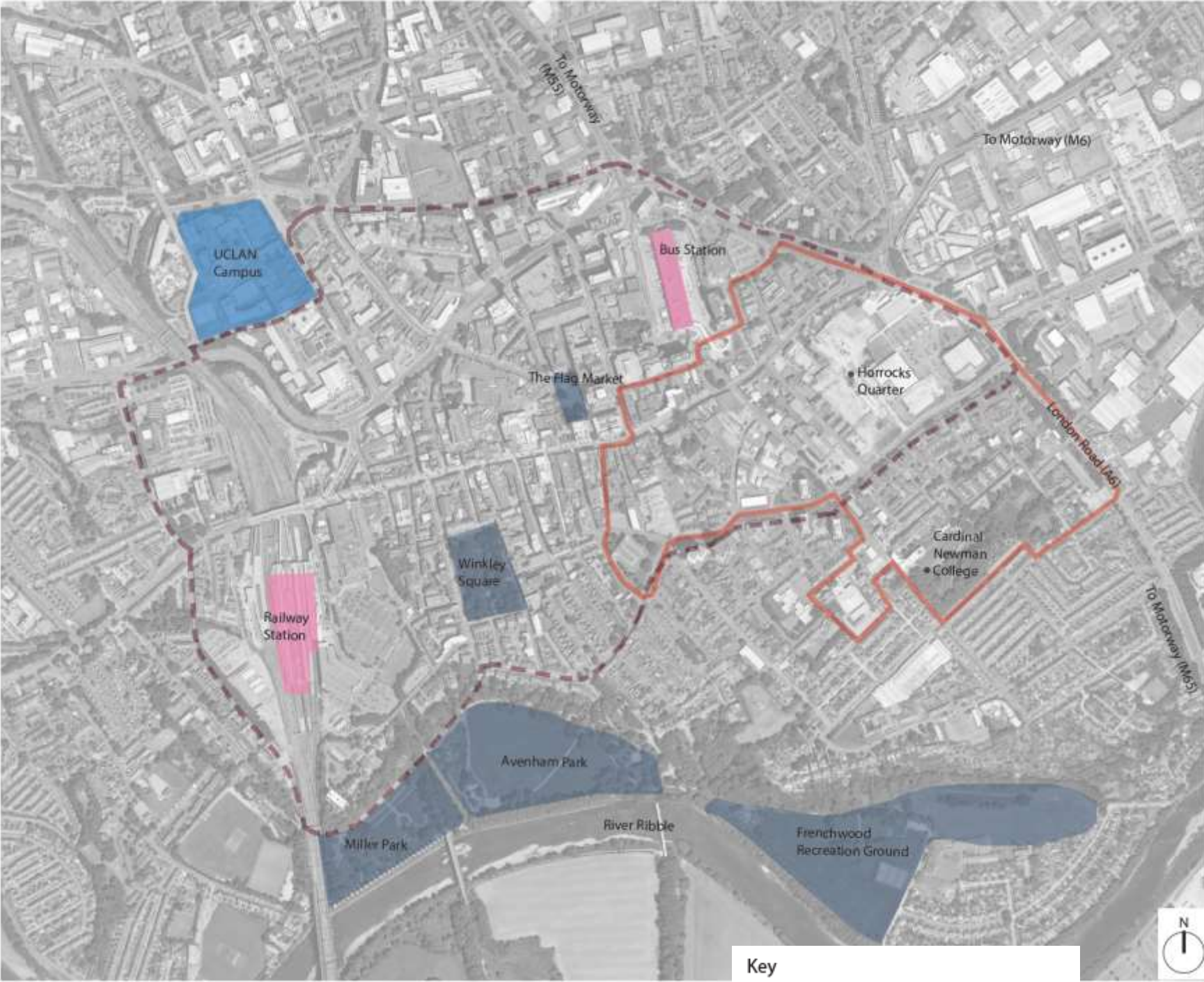
- 1.1 Preston City Council, with the support of Lancashire County Council and Homes England, appointed Nexus Planning with WSP, Buttress Architects, Colliers International, Eastham and Co and Gillespies, to prepare a masterplan for the Stoneygate area of Preston city centre.
- 1.2 Stoneygate covers around 38 hectares and collectively represents perhaps one of the largest regeneration opportunities in the city centre. The framework SPD and associated Vision for Stoneygate will act to co-ordinate and encourage the actions of both public and private sector partners in the regeneration and development of Stoneygate as a mixed use 'urban village'.
- 1.3 Preston City Council adopted this document (refer to **Adoption Statement**) along with the baseline [Masterplan report](#)¹ as a Supplementary Planning Document (SPD) so that it can contribute to the management and regeneration of the area. The strategy for Stoneygate builds on and complements other initiatives in the city centre and Preston as a whole, and in particular contributes to meeting the objectives of the Preston City Centre Plan, the Preston Housing Zone and the associated City Living Strategy and Prospectus.
- 1.4 A draft version of this SPD has been subject to full public consultation between February and March 2020. Please refer to the **Consultation Statement (May 2020)** for full details.

The purpose of this SPD

- 1.5 The purpose of this Supplementary Planning Document (SPD) is to assist developers in the preparation and submission of planning applications in the Stoneygate Masterplan area. This SPD provides guidance about how the Council would like to see its vision for the area, in accordance with the policies set out in the City Centre Plan, implemented.
- 1.6 A checklist for planning applications in the area is included at **Appendix 1**

1.7 Further information on SPD's and the policy context is given in the next section.

Fig 1 (below) – Stoneygate in the context of City Centre



Key

- - - City Centre Boundary
- Masterplan Boundary

¹ <http://www.visitpreston.com/invest/key-projects/current-investment-and-projects/stoneygate-masterplan>

2. Policy Context

- 2.1 The [Development Plan](#)² for Stoneygate comprises the Central Lancashire Core Strategy (July 2012), the Preston Local Plan (July 2015) - for those areas outside of the city centre and particularly the [Preston City Centre Area Action Plan](#)³ (June 2016). The Preston Local Plan does not deal with the city centre directly, although it does establish a number of development management policies which are relevant. The City Transport Plan is also a consideration.
- 2.2 There is a strong policy basis for the Stoneygate Regeneration Framework with particular support for the delivery of a high quality ‘urban village’ environment which reflects the distinctive character and heritage of the area, whilst creating new linkages to and around the area, particularly for pedestrians and cyclists. This is reflected in the scope and content of this Masterplan.

Supplementary Planning Documents (SPDs)

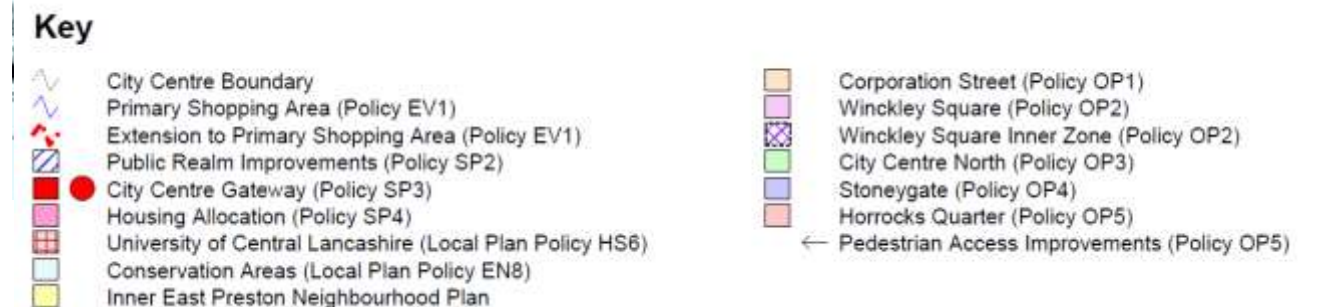
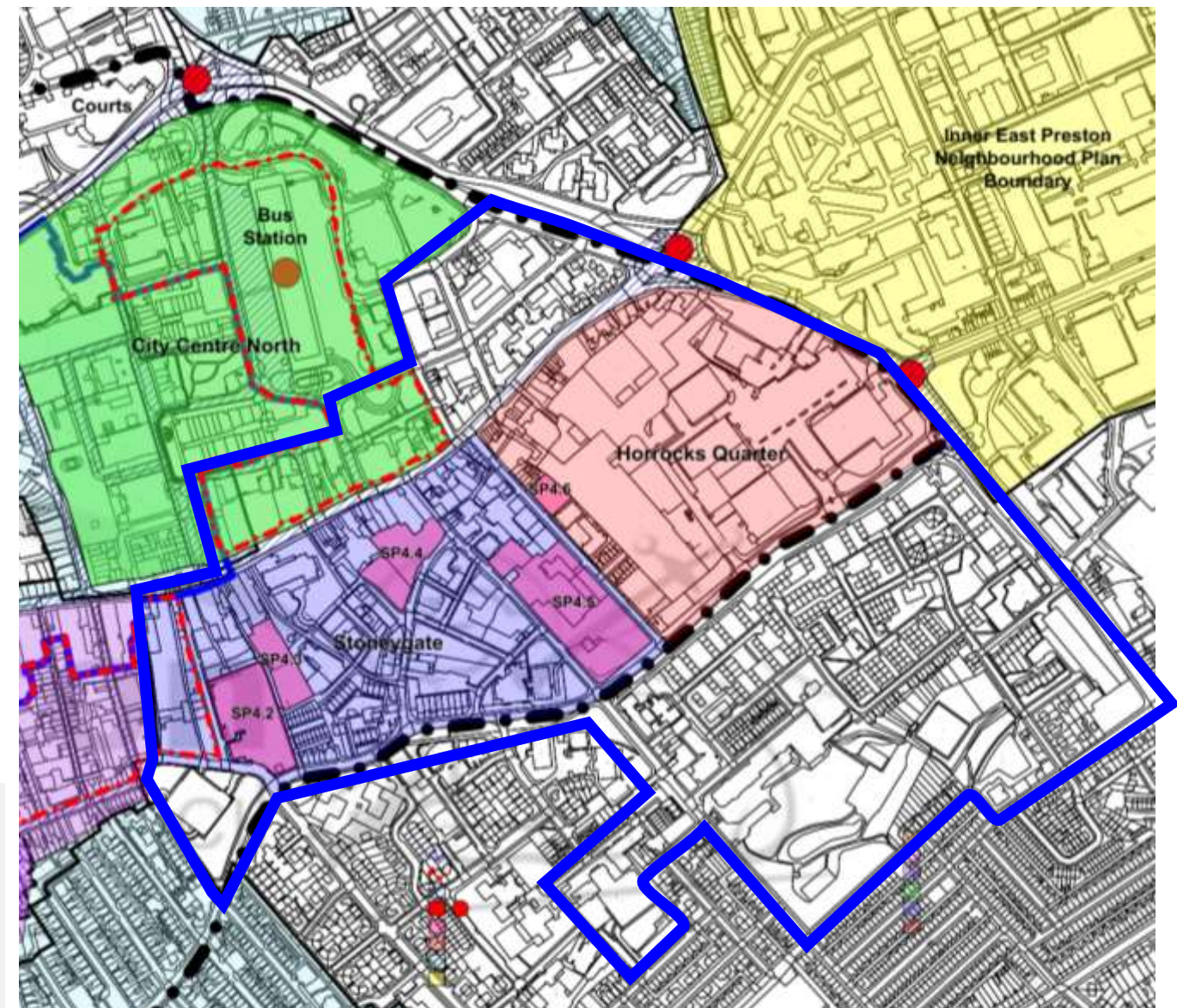
- 2.3 Supplementary Planning Documents (SPDs) were introduced by the Planning and Compulsory Purchase Act 2004 (as amended under the Localism Act 2011). Although not forming part of the statutory development plan, one of the functions of an SPD is to provide further detail on policies and proposals within the Local Plan. SPDs must be consistent with national planning policies and those set out in the Local Plan.
- 2.4 This SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the National Planning Policy Framework (The Framework) 2019, conforming and responding to all relevant local and national policies, and is based on a robust and up-to-date evidence base.

2.5 SPDs do not contain policies nor do they seek to allocate land but are to be considered alongside policies in the Development Plan.

2.6 **SPDs are afforded significant weight as a material consideration in determining planning applications, and their guidance should therefore be taken into consideration from the earliest stages of the development process, including any purchase negotiations.**

2.7 Further policies and links to useful information is given at Appendix 4

Fig 2 (below) – Broad Stoneygate SPD area (indicative blue line) in context of Adopted City Centre Plan (CCP). Link to full CCP map: [Preston City Centre plan policies map \[2.7MB\]](#)



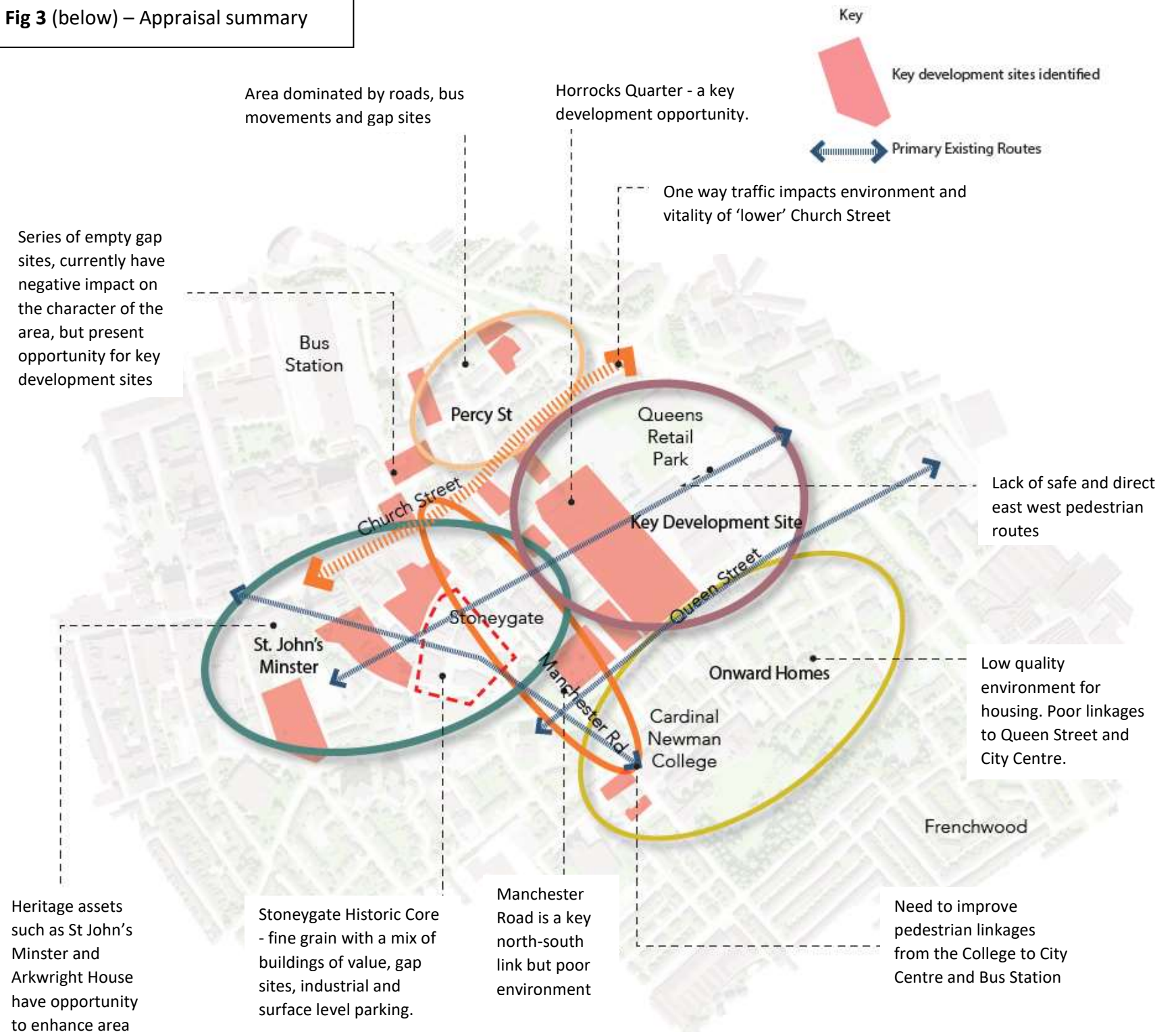
² <https://www.preston.gov.uk/article/928/Planning-policy>

³ <https://www.preston.gov.uk/citycentreplan>

3. Area Appraisal summary

- 3.1 The Stoneygate Masterplan area covers a large part of the city centre, extending from the heart of the city centre, and including Queens Retail Park in the east and the Cardinal Newman College to the south. It therefore comprises a number of distinct areas, which require different approaches to design and development. The historic core around Stoneygate (the street) and up to Avenham Street is of a finer grain than other parts of the area, with a more intimate urban form, although in some places much of the built form has been lost. The Horrocks Quarter, east of Manchester Road, is on a bigger scale with more scope for large-scale development. South of Queen Street, aside from the substantial exception of Cardinal Newman College, the area mainly consists of existing residential areas.
- 3.2 The street and public realm environment in the area is adequate at best, with one or two notable and positive exceptions. This detracts from the quality and investment potential of Stoneygate. There are few east-west links beyond the principal streets of Church Street and Queen Street which impacts on the potential vibrancy of the area.
- 3.3 The townscape, land use and ownership analysis points to a series of ‘gap’ sites in the Stoneygate area. These are a combination of vacant, derelict and underused sites as well as a number of surface level car parks. They range from small infill sites to more significant opportunities such as the former Horrocks Mill site. These ‘gap’ sites detract from the sense of place and vibrancy of Stoneygate. A key objective of the strategy is to bring about more beneficial uses of these sites for new homes, workspace and other facilities.
- 3.4 Further information on background analysis is available at baseline report [section 3](#)⁴ & baseline [Appendices](#)⁵

Fig 3 (below) – Appraisal summary



⁴ <http://www.visitpreston.com/assets/files/9598/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Stoneygate-area-appraisal.pdf>

⁵ <http://www.visitpreston.com/assets/files/9607/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Appendices.pdf>

4. Property Market Considerations

- 4.1 Stoneygate has inherent potential due to its proximity to the heart of the city centre, and has many of the factors that can make it a successful area. However, aside from a small number of notable exceptions, there has been little in the way of recent property market activity. This is particularly the case in the residential sector which is the key opportunity to deliver the scale of investment and development required to capitalise on the opportunity of Stoneygate, and to provide the backdrop for the creation of the new businesses and other uses that will help animate the area.
- 4.2 However, the fundamental changes that are occurring with the regeneration of the city centre are rapidly changing perceptions and creating new opportunities for inner areas such as Stoneygate. Market research has identified a steady increase in demand for city centre living opportunities over the last 12 months.
- 4.3 Stoneygate 'Urban Village' therefore has significant potential. It will be important to create the conditions where the market can develop to realise this Vision. The public sector will have a key role to play in this respect, through promoting the area, working with the private sector, encouraging enterprise and importantly, through investing in infrastructure and the public realm. It will also be important to work closely with the key existing stakeholders that will be instrumental in bringing forward change.

5. Stakeholder Engagement

- 5.1 In preparing the Baseline Framework document the consultant team have undertaken a number of meetings with landowners, developers and other stakeholders and held three stakeholder events, one for a small number of Cardinal Newman College students and two for a wider group of stakeholders. This initial consultation has provided a very useful snapshot of views – which have been incorporated into the development of the draft documents. A summary of the initial stakeholder engagement events is given at [Section 4](#)⁶ of the baseline Masterplan report.
- 5.2 A final draft version of the SPD (similar to this version) was subject to full public consultation for four weeks between February and March 2020 in line with adopted policy and planning regulations. Please refer to the **Consultation Statement** (May 2020) for full details.

6. Stoneygate – Vision & Objectives

- 6.1 In light of baseline work, local policy and stakeholder engagement, the following Vision for the Stoneygate area is proposed:
Stoneygate - a distinctive, characterful, sustainable, vibrant and successful 'urban village' that the City can be proud of, providing a safe, engaging, connected, enterprising, inclusive, people orientated environment for local residents, students, businesses, community groups and visitors.
- 6.2 Indicative 3D vision and objectives are illustrated overleaf.....

⁶ <http://www.visitpreston.com/assets/files/9600/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Stakeholder-Engagement-summary.pdf>

Fig 4 (below) – Indicative masterplan 3D vision



Vision Objectives

6.3 In delivering on the Vision, the following objectives are established:

- To create a new, vibrant ‘urban village’ in Stoneygate combining existing and new, high quality, bespoke, development;
- To work with the existing community and other partners to ensure that the benefits of regeneration are widely felt;
- To safeguard those parts of the existing built environment that contribute to the character, heritage and distinctiveness of the area and can contribute to its future;
- To create an attractive environment that places an emphasis on the safety and utility of streets and routes for pedestrians and cyclists;
- To reduce the dominance of traffic, whilst maintaining appropriate vehicle access and movement;
- To support and foster the continued success and growth of Cardinal Newman College through the creation of a high quality environment that meets its current and future needs, as well as a better integration of the College with the surrounding area;
- To support the significant improvement of the environment;
- To improve the quality and quantity of homes in the area for new and existing residents;
- To use high quality, sustainable design to drive regeneration;
- To focus public sector activity and investment to unlock the potential of Stoneygate.

6.4 Key design principles are outlined in the next sections

7. Overall Framework and Design Principles

The Vision for Stoneygate is underpinned by an Indicative Framework and a series of design principles.

The Framework defines a number of key linking regeneration corridors and a series of distinct, yet related, development character areas.

These regeneration corridors and character areas are summarized on figure 5 below and include:

7.1 Character areas (expanded in next sections):

- 1. Stoneygate - the historic core (**West area**) – a finer urban grain than other areas;
- 2. Percy Street / Church Street (**North area**) – mostly existing uses;
- 3. Horrocks Quarter / Grimshaw Street (**East area**) – scope for comprehensive development;
- 4. The existing housing and Cardinal Newman College area south of Queen Street (**South area**) - College and onward housing.

7.2 Regeneration corridors:

- Church Street - as it links eastwards from Preston city centre to London Road. Church Street acts as the thread binding the Horrocks Quarter into the historic core of Stoneygate and into the city centre.
- Manchester Road (including Church Row) - a key north-south link between Cardinal Newman College and the residential communities around Queen Street to the city centre and the Bus Station, a key focus for public transport.
- Queen Street – as leads from London Road through to Avenham and, via Cross Street, to the historic Winckley Square. The Queen Street corridor is a key gateway to Stoneygate and the city centre.
- Stoneygate - the principal pedestrian route from the St. John’s Minster on Church Street, along Stoneygate itself and, currently, through to Queen Street via Syke Hill.

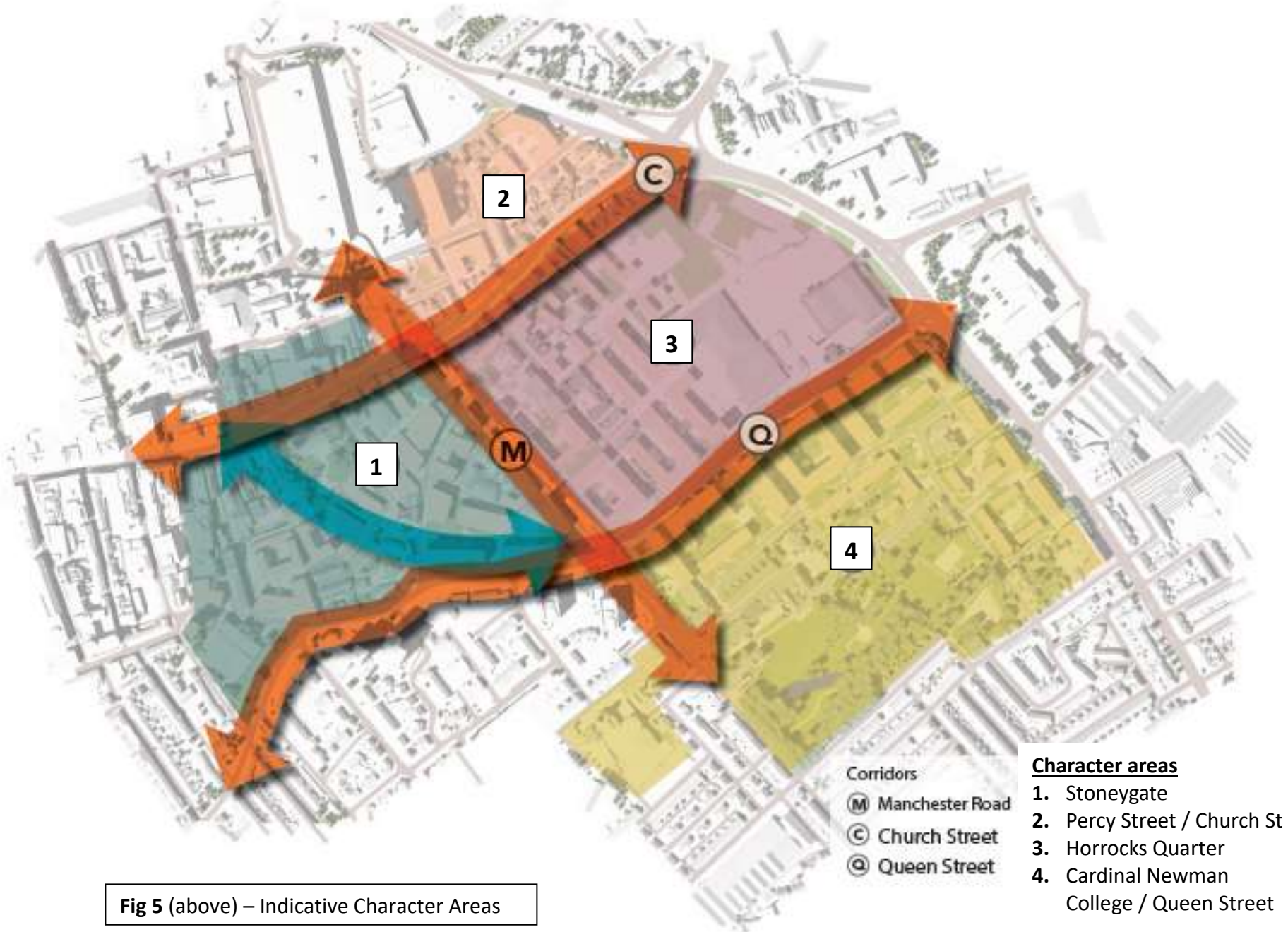


Fig 5 (above) – Indicative Character Areas

The significant improvement of the environmental quality and vibrancy of these corridors through traffic management, public realm improvements, the enhancement and re-use of some key buildings and the development of key sites, will be central to delivering the Stoneygate strategy.

7.3 Design Principles & building up the layers of the Overall Indicative Plan (Fig 9)

The Framework and approach to key corridors and regeneration areas is underpinned by a series of key design principles that will be used to guide the consideration of development proposals across the Masterplan area.

These design principles are summarised below - building up to the Overall Indicative Framework Plan (Fig 9 further overleaf):

Summary principles (expanded in next pages):

- Well-designed development with appropriate **massing, heights**, landmarks and a good mix of uses in schemes (see Fig 6. right)
- Protect & enhance key views & routes
- Streetscape enhancements required throughout ⁷
- **Key (new) places** to be enhanced / created ⁸
- **Active frontages** are required to ground floors ⁹
- Retain & enhance **Heritage Assets** & Buildings of Townscape Value (See Appendices 2 & 3)

Further background information and detail about overall design principles is given at Section 8 ¹⁰ of the baseline report.

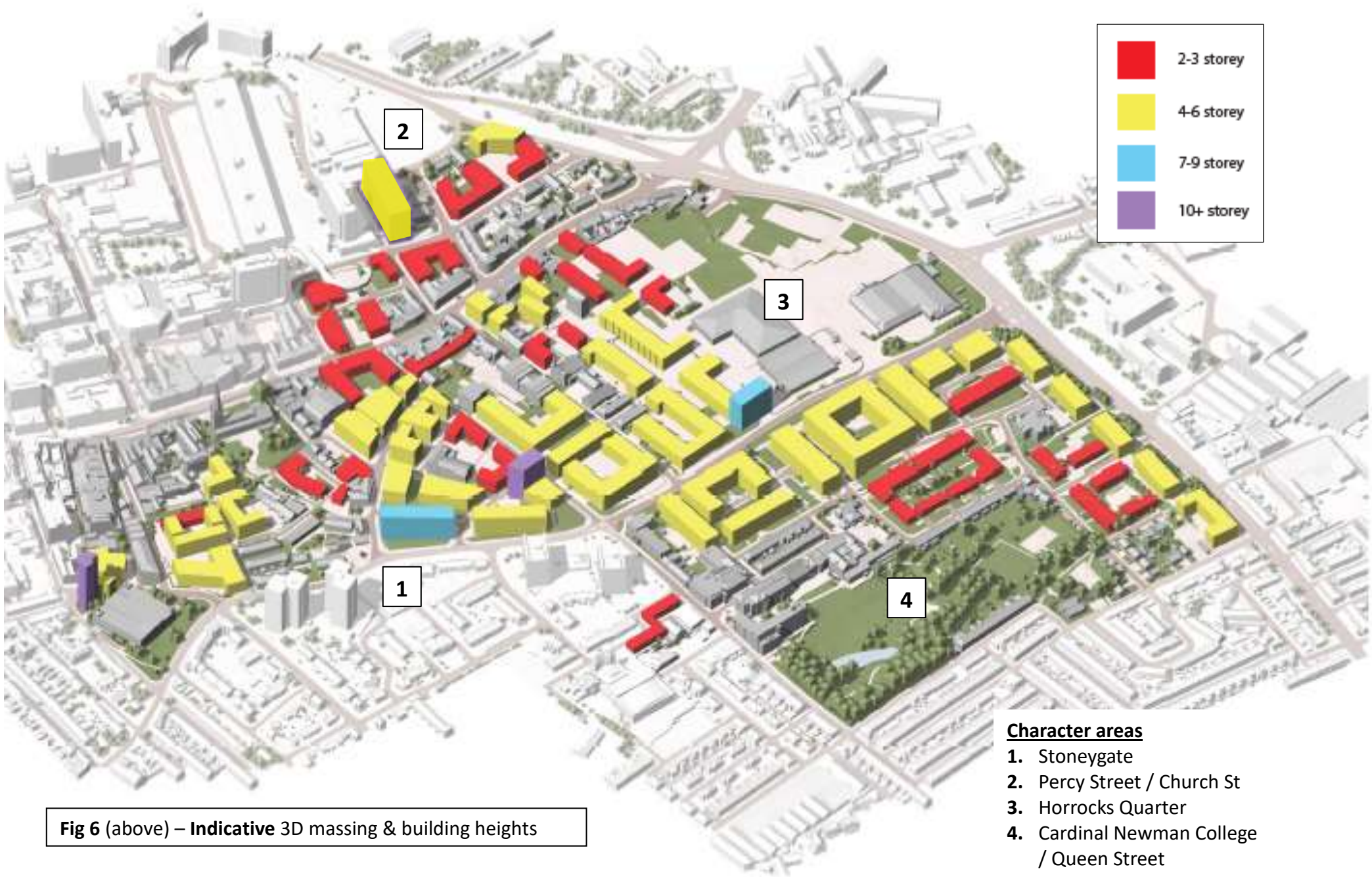


Fig 6 (above) – Indicative 3D massing & building heights

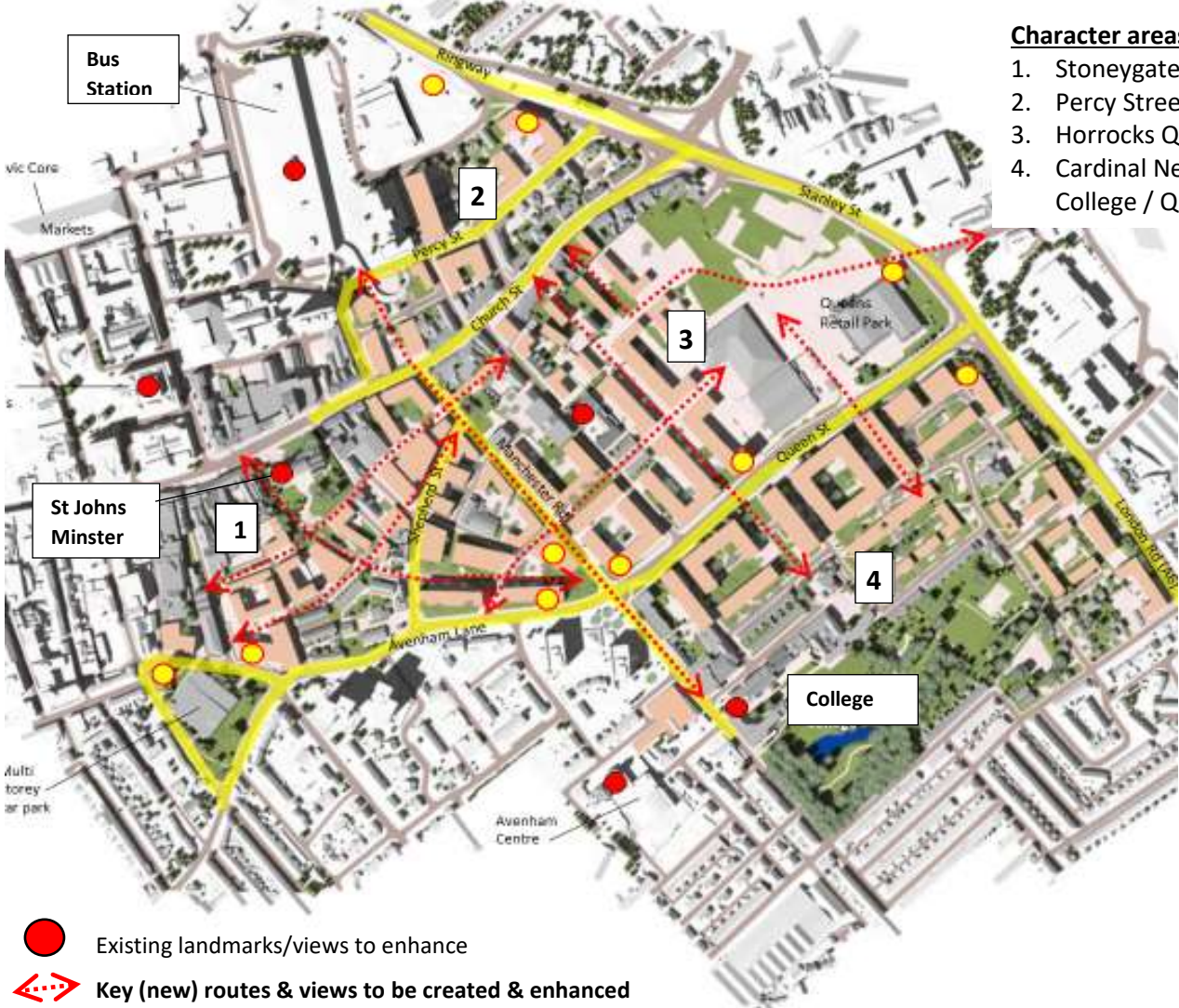
- Character areas**
1. Stoneygate
 2. Percy Street / Church St
 3. Horrocks Quarter
 4. Cardinal Newman College / Queen Street

⁷ **Streetscape enhancements** – these include wider schemes to promote pedestrian and cycling priority in line with Manual for Streets. Also planting of street trees & Fishergate precedents/materials palette.
⁸ **Key (new) places** to be enhanced / created – this includes creating focal points and the creation or enhancement of hard and soft spaces. Could include large new spaces or a series of smaller interlinked spaces.
⁹ **Active frontages** required - refers to active uses, windows, openings – with “eyes on the street”. Appropriate vertical mixing of uses is also encouraged to create vibrancy throughout day & night.
¹⁰ <http://www.visitpreston.com/assets/files/9604/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Design-Principles.pdf>

Table 1: Overall summary principles (encapsulated on the main plan (Fig 9) overleaf)

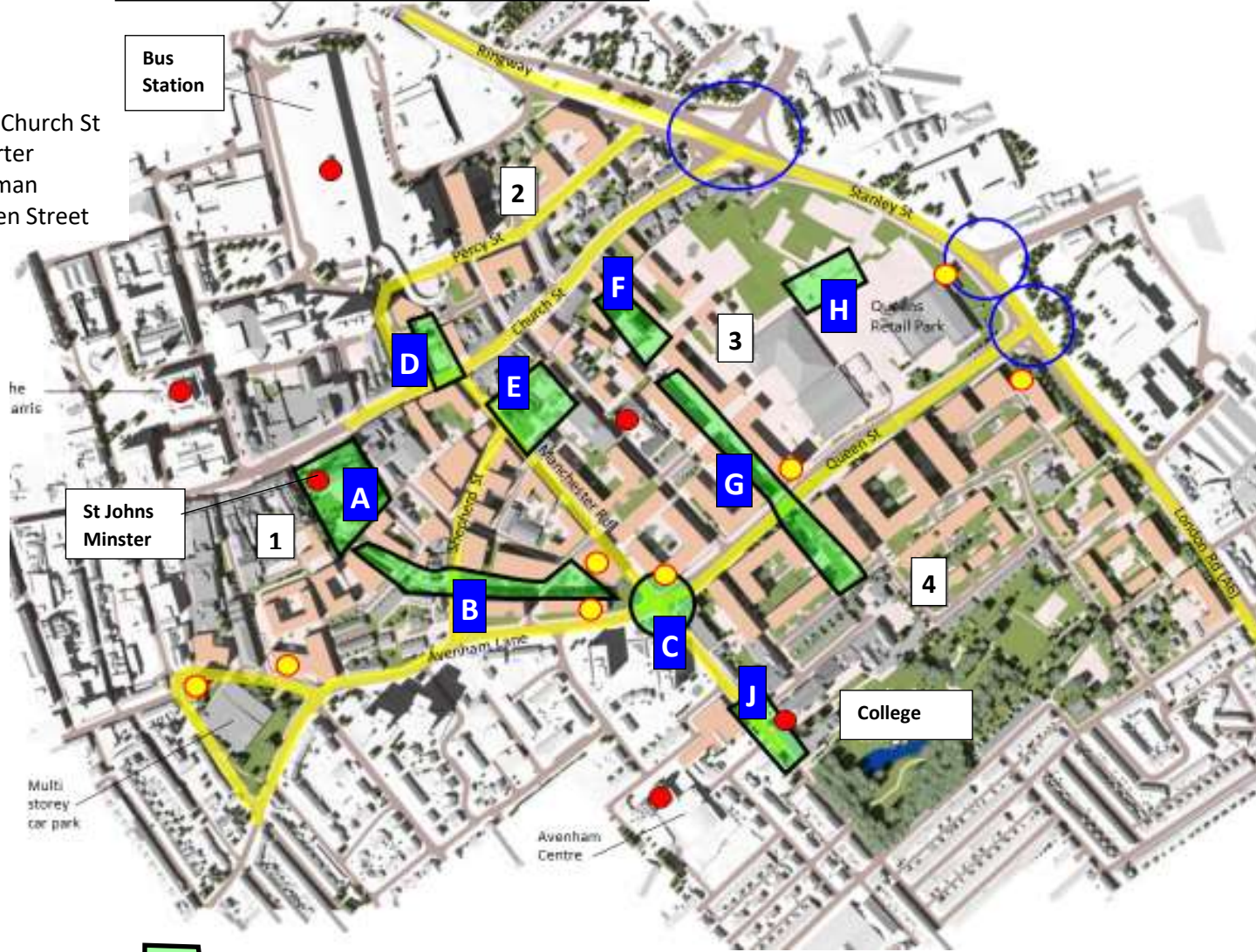
Key Landmarks / routes to protect & enhance	Heritage assets (retain & enhance)	Buildings of Townscape value (retain & enhance)	Key (new) places required	City Centre Plan Allocation and designations	Key development sites / Character areas
<p>Key Landmarks / views</p> <ul style="list-style-type: none"> - St John's Minster - all significant views of the spire should be retained. - Bus Station, toward Manchester Road, along Church Row - The Blue Bell Public House and the adjacent former Preston Livery and Carriage Company <p>Key East-West & North-South pedestrian routes need to be improved</p> <p>See Fig 7 summary below</p>	<p>26 Listed Buildings</p> <ul style="list-style-type: none"> - 3 Grade II* - 23 Grade II <p>The Historic Core borders 3 Conservation Areas</p> <ul style="list-style-type: none"> - Market Place Conservation Area to the north - Winckley Square Conservation Area to the west - Avenham Conservation Area to the south west <p>Refer to Local Plan Policy EN8</p> <p>Map & list see Appendix 2</p>	<p>10 Buildings of Townscape Value:</p> <ul style="list-style-type: none"> - Preston Livery Carriage and Co. - 5-6 Shepherd St. - Warehouse Laurel / Blelock St. - Stoneygate Nursery - Walker Place - Corner of Church St. and St. John's Pl. - St. John's House - Cotton Court - Barney's - 19 Grimshaw Street <p>Refer to Local Plan Policy EN8</p> <p>Map & list see Appendix 3</p>	<ul style="list-style-type: none"> A) St John's Minster B) Oak Street C) Manchester Road / Queen Street D) Church Row, Church Street E) Back Grimshaw Street F) Cotton Court G) Horrocks Quarter – north/south H) Horrocks Quarter - central J) Cardinal Newman College / Manchester Road <p>Streetscape improvements required throughout</p> <p>See Fig 8 summary below</p>	<p>Preston City Centre</p> <ul style="list-style-type: none"> • Policy OP3: City Centre North • Policy OP4: Stoneygate; • Policy OP5: Horrocks Quarter. <p>Allocated housing sites in the area are:</p> <ul style="list-style-type: none"> • SP4.2 Avenham Street Car Park (0.6ha), • SP4.3 Rear Bull & Royal Public House (0.2ha), • SP4.4 North of Shepherd Street (0.4ha), • SP4.5 Grimshaw Street / Queen Street / Manchester Road (1.0ha) • SP4.6 Former Byron Hotel, Grimshaw Street (0.1ha). 	<p>8.1 West - Stoneygate – the historic core (small gap sites)</p> <p>8.2 North - Percy Street / Church Street</p> <p>8.3 East - Horrocks Quarter & Queens Retail Park - a key development opportunity</p> <p>8.4 South - Cardinal Newman College & Onward housing areas south of Queen Street</p> <p>Allocated housing sites (as left)</p>

Fig 7 (below) – key landmarks, views & routes to enhance



- Character areas**
1. Stoneygate
 2. Percy Street / Church St
 3. Horrocks Quarter
 4. Cardinal Newman College / Queen Street

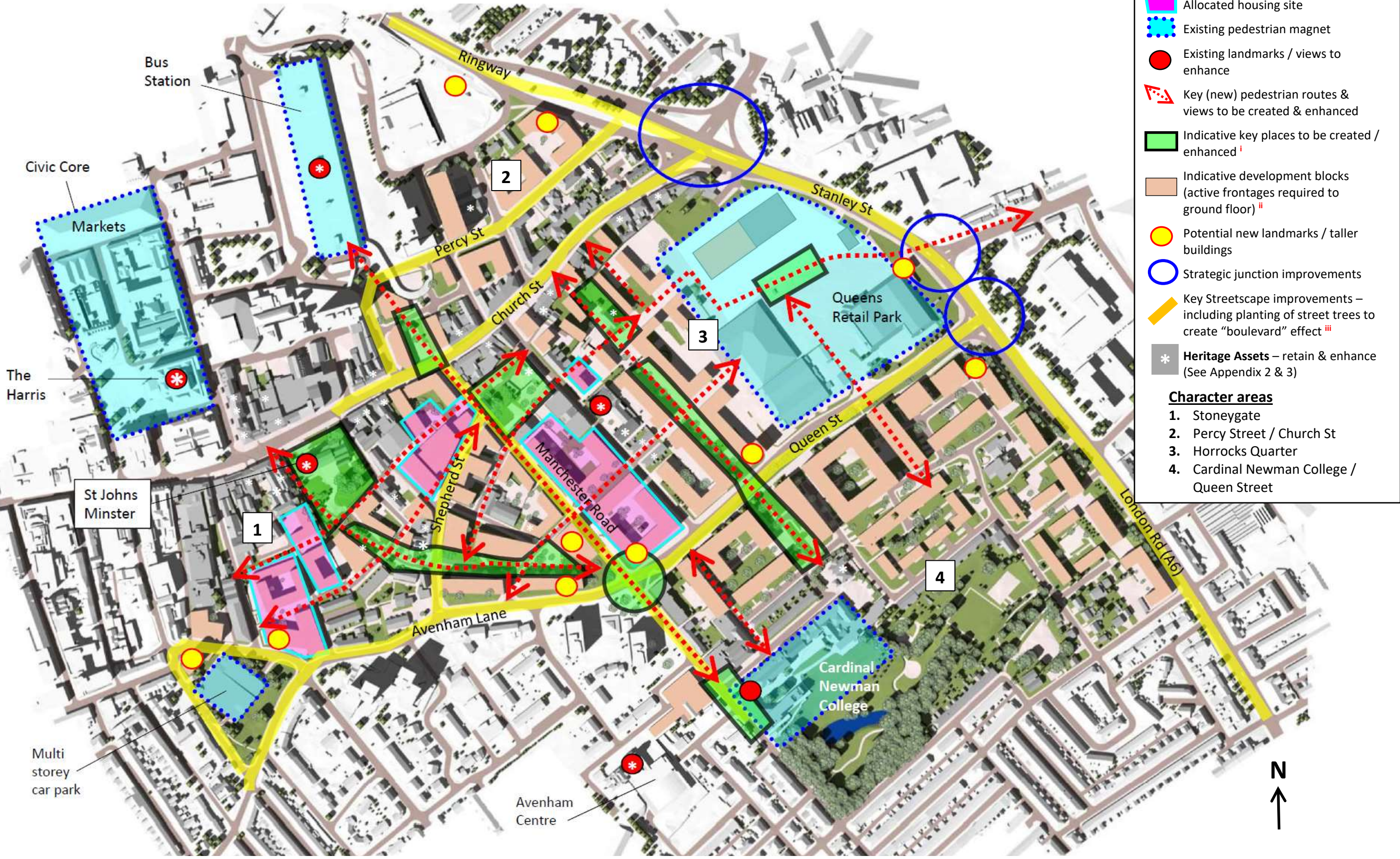
Fig 8 (below) – key (new) places required



- Key (new) places to be created/enhanced (labelled A-J above)
- Indicative development blocks (active frontages required to ground floor)
- Strategic junction improvements

The overall design principles are encapsulated in the indicative Framework Plan below:

Fig. 9 – Overall Indicative Framework Plan:



Indicative Key (not exhaustive)

- Allocated housing site
- Existing pedestrian magnet
- Existing landmarks / views to enhance
- Key (new) pedestrian routes & views to be created & enhanced
- Indicative key places to be created / enhanced ⁱ
- Indicative development blocks (active frontages required to ground floor) ⁱⁱ
- Potential new landmarks / taller buildings
- Strategic junction improvements
- Key Streetscape improvements – including planting of street trees to create “boulevard” effect ⁱⁱⁱ
- Heritage Assets** – retain & enhance (See Appendix 2 & 3)

Character areas

1. Stoneygate
2. Percy Street / Church St
3. Horrocks Quarter
4. Cardinal Newman College / Queen Street

ⁱ **Indicative key (new) places to be enhanced / created** – this includes creating focal points and the creation or enhancement of hard and soft spaces. Could include large new spaces or a series of smaller interlinked spaces.
ⁱⁱ **Active frontages required** - refers to active uses, windows, openings – with “eyes on the street”. Appropriate vertical mixing of uses is also encouraged to create vibrancy throughout day & night.
ⁱⁱⁱ **Streetscape enhancements** – these include wider schemes to promote pedestrian and cycling priority in line with Manual for Streets. Also planting of street trees & Fishergate precedents/materials palette.

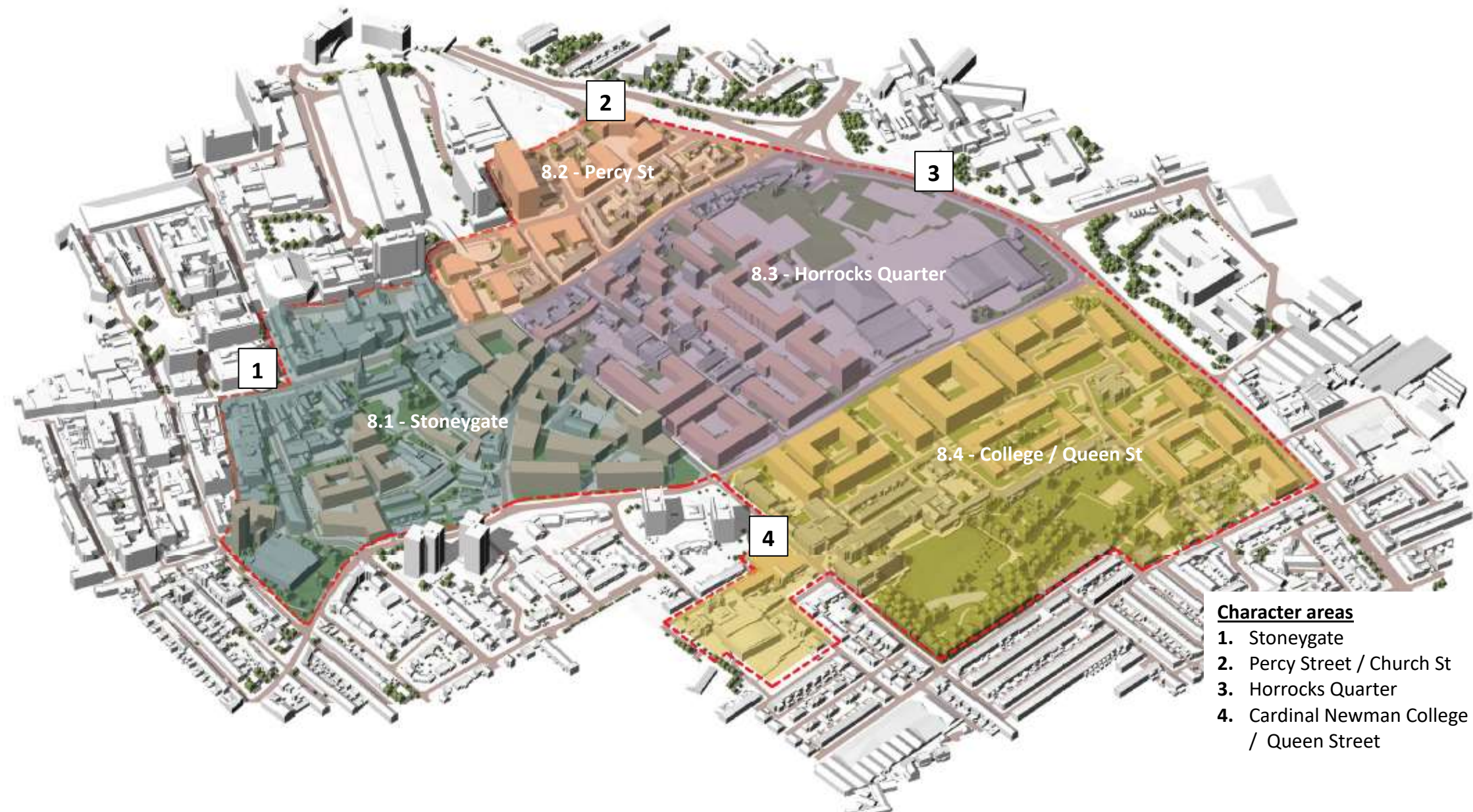
8. Character Areas and Design Guidance

This SPD Framework comprises four key regeneration character areas, expanded in the following pages and summarised below:

- 8.1 - Stoneygate - the historic core (**West area**);
- 8.2 - Percy Street / Church Street area (**North area**);
- 8.3 - Horrocks Quarter / Grimshaw Street (**East area**);
- 8.4 - The existing housing and Cardinal Newman College area south of Queen Street (**South area**).

Each area has a distinct, but complementary role and will require a different approach to prioritisation and delivery.

It is important to note that these character areas should not be viewed/ designed in isolation to one another – a comprehensive masterplan approach is required which shows how proposals integrate with and improve the wider area (including all elements of the Overall Plan (Fig. 9) above & the regeneration corridors shown in Chapter 7 above).



Further background information about Character Areas & Design Guidance is given at [Section 9](#)¹¹ of the baseline report.


¹¹ <http://www.visitpreston.com/assets/files/9605/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Key-Areas-and-Projects-Illustrative-design-guidance.pdf>

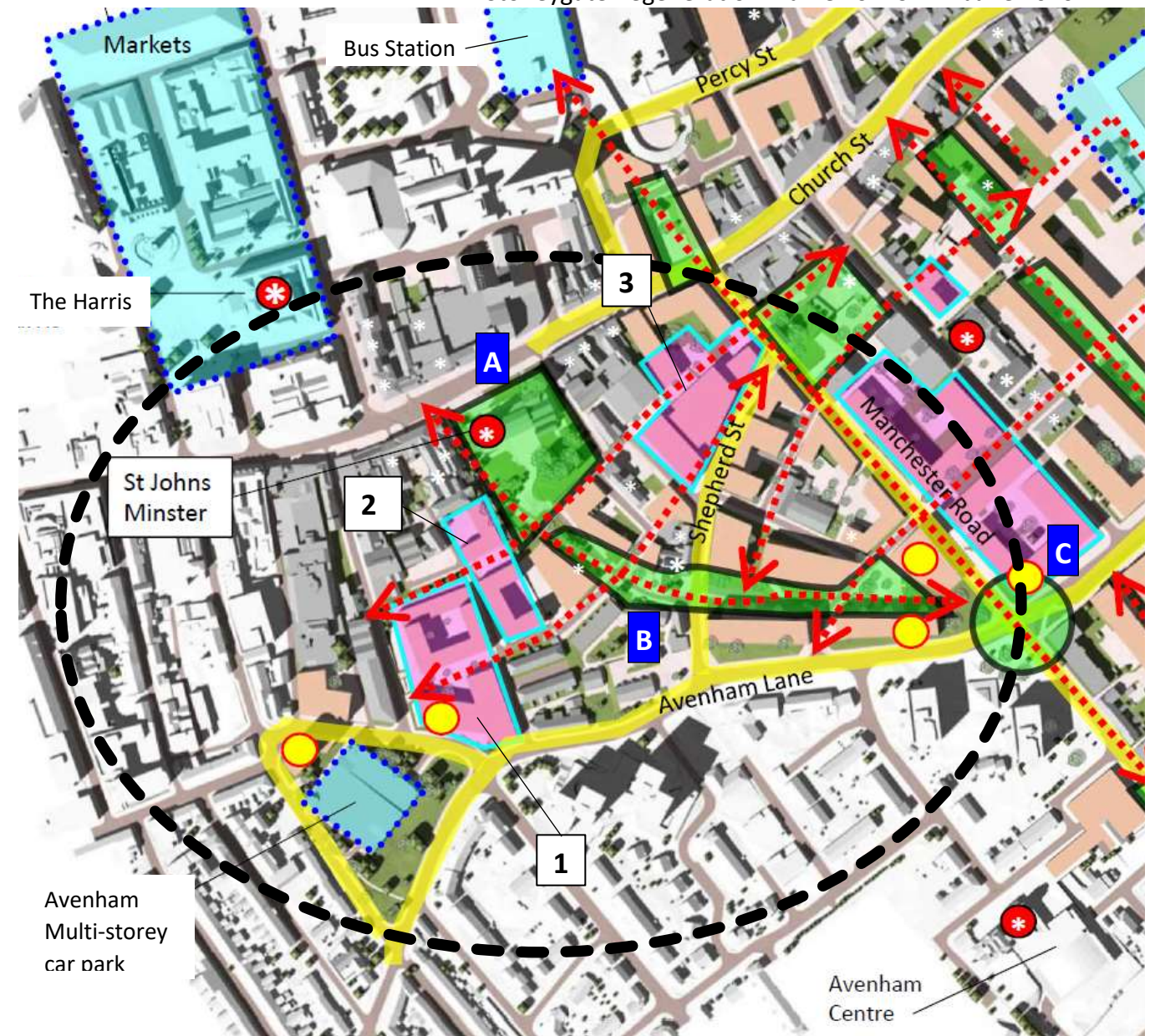
8.1 Stoneygate - The Historic Core (West Area)










The historic core of Stoneygate offers the real potential of mixing urban green space, heritage, landmarks, new and existing businesses, including creative industries, cafes and the like, with new homes in a vibrant and distinctive mix brought to life by much stronger footfall through and into the area – along Church Street, along Shepherd Street to the Horrocks Quarter; to new homes on Avenham Street; to the College and the rejuvenated communities along Queen Street.

The area clearly has the potential to develop as a location of interest, to creative industries, micro business and other entrepreneurs willing to take on older, in some cases unloved, buildings. Whilst the area is unlikely to have the scale of a new City Quarter, or be devoted predominantly to new creative industries, it does have potential to offer a new and additional environment, complementary to places such as Winckley Square.

Table 8.1: Stoneygate - historic core - summary principles:

Key Landmarks / routes to protect & enhance	City Centre Plan Allocation and designations
 <p>Above – Sketch showing a clear route/new place from Church Street (north-west) to Manchester Road roundabout (south-east)</p> <p>Key Views / routes to enhance:</p> <ul style="list-style-type: none"> Views / routes linking to St Johns Minster Spire. East-west linkages ~ Stoneygate to the adjacent Horrocks site. From the College in the south east towards City Centre & Bus Station New route / space – see area (B) and sketch above Manchester Road corridor 	<p>Contains Public Realm Improvements area (Policy SP2) at Church Street. Contains part of the Extension to the Primary Shopping Area (Policy EV1) at the area north of Church Street and the area west of the SP4.2 housing allocation; Properties fronting Lancaster Road in this area are within the Primary Shopping Area (Policy ENV1).</p> <p>Allocated Housing sites in the area are:</p> <ol style="list-style-type: none"> 1) SP4.2 - Avenham Street Car Park (0.6ha) 2) SP4.3 - Rear Bull & Royal Public House (0.2ha) 3) SP4.4 - North of Shepherd Street (0.4ha)
<p>Key (new) places required</p> <p>(A) - Area around St. John's Minster</p> <p>(B) - Oak Street / Arkwright House (see above sketch)</p> <p>(C) - The corner of Stoneygate by Manchester Road roundabout</p>	<p>Key development sites / opportunities</p> <ul style="list-style-type: none"> Site allocations as above Landmark development adjacent to Avenham Car Park New commercial building with aspect to St. John's Minster public space. An enhanced space around St. John's Minster Shepherd Street / Manchester Road development New space off Queen Street / Manchester Rd An 'extended' Road New build adjacent to Arkwright House designed to maintain and reveal views of the Church. <p>Streetscape improvements required throughout</p>



Indicative Key (not exhaustive)	Allocated Housing sites:
 Allocated housing site (see notes right)	1. SP4.2 - Avenham Street Car Park
 Existing pedestrian magnet	2. SP4.3 - Rear Bull & Royal Public House
 Existing landmarks / views to enhance	3. SP4.4 - North of Shepherd Street
 Key (new) pedestrian routes & views to be created & enhanced	
 Indicative key (new) Places to be created / enhanced (labelled A to C)	
 Indicative development blocks (active frontages required to ground floor)	
 Potential new landmarks / taller buildings	
 Key Streetscape improvements – including planting of street trees to create “boulevard” effect	
 Heritage Assets – retain & enhance (See Appendix 2 & 3 and refer to Local Plan Policy EN8)	

8.2 Percy Street / Church Street (North Area)

Overall, there is less potential for transformational change in the Percy Street area than in other areas due to established mix of development in the area, including residential, civic, health and other uses. However, in addition to a number of smaller regeneration opportunities, the area does include the important Church Row / Derby Street site, adjacent to the southern access ramp to the Bus Station Multi-storey car park and on the key pedestrian route between the Bus Station and the Manchester Road corridor.

Table 8.2: Percy Street / Church Street - summary principles:

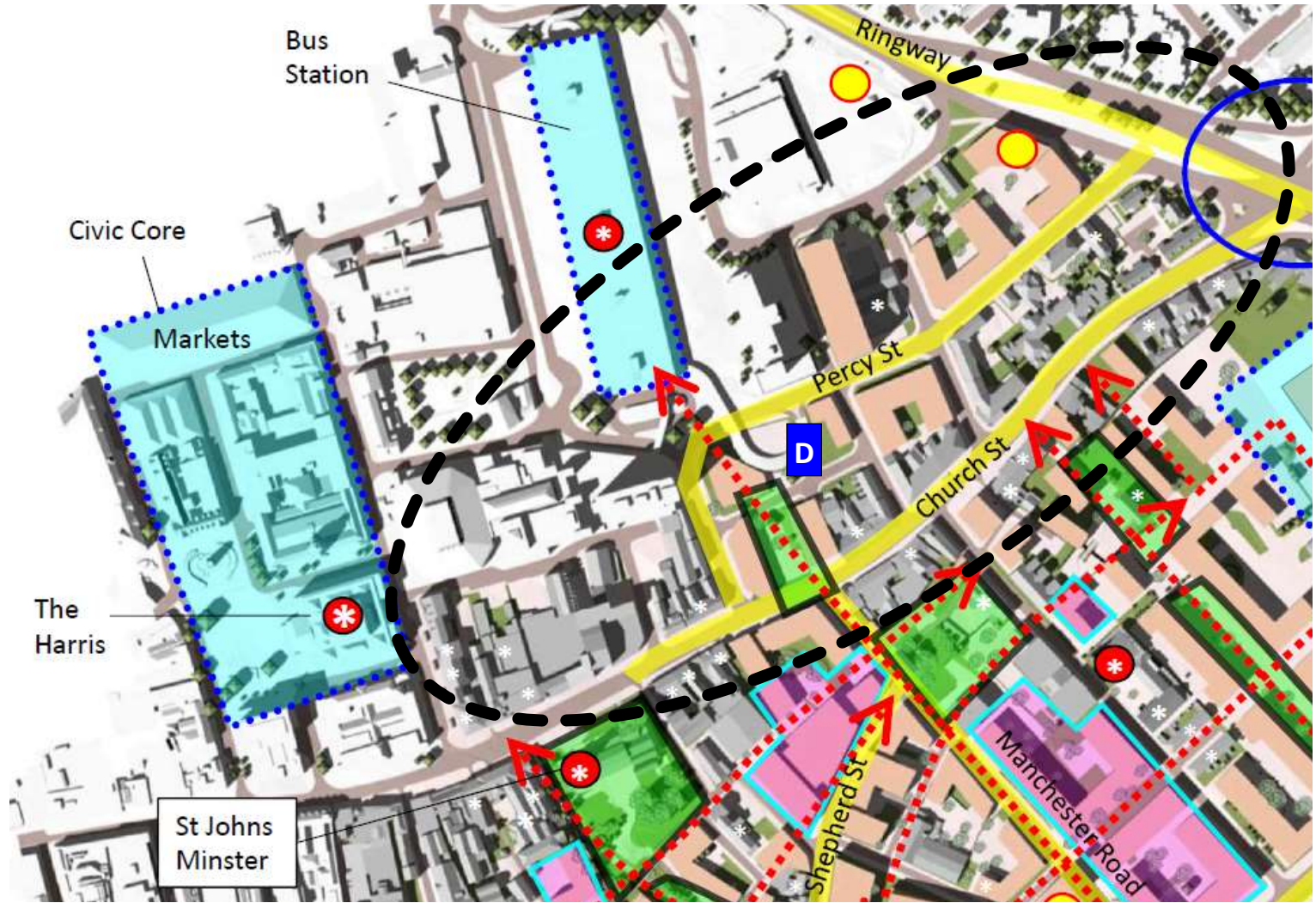
City Centre Plan Allocation and designations	Key views / routes to protect & enhance
Borders Public Realm Improvements area (Policy SP2) at Church Street. South western part of this area falls within the Policy OP3 City Centre North area and the Extension to the Primary Shopping Area (Policy EV1). Church Row at the western boundary of this area is identified for Public Realm Improvements (Policy SP2). The junction of Church Street with Ring Way and Stanley Street to the south east of the area is identified in the City Centre Plan as a City Centre Gateway (Policy SP3).	<ul style="list-style-type: none"> From Bus Station towards Church Street and along Manchester Road. Views from Church Street to St Johns spire Linkages to Horrocks Quarter to south Church Street regeneration corridor Streetscape improvements required throughout
Key (new) places required	
<ul style="list-style-type: none"> Church Row is a key north-south link between Cardinal Newman College and the residential communities around Queen Street to the city centre and the Bus Station The site underneath the ramps has the potential to create a new urban space, considered a prime location for the public realm. 	

Key development sites / opportunities

New route and vista between Bus Station and Church Street (see sketch below) – place (D)



Changes to bus circulation and public realm




Indicative Key (not exhaustive)

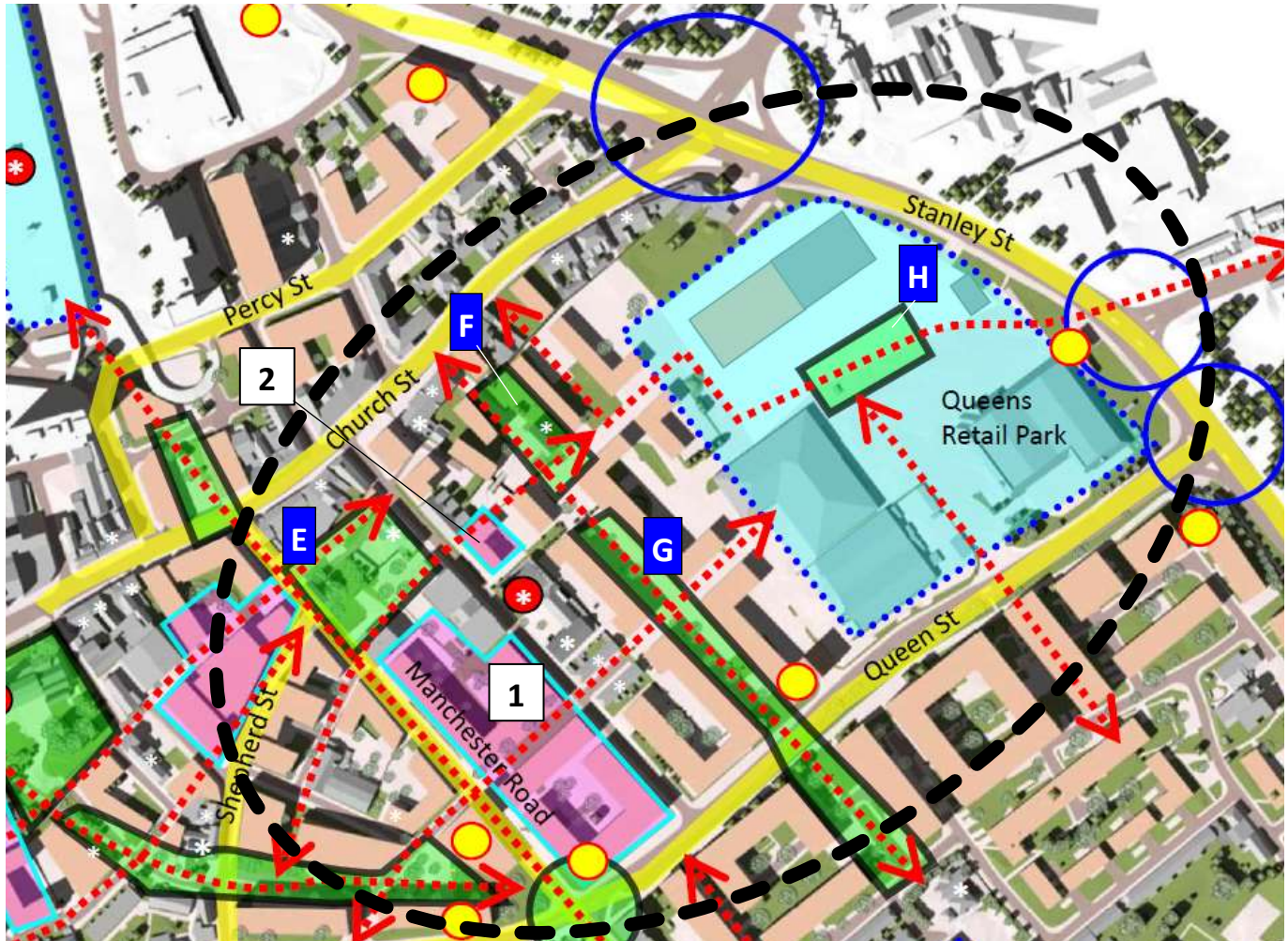
- Allocated housing site (outside of character area)
- Existing pedestrian magnet
- Existing landmarks / views to enhance
- Key (new) pedestrian routes & views to be created & enhanced
- Indicative key (new) places to be created / enhanced (labelled D)
- Indicative development blocks (active frontages required to ground floor)
- Potential new landmarks / taller buildings
- Strategic junction improvements
- Key Streetscape improvements – including planting of street trees to create “boulevard” effect
- Heritage Assets** – retain & enhance (See **Appendix 2 & 3** and refer to Local Plan **Policy EN8**)

8.3 Horrocks Quarter / Grimshaw Street (East Area)

The scale of the Horrocks Quarter opportunity and the limited number of ownerships involved offer the potential to bring forward a viable scheme at an early point in the regeneration of Stoneygate. Done in the right way this would then act as a catalyst for the regeneration of the wider area. Facilitating development of the area and not least working with the owners of the former Horrocks Mill site should therefore be a key, early priority of the City Council and its partners. Whilst it is acknowledged that the core Horrocks Mill site is identified as being suitable for a range of town centre uses in the Development Plan, this Framework Masterplan considers in particular the scope for residential as the predominant use for development in the area, with the scope for mixed use on key frontages. For clarity, this SPD does not seek to change the predominant policy (Policy OP5) in the City Centre Plan. In developing the strategy for the area it will be important that development opportunities are considered comprehensively in order to ensure a complementary approach and, critically, to ensure that the appropriate links are made, enhancing permeability in the area.

Table 8.3: Horrocks Quarter / Grimshaw Street - summary principles:

<p>Key views / routes to protect & enhance</p>	<p>City Centre Plan Allocation and designations</p>
<ul style="list-style-type: none"> • Linkages from the Stoneygate area to the West • Church Street regeneration corridor to the north • Linkages from the north towards the City Centre & Bus Station • Key pedestrian links from the East (New Hall Lane) and across Stanley Street / Ringway • Enhance pedestrian links from the housing areas to the south across Queen Street • Queen Street regeneration corridor (south) • Manchester Road regeneration corridor (West) 	<p>Policy OP5: Horrocks Quarter;</p> <p>Borders Public Realm Improvements area (Policy SP2) at Church Street.</p> <p>Allocated Housing sites in the area are:</p> <ol style="list-style-type: none"> 1. SP4.5 Grimshaw Street / Queen Street / Manchester Road (1.0ha); 2. SP4.6 Former Byron Hotel, Grimshaw Street (0.1ha).
<p>Key (new) places required</p>	<p>Key development sites / opportunities</p>
<p>(E) - Back Grimshaw Street (F) - Cotton Court (see indicative sketch below) (G) - Horrocks Quarter – north south place(s) (H) - Horrocks Quarter - central</p> 	<ul style="list-style-type: none"> • Site allocations as above. • Blue Bell Pub - a new civic space as part of a mixed-use scheme • Back Grimshaw Street - a new linking route • Cotton Court; key landmark • Back of pavement development on Queen Street • Queens Retail Park • Streetscape improvements required throughout



<p>Indicative Key (not exhaustive)</p>	
	Allocated housing site (see notes right)
	Existing pedestrian magnet
	Existing landmarks / views to enhance
	Key (new) pedestrian routes & views to be created & enhanced
	Indicative key (new) places to be created / enhanced (labelled E to H)
	Indicative development blocks (active frontages required to ground floor)
	Potential new landmarks / taller buildings
	Strategic junction improvements
	Key Streetscape improvements – including planting of street trees to create “boulevard” effect
	Heritage Assets – retain & enhance (See Appendix 2 & 3 and refer to Local Plan Policy EN8)

<p>Allocated Housing sites:</p> <ol style="list-style-type: none"> 1. SP4.5 Grimshaw Street / Queen Street / Manchester Road; 2. SP4.6 Former Byron Hotel, Grimshaw Street.
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8.4 Cardinal Newman College / Queen Street (South Area)

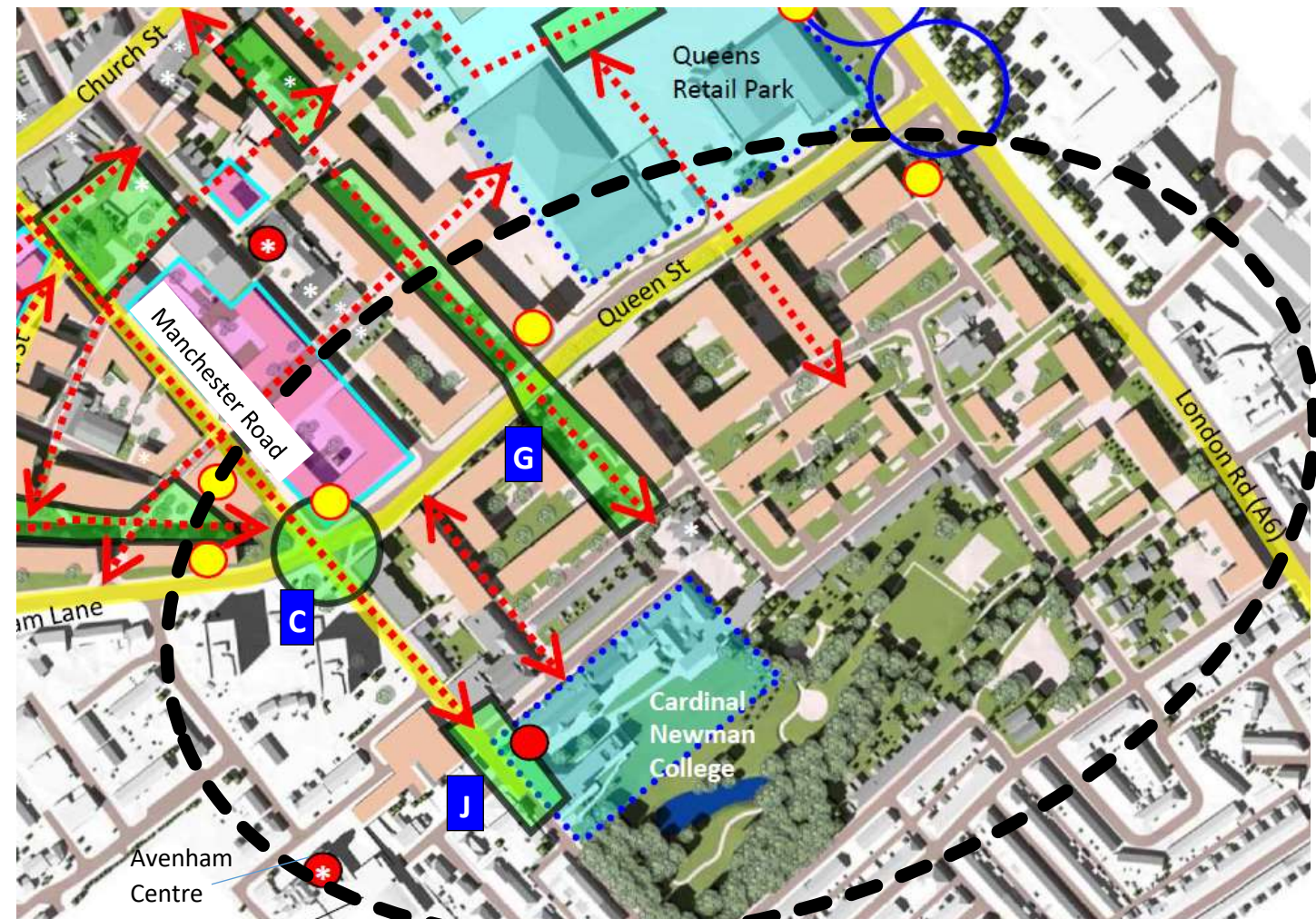
The local resident community and Cardinal Newman College are key assets for the Stoneygate area. The Manchester Road & Queen Street strategy, and to a lesser extent that for the historic core of Stoneygate, will contribute significantly to better connecting this area to the heart of the city centre, to the benefit of community safety, improve access to facilities and public transport and enhanced profile and linkages to the College

Current projections indicate an increase in demand for places at **Cardinal Newman College**. In order to meet this demand, the College are looking to expand either by extension of existing accommodation and / or the construction of new buildings. Concurrently, the College are keen to improve the visibility of the College and its prominence within the area. Key pedestrian routes from the College to the bus station and City Centre should be enhanced.

Onward Housing, the social housing landlord for the public housing at Queen Street, wishes to consider ways of improving the housing stock and the environment by working with the local community. **There is clear merit in these key partners working with the City Council and the County Council (both landowners in the Queen Street area) and the local community to develop a detailed, joint approach to regeneration.**

Table 8.4: College / Queen Street - summary principles:

City Centre Plan Allocation and designations	
Existing Residential Area [Preston Local Plan Policy AD1(a)] except for the Cardinal Newman College area that is allocated as Green Infrastructure (Preston Local Plan Policy EN2)	
Key views / routes to protect & enhance	
<ul style="list-style-type: none"> Enhance pedestrian connections across Queen Street (north – south) Whole Queen Street regeneration corridor – including Ringway/London Road (north & east) Linkages from the Bus Station & City Centre (north west) to the College Whole Manchester Road regeneration corridor 	
Key development sites / opportunities	
<ul style="list-style-type: none"> Opportunities should be taken to reduce traffic flow on Queen Street. Any development should relate better to Queen Street, contributing to the change in character College – expand teaching space, improve the visibility of the College and enhance the pedestrian connections to and thought the area (particularly to Bus Station and City Centre) Improve housing stock (please note onward housing are preparing a more detailed area masterplan – relating to housing association (onward housing) land) south of Queen Street 	
Key (new) places required	
<ul style="list-style-type: none"> (C) - Manchester Road Junction (G) - Queen Street (N/S) (J) - Cardinal Newman College Improved open spaces (see example right) Streetscape improvements required throughout 	



Indicative Key (not exhaustive)

- Allocated housing site (outside of character area)
- Existing pedestrian magnet
- Existing landmarks / views to enhance
- Key (new) pedestrian routes & views to be created & enhanced
- Indicative key (new) places to be created / enhanced (labelled C; G; J)
- Indicative development blocks (active frontages required to ground floor)
- Potential new landmarks / taller buildings
- Strategic junction improvements
- Key Streetscape improvements – including planting of street trees to create “boulevard” effect
- Heritage Assets** – retain & enhance (See **Appendix 2 & 3** and refer to Local Plan **Policy EN8**)

9. Implementation

- 9.1 The Masterplan for the Stoneygate area represents an ambitious programme which, if substantially implemented, will radically transform this part of Preston. The area has the potential to deliver approximately 1600 new homes as well as commercial and other floorspace.¹² The Masterplan concentrates on physical development activity as this is the role of this study and it will need to be coordinated with the implementation of the City Deal, the Housing Zone and the City Centre Living Strategy and other initiatives to ensure that public realm and pedestrian priority improvements¹³, education and skills development and business support and other vital services are improved in tandem.
- 9.2 The Vision will not be realised overnight; this is a long-term strategy that will need continued oversight, guidance and promotion by the City Council and its partners. Delivery priorities and the need for investment and intervention will change over time, so the approach to implementation will be kept under review.

10. Appendices

Appendix 1 – Planning Applications checklist & information (for applicants & planning officers):

Any applications in or near the broad Stoneygate SPD area are expected to follow these principles:

1. We strongly encourage applicants of any major schemes to engage in pre-app discussions with us prior to submission. Link to our **pre-app development team approach** here: [\(link\)](#)¹⁴
2. Any (major) schemes coming forward in the area should fully illustrate how they have been designed in a comprehensive manner in line with the principles of this SPD. In summary - the starting point for this is to overlay & show the scheme on the **Overall Indicative Framework Plan** (see Fig 9 above, page 11) & how it enhances the context e.g. links beyond a site “red edge”.
3. The above could be illustrated in the scheme Design & Access Statement (DAS). A useful summary of design guidance & DAS requirements (policies/guidance) is here: [\(link\)](#)¹⁵
4. Residential led schemes should meet the national **Building for Life 12 (BfL12)** standard (note this would be the alternative urban supplement principles here given the city centre location). The DAS could be structured around the BfL12 (urban supplement) principles rather than duplicating work. See [BfL12 principles template](#) link ¹⁶
5. **Links** to our: [planning policy pages](#)¹⁷ and a link to our [validation requirements](#) ¹⁸ (Please note we can discuss/clarify these requirements at pre-app stage – see point 1 above).

¹² See baseline report Appendix 5: <http://www.visitpreston.com/assets/files/9607/Stoneygate-Regeneration-Framework-Masterplan-June-2019-Appendices.pdf>

¹³ Refer to City Centre Plan Policy SP2 and as identified on the City Centre Plan Policies Map: [Preston City Centre plan policies map \[2.7MB\]](#)

¹⁴ Pre-app development team: <https://www.preston.gov.uk/majordevelopmentadvice>

¹⁵ Standing design advice / summary links: [The design advice/summary including Annex A \[246.49KB\]](#) (Annex A -selected design policy and guidance)

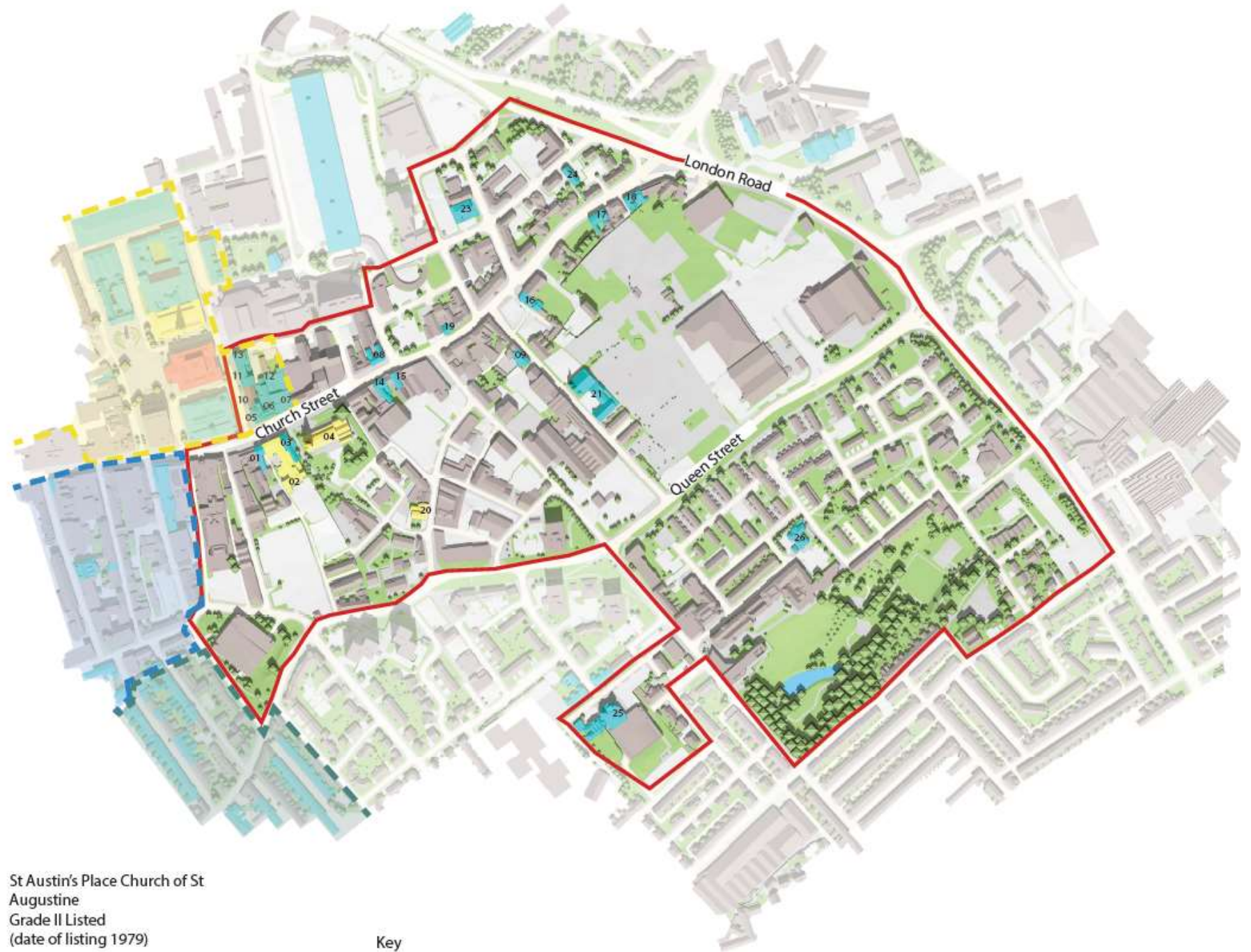
¹⁶ Building for Life 12 template: [Annex B - Building for life 12 templates \[127.34KB\]](#) (national standard for residence schemes)

¹⁷ Preston planning & policy pages: <https://www.preston.gov.uk/Planning> <https://www.preston.gov.uk/article/928/Planning-policy> . SPD's: <https://www.preston.gov.uk/article/1130/Supporting-and-Supplementary-Planning-Documents->

¹⁸ Preston planning applications process / validation checklist: <https://www.preston.gov.uk/planningvalidationcheck>

Appendix 2 – Listed Buildings & Conservation Areas (retain & enhance) ¹⁹

- | | |
|---|---|
| 01 143 Church Street
Grade II listed
(date of listing 1991) | 13 Stanley Arms Hotel, 24 Lancaster Road
Grade II listed
(date of listing 1979) |
| 02 The Old Bull, 141-2 Church Street
Grade II* listed
(date of listing 1950, amended 1991) | 14 The Old Dog Inn, 133 Church Street
Grade II listed
(date of listing 1979) |
| 03 Central Conservative Club, 140-140A Church Street
Grade II listed
(date of listing 1960, amended 1991) | 15 131A Church Street
Grade II listed
(date of listing 1979) |
| 04 Church of St John the Divine, Church Street
Grade II* listed
(date of listing 1979) | 16 Olde Blue Bell Public House, 114 Church Street
Grade II listed
(date of listing 1979) |
| 05 11 Church Street and 2 & 4 Lancaster Road
Grade II listed
(date of listing 1979) | 17 The George Hotel and Shop Adjoining to the Right, 89-90 Church Street
Grade II listed
(date of listing 1991) |
| 06 Former Red Lion Hotel and Ellesmere Chambers, 13 Church Street
Grade II listed
(date of listing 1979) | 18 The Lamb Hotel and Shop, 83-84 Church Street
Grade II listed
(date of listing 1979) |
| 07 Trustee Savings Bank, 14 and 15 Church Street
Grade II listed
(date of listing 1979) | 19 The Bear's Paw Public House, 42 Church Street
Grade II listed
(date of listing 1991) |
| 08 29, 30, 31 Church Street
Grade II listed
(date of listing 1991) | 20 Arkwright House, Stoneygate
Grade II* listed
(date of listing 1950) |
| 09 18 Grimshaw Street
Grade II listed
(date of listing 1991) | 21 Grimshaw Street School, Grimshaw Street
Grade II listed
(date of listing 1991) |
| 10 10, 12 & 14 Lancaster Road
Grade II listed
(date of listing 1979) | 22 16 Grimshaw Street
Grade II listed
(date of listing 1991) |
| 11 16 & 18 Lancaster Road
Grade II listed
(date of listing 1979) | 23 Carey Baptist Chapel, Pole Street
Grade II listed
(date of listing 1991) |
| 12 20 & 22 Lancaster Road
Grade II listed
(date of listing 1979) | 24 Former Unitarian Chapel, Percy Street/Church Street
Grade II listed
(date of listing 1974) |
| | 25 St Austin's Place Church of St Augustine
Grade II Listed
(date of listing 1979) |
| | 26 St James Vicarage and attached coach house
Grade II Listed
(date of listing 1991) |



Key

■ Grade 1 listed	■ Grade 2* listed	□ Market Place Conservation Area	□ Winckley Square Conservation Area
■ Grade 2 listed	■ Not listed	□ Avenham Conservation Area	

¹⁹ Refer to Local Plan **Policy EN8** & for further information refer to: <https://www.preston.gov.uk/article/930/Conservation-and-heritage>

Appendix 3 – Buildings of Townscape Value (retain & enhance) ²⁰

There are a number of statutory listed buildings in the area, however there are a number of others, notably around the historic core and along Church Street that also contribute to the character of the area and importantly offer the opportunity for re-use. The retention of listed and other buildings of heritage and townscape value will be an important part of creating the ‘urban village’ identity of Stoneygate. A number of buildings are therefore identified to be added to Preston’s local list of buildings of value.



1) Preston Livery Carriage and Co.



6) Corner of Church St. and St. John's Pl.



2) 5-6 Shepherd St.



7) St. John's House



3) Warehouse Laurel / Belock St.



8) Cotton Court



4) Stoneygate Nursery



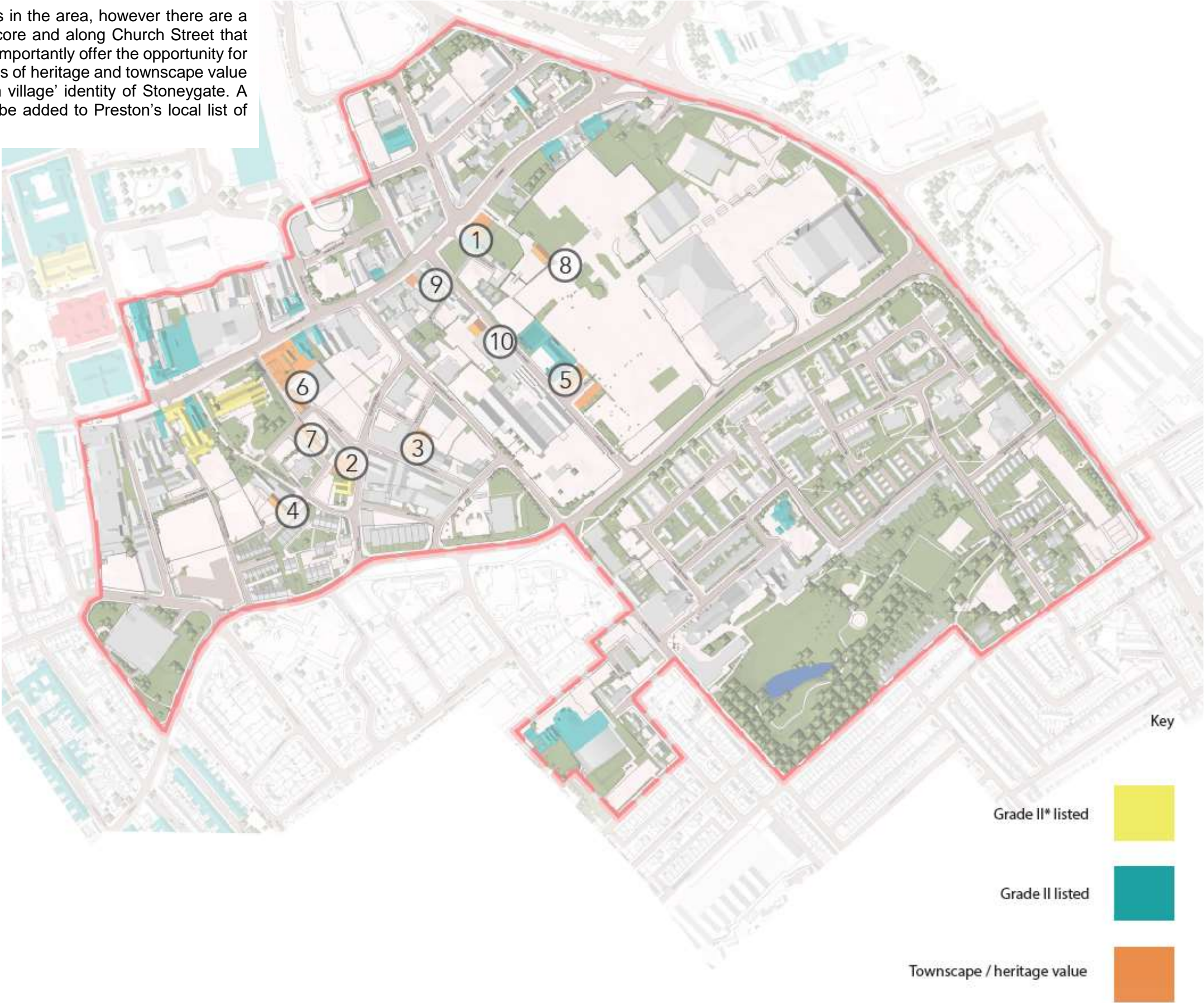
9) Barney's



5) Walker Place



10) 19 Grimshaw Street



²⁰ Refer to Local Plan Policy EN8 & for further information refer to: <https://www.preston.gov.uk/article/1099/Heritage>

Appendix 4 – Selected further reading & useful information

Planning Policy

- Preston Planning policy webpage: <https://www.preston.gov.uk/article/928/Planning-policy>
- National Planning Policy Framework (NPPF) <https://www.gov.uk/guidance/national-planning-policy-framework>
- Central Lancashire Core Strategy <https://www.preston.gov.uk/article/1194/Central-Lancashire-Core-Strategy->
- Preston City Centre Plan <https://www.preston.gov.uk/citycentreplan>
- Preston Local Plan: <https://www.preston.gov.uk/article/1050/Preston-s-Local-Plan->
- Central Lancashire Local Plan (review): <https://centrallocalplan.lancashire.gov.uk/>

National Guidance

- Building for Life 12 (national residential design standards): <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>
- Manual for Streets (national street standards): <https://www.gov.uk/government/publications/manual-for-streets>
- National Design Guide (and forthcoming code) <https://www.gov.uk/government/publications/national-design-guide>
- Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

Adopted Local Guidance (SPDs)

- Preston Planning guidance webpage <https://www.preston.gov.uk/article/1130/Supporting-and-Supplementary-Planning-Documents->
- Affordable Housing SPD [https://www.preston.gov.uk/media/408/Central-Lancashire-Affordable-Housing-SPD.pdf/CCPED020-Central-Lancashire-Affordable-Housing-SPD_\(2\).pdf?m=636922155848230000](https://www.preston.gov.uk/media/408/Central-Lancashire-Affordable-Housing-SPD.pdf/CCPED020-Central-Lancashire-Affordable-Housing-SPD_(2).pdf?m=636922155848230000)
- Central Lancashire Design Guide SPD <https://www.preston.gov.uk/media/430/Design-Guide-SPD/pdf/CCPED022-Central-Lancashire-Design-Guide-SPD-Oct-2012.pdf?m=636922235018170000>
- Preston Shopfront Design Guide SPD <https://www.preston.gov.uk/media/438/Shop-front-design-guide/pdf/Preston-Shopfront-Design-Guide-SPD-Adopted-Dec-2017.pdf?m=636922248808570000>

City Centre Projects / strategies

- City centre projects overview: <http://www.visitpreston.com/invest/key-projects/>
- City Centre Living Strategy <http://www.visitpreston.com/invest/key-projects/city-living/>
- Stoneygate baseline report: <http://www.visitpreston.com/invest/key-projects/current-investment-and-projects/stoneygate-Regeneration-Framework>

Wider (Transport) Strategies / plans

- Preston City Transport Plan <https://www.lancashire.gov.uk/council/organisation-and-partnerships/partnerships/city-deal/preston-city-transport-plan/>
- Central Lancashire Transport Masterplans <https://www.lancashire.gov.uk/council/strategies-policies-plans/roads-parking-and-travel/highways-and-transport-masterplans/central-lancashire-highways-and-transport-masterplan/>

Potential funding (bids) / overview

- City Deal <https://www.preston.gov.uk/article/1599/Preston-and-Lancashire-City-Deal>
- Transforming Cities Fund (TCF) <https://www.lancashire.gov.uk/council/transparency/funding-applications/transforming-cities/>
- Towns Fund <https://www.gov.uk/government/publications/towns-fund-prospectus>
- Future High Streets Task Force <https://highstreetstaskforce.org.uk/about-the-task-force>

Selected regional / local organisations

- Placesmatter! Design review (for major schemes): <https://www.architecture.com/working-with-an-architect/places-matter>
- Lancashire County Council <https://www.lancashire.gov.uk/>
- University of Central Lancashire (UCLAN) <https://www.uclan.ac.uk/>
- Preston Business Improvement District (BID) <http://bidpreston.co.uk/>
- Preston Partnership <http://www.visitpreston.com/invest/preston-partnership/>
- Cardinal Newman College <https://www.cardinalnewman.ac.uk/>
- Homes England <https://www.gov.uk/government/organisations/homes-england>
- Onward Homes <https://www.onward.co.uk/about-us/>
- Brookhouse <http://brookhousegroup.co.uk/>

Preston City Council Contact for further information

Planning Policy: planningpolicy@preston.gov.uk

Planning support: 01772 906912

Disclaimer:

The development of the Stoneygate Regeneration Framework area is a long term vision (over 15+ years). The plans are **indicative only** and will therefore be subject to periodic review, update and refinement over the long term. Every effort has been made to ensure plans are correct at time of publishing. Please report any significant (potential errors) to Preston City Council – contacts via the website: www.preston.gov.uk/stoneygate