

What happens next?

We are aiming to formally submit a full planning application to Preston Council in mid-October 2018. The Council will then consult local residents on the application.

Let us have your views

This information leaflet has been sent to properties in the local area. Information and the opportunity to comment is also available at our website at: www.bxbltd.com/cottam-hall-brickworks

If you have any questions or would like any additional information at this stage please contact us via email: info@nexusplanning.co.uk or via the website above, or call Nexus Planning on 0161 819 6570 and ask for a member of the Cottam Brickworks Project Team.

Alternatively please write to us at:

Nexus Planning
Eastgate
2 Castle Street
Castlefield
Manchester
M3 4LZ

Cottam Brickworks Revised Access Arrangements to the Approved Residential Site



Contaminated land specialist BXB Limited has entered into a joint venture arrangement with landowners Cottam Hall Properties to bring about the delivery of the long standing Cottam Brickworks project. The joint venture is called BXB Cottam Hall Properties.

The derelict site of the former Cottam Brickworks has long been identified for redevelopment by Preston Council. Within the Local Plan, the southern part of the site is allocated for residential development and the northern part is allocated for retail, leisure and commercial development. The site is shown on the plan overleaf

The Brickworks site already benefits from several planning permissions for a supermarket, retail and leisure facilities and a nature reserve (which has already been delivered) in the northern part of the site. New housing development (114 houses) in the southern part of the site was granted detailed planning permission earlier this year.

The previous planning permissions were to be accessed by a new junction at Tom Benson Way, with access off

Cottam Avenue for buses serving the whole site, and access for the Lady Elsie Finney Care Home also coming off Cottam Avenue.

Despite the benefit of a Local Plan allocation and the existing planning permissions, Cottam Brickworks remains undeveloped and the benefits of the project - including new homes, a foodstore, leisure, retail and other local facilities as well as pedestrian, cycle and potential bus links onto Tom Benson Way - have not been realised.

This failure of the site to be developed is due to a combination of factors, including the high cost of reclaiming this brownfield site, constructing new roads and infrastructure, and the changing retail market which has significantly reduced the retailer interest in the scale of development previously granted planning permission.



Proposed Revised Access Arrangements

BXB Cottam Hall Properties Limited are currently working with stakeholders to attempt to finally deliver the Cottam Brickworks project.

To kick start the project, they are proposing that the 114 dwellings that already benefit from planning permission are accessed directly from Cottam Avenue. They are therefore preparing a planning application to seek approval for these revised access arrangements.

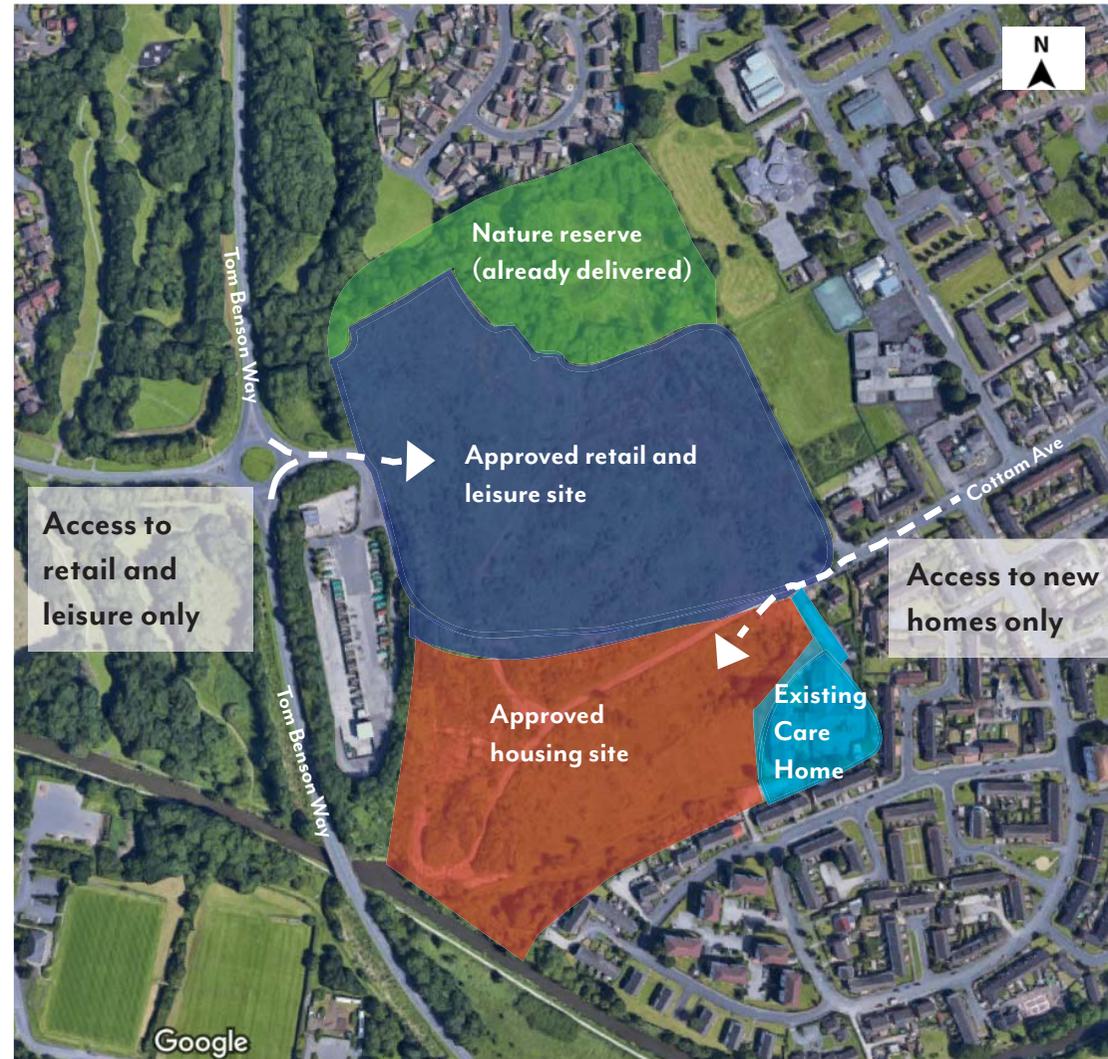
Whilst this will result in additional traffic on Cottam Avenue, survey work has already been undertaken that demonstrates that this is acceptable from an amenity, road safety and road capacity stand point. Importantly it will enable the new homes to be developed without the need to build expensive road and infrastructure.

The value generated from the land will be invested in reclaiming the site, creating the new roads and other infrastructure and re-planning the site. Whilst BXB Cottam Hall Properties will review the plans for the northern section of the site – not least because food retailers no longer require large superstores of the size previously approved – future proposals for the site will still incorporate food retail space, leisure and other local facilities to benefit the local community.

This application for the revised access arrangements is the first step in realising these new local facilities.

The revised access only relates to the southern part of the wider Brickworks site and access to the 114 homes already approved. Any future retail development in the northern part of the site would still be accessed via Tom Benson Way as previously approved. Under the previous planning permissions, restrictions were put in place within the site to prevent cars from using Cottam Avenue as a connecting rat-run to the retail development/ Tom Benson Way. These restrictions would still be retained under the scheme now being proposed. This application simply seeks to relocate the position of the traffic restrictions to enable access to the approved dwellings only.

The revised arrangement is shown on the Plan on the next page.



Proposed Revised Access Arrangements