

Development Control Committee
Meeting to be held on 17 January 2024

Electoral Division affected:
Preston South West

Preston City: Application LCC/2023/0029
Extension to existing school to include 4 no. new classrooms, WC's, hygiene room and corridor. Lea Community Primary School, Greaves Town Lane, Preston

Contact for further information:
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Brief Summary

Application - Extension to existing school to include 4 no. new classrooms, WC's, hygiene room and corridor. Lea Community Primary School, Greaves Town Lane, Preston.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, matching materials to be used, highway matters, the provision of a planting scheme along the site boundary and a surface water drainage strategy to be submitted and approved.

Applicant's Proposal

Planning permission is sought for the erection of a single storey extension to the existing school that would provide an additional four classrooms, toilets and plant room. The extension would have a footprint of approximately 35m by 11.9m. There is a difference in ground levels across the site which results in the maximum ridge height (when measured at the adjacent ground level) varying from 7.5m at the north east gable and 6.9 m at the south west gable.

The extension would have a dual pitched roof with external elevations constructed from facing brickwork to match the existing building (buff colour) with a tiled pitched roof also to match the existing school (dark grey), with solar panels on the south facing roof slope only. Windows would be white UPVC with doors in powder coated aluminium in Yellow Green (RAL 6018) colour.

The proposed extension would be located within the existing school grounds to the north of the existing school building and playground. It would be linked to the eastern



most wing of the existing school building by a 1.34m long corridor. The proposed extension would result in the school buildings forming a courtyard around the existing key stage 2 playground.

Description and Location of Site

The proposed development would be located within the grounds of Lea Community Primary School. The school is located off Greavestown Lane within a predominantly residential area, approximately 3km to the west of Preston City Centre. The proposed extension would be situated to the north of the main school building, adjacent to the existing key stage 2 playground.

The site of the proposed extension is currently a grassed area with trees and shrubbery along the school boundaries. The proposal would require the relocation of an existing trim trail further to the west of the grassed area to the north of the school, close to its current location.

To the north of the site are residential properties on Blackpool Road, to the east are residential properties on Greavestown Lane, to the south are residential properties on Westerlong and to the west are residential properties on Thorntrees Avenue. The boundary of the nearest residential property (no. 795 Blackpool Road) is approximately 6.97m from the proposed extension at its closest point.

History

The following permissions have been granted at the school:

LCC/2023/0028: Creation of new 325 sq m tarmac playground and new tarmac car park to the north of the school utilising the existing school entrance to provide an additional 11 car parking spaces. Approved 14 November 2023.

Ref 06/09/0839: Construction of new early years play area including two storage sheds, path, Clatter Bridge and two seating areas. Approved 27 January 2010.

Ref 06/05/1167: Construction of new sports area enclosed by 3m high ball court fencing. Approved 2 December 2005.

Ref 06/05/0792: Construction of new sports area enclosed by 3m high ball court fencing. Approved 15 September 2005.

Ref 06/05/0425: Proposed play area, secure store, landscaping and security fencing and gates. Approved 27 June 2005

Planning Policy

National Planning Policy Framework (2023)

Paragraphs 11-14, 99, 102-107 and 131-141 are relevant in terms of the presumption in favour of sustainable development, the requirement for educational development, protecting open spaces and the need for high standards of design.



Central Lancashire Core Strategy (adopted 2012)

Policy 1: Locating Growth
Policy 17: Design of New Buildings
Policy 29: Water resources

Preston Local Plan 2012-2026 (adopted 2015)

Policy ST1: Parking Standards
Policy AD1: Development within (or in close proximity to) the Existing Residential Area
Policy EN9: Design of New Development

Consultations

Preston City Council: No objections to the proposals. The application site is identified as being within an existing residential area as defined by Policy AD1(a) within the Policies Map of the Adopted Preston Local Plan 2012-2026.

Lea Parish Council: No comments received.

Sport England: No objections as the proposal is considered to meet exception 3 of the Playing Fields Policy (the proposed development only affects land incapable of forming part of a playing pitch) and accords with Paragraph 99 of the National Planning Policy Framework.

Lancashire County Council Highways: No objections to the proposals. It is recommended that a condition is imposed requiring wheel cleaning measures to be put in place for the duration of construction activities.

United Utilities: No objection. A condition requiring the details of a sustainable urban drainage scheme and a foul water drainage scheme to be submitted and approved prior to the commencement of development is requested.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. Six letters of objection from three separate respondents have been received, making the following comments:

- There are problems with parking on Westerlong at drop off and pick up - if the school expands it will mean even more cars parking. Is it possible to put some parking restrictions on the road or lines painted across fronts of driveways to stop cars blocking access?
- Parking is very bad on Greavestown Lane and Westerlong at school pick up and drop off as cars park along both sides of the roads.
- The classroom windows will be facing my garden and upstairs bedroom window.
- The new temporary classrooms would look directly into the into the 1st floor windows of nos 789, 791, 793 and 795 Blackpool Road. This would be a complete invasion of privacy.
- Screening should be installed as a matter of urgency.



- When the temporary buildings were erected, asbestos was removed causing dust and disturbance with no consideration for neighbours' safety and wellbeing.
- There is no mention of screening or consideration for the closeness to the properties on Blackpool Road on the new plans.
- The school have failed to consult with local residents and not responded to polite requests.
- Although the law requires residents to be consulted there is no guarantee that any representations will be considered.
- There has been no consideration for anyone with any health condition, nor was the noise and disruption of works being carried out late into the evening considered by the school.
- The revised plans still have four classrooms looking straight into my home. Has no consideration been made to amend the plans by placing the classrooms, so they overlook the playground rather than the adjacent houses.
- There is no mention that the proposed new building means that a previous play area for physical activities has now been lost. There is plenty of space elsewhere on the school grounds that is not so close to properties on Blackpool Road.
- There has been total disregard for neighbours' health and safety during works to date and no communication from contractors.
- The existing security lighting is excessive and an intrusion of the light pollution into my property.

Two of the respondents have also raised concerns about the increased number of rats appearing in their gardens in recent months (especially during work on the drains).

Advice

The main issues in determining the proposal are principle of the development, impact on the amenity of local residents, loss of open space/playing pitches, highway safety and design and appearance.

Principle of the development

Planning permission is sought for the erection of a new single storey extension that would provide an additional four classrooms at Lea Community Primary School. Lea Community Primary school is a community school for children aged 5 to 11. There are presently around 270 pupil places at the school.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In considering the issues that arise from the proposed development, it is necessary to take into consideration the relevant policies of the Development Plan and the planning history of the site and all other material planning considerations. Government policy is a material consideration that should be given appropriate weight in the decision-making process. The Development Plan for the site is made up of the Central Lancashire Core Strategy and the Preston Local Plan.



Paragraph 99 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet the needs of existing and new communities and that Local Planning Authorities should give great weight to the need to expand schools.

The application site is an existing primary school within the settlement boundary of Preston. There are currently 270 pupils on roll, and this is due to increase to 420 in the medium to longer term. There will also be an increase in staff numbers from 41 to 55.

Lancashire County Council (LCC) has a statutory duty to ensure that a primary or secondary school place is available for every child of statutory school age living in Lancashire who requests one.

On 6 October 2022 Lancashire County Council's Cabinet approved an updated School Place Planning Delivery Programme 2023-25, which includes the provision of additional primary places in future years in Preston. The School Place Planning Delivery Programme identifies the need for a one form entry (30 places) temporary expansion from September 2023, and a one form entry permanent expansion from September 2024.

At its meeting in February 2023, Lancashire County Council's Cabinet approved the proposal to permanently expand Lea Community Primary School by one form of entry, by increasing the published admission number from 30 to 60 with effect from 2023/24, gradually increasing the school's capacity from 210 to 420.

The temporary expansion has been accommodated by locating two demountable classroom units on the Lea Primary School site with the current planning application designed to provide for the permanent expansion. In the longer term, there is potential for a further 647+ houses to yield approximately 110 to 246 additional pupils beyond 2026 which will require a further new school in this area of Preston.

The application site is an existing primary school within the Preston Urban Area where Policy 1 of the Core Strategy seeks to concentrate growth and investment. It is also within the existing residential area of Preston (as defined by policy AD1 (a) of the Preston Local Plan). Policy AD1(a) seeks to ensure the full utilisation of land and buildings within the main urban area, whilst protecting the character of the urban area.

The proposal would therefore meet the aim within Paragraph 99 of the National Planning Policy Framework (NPPF) in relation to the provision of an adequate level of school places and it is considered that there is a local need for this development. It is also considered that the school is located within a sustainable location and the proposal also accords with the presumption in favour of sustainable development.

Amenity

The National Planning Policy Framework (NPPF) states that developments should provide a high standard of amenity for existing and future users.



The application site is identified as being within an Existing Residential Area as defined by Policy AD1(a) of the Preston Local Plan. The impact of development proposals on residential amenity will be a principal consideration in determining planning applications in these areas. This policy states that development will be permitted, provided that:

- a) the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area;
- b) there would be no adverse impact on residential amenity, particularly by reason of noise, general disturbance and loss of privacy due to the activity under consideration or the vehicular/pedestrian movement it generates;
- c) the proposal would not lead to an over-concentration of non-residential uses, detrimental to residential character and amenity, and;
- d) the proposal would not lead to an over-intensification of use of the site.

Preston Council have also adopted a supplementary planning document on Residential Extensions and Alterations, and although the current proposals relate to a non-residential extension, it provides useful guidance on acceptable separation distances between development. It states that the separation distance between windows to habitable rooms (such as living rooms, dining rooms, bedrooms and studies) should be a minimum of 21 metres where two habitable rooms face each other such that direct overlooking is possible.

Six letters of objection have been received from local residents several of which raise concerns regarding the impacts of the proposals on the amenities of neighbouring properties on Blackpool Road. During the course of the application the proposal has been amended to reduce the number of classrooms from five to four. This has had the effect of reducing the footprint of the proposed extension (from 42.8m by 12m to 35m by 11.9m). The location of the extension has also been moved further from the boundary with the properties on Blackpool Road (the minimum distance increasing from 5.38 to 6.97m).

The applicant has also provided the following information to explain the rationale for the location of the proposed extension:

- The location of the extension is to ensure that the existing playing fields and the hard play area were left intact.
- The difference in levels from the front of the building to the rear has guided the layout.
- The orientation of the building (classrooms at the rear and corridor at the front) ensures the fire exits to the building are leading to the playground and can provide level access. If the building layout was changed with the classrooms facing onto the playground and the corridor facing the houses, this would result in the exits being at the back, and there is a significant difference in level of over one metre, which would lead to ramps and platform areas being required. This would move the footprint of these closer to the boundary, thereby impacting more on the neighbouring houses.
- Exits at the rear would likely result in more noise to neighbouring houses when the children are exiting the building.



- A corridor at the rear of the building would also result in the building needing to be lengthened to form a through corridor from the new link (to the right of the hygiene room and plant room) which would move the building into the Multi use games area.
- Classrooms having separate exits onto the playground would result in a security and safeguarding issue, with the children having to access other areas of the school (dining hall/library etc) via an external route. The design as it stands provides a secure route from the new classrooms to other areas of the school.

In response to the objections received following the receipt of amended plans the applicant has made the following comments:

- The parking issues on Greavestown Lane and Westerlong will be improved with the formation of the new carpark as this will provide extra parking for the school staff and visitors.
- A screening plan will be drawn up by the landscape architect which will address the boundary to the properties on Blackpool Road.
- The building has been moved further away from the boundary in consideration of the proximity and overlooking of the classroom windows.
- The contractor has been contacted regarding the issue with the rats and they will continue to liaise with the school on this matter.

At present the closest part of the existing school building is approximately 17.4m from the boundary with residential properties on Blackpool Road and although there are a large number of windows facing properties on Blackpool Road, there are presently none serving classrooms in the north facing elevations of the school buildings that directly overlook the residential properties on Blackpool Road.

The proposed extension would be 6.97m from the rear garden boundary of properties on Blackpool Road at its closest point. The first-floor rear elevations of the properties on Blackpool Road are approximately 18m from the boundary with the school, and a number of properties have single storey extensions with ground floor windows facing the school also. The closest property, no. 795 Blackpool Road has a first-floor window approximately 26.8m from the proposed extension and a ground floor window approximately 22m from the extension. It should be noted that the proposed classroom would lie at an angle to the rear boundary of the properties and therefore is at its closest at the eastern end with a greater separation distance to properties further to the west. The impact on properties on Blackpool Road would be exacerbated by the difference in levels, with the school buildings being at a slightly higher ground floor level than those of the adjacent properties.

Existing boundary treatments between the school and residential properties on Blackpool Road currently comprise an array of close boarded fencing that varies in height and design at individual properties and existing mature trees and shrubbery, on both sides of the boundary. The existing trees and shrubbery do provide a degree of screening along the boundary, but this is not consistent and varies from property to property. The applicant has indicated that they are willing to provide additional screening in the form of planting along the boundary with Blackpool Road. This could be secured by condition.



It is acknowledged that there will be some impact on the amenities of neighbouring residents of Blackpool Road as a result of the proposals. The proposed extension would introduce a degree of overlooking that does not presently exist by introducing windows that directly serve classrooms into the northern elevation of the school. It would also bring the school buildings closer to the boundary, creating the potential for an overbearing and over shadowing impact, to the south of the residential properties. The increased intensity of use of the school grounds could also impact on the amenities of neighbouring residents although it should be recognised that there is already a playground and trim trail to the rear of the properties. It must therefore be considered whether this impact would be so great as to warrant refusal of the proposals.

It is also important to note the fallback position that schools have extensive permitted development rights under the provisions of Schedule 2, Part 7, Class M (extensions for schools, colleges, universities, prisons and hospitals) of the Town and Country Planning (General Permitted Development Order) 2015 (as amended). The proposal requires a planning application due to its proximity to the boundary and its height but an extension of significant size and scale, overlooking Blackpool Road, could be constructed under the above permitted development rights subject to certain conditions.

The site is an existing school, with buildings and windows that presently overlook neighbouring residents. The grounds of the school where the building is to be located are utilised already by the school for outdoor recreation and education purposes. The extension has been located to avoid the loss of playing fields in accordance with national planning policies. The amendments to the scheme have reduced the size and scale of the extension, and also the number of proposed windows. The separation distance between the proposed classroom windows and existing residential windows would meet Preston Council Standards for separation between residential developments. The school buildings are also not occupied for large parts of the day and at weekends. Additional screening planting along the boundary could be secured by condition. Taking into consideration all of the above matters and the great weight that should be attached to the need for additional school places, it is considered that on balance the proposal would comply with national and local planning policies that seek to protect residential amenities and that a refusal on this basis could not be sustained.

The two temporary classrooms that have been recently erected at the school are permitted development under Schedule 2, Part 7, Class M (extensions for schools, colleges, universities, prisons and hospitals) of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) and therefore do not require planning consent.

The issues with regards to asbestos removal and rats have been raised with the applicant to liaise with the site contractors.

Loss of open space

Paragraph 103 of the National Planning Policy Framework (NPPF) states that existing open space, sports and recreational grounds should not be built on unless an assessment has identified that the open space is surplus to requirements, the



loss would be replaced, or the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.

Sport England have a statutory remit to protect playing fields. Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless it meets a number of exceptions.

Sport England have advised that they consider that the proposal would meet exception 3 of the playing fields policy, in that the proposed development would affect only land incapable of forming part of a playing pitch and does not:

- *reduce the size of any playing pitch;*
- *result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- *reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- *result in the loss of other sporting provision or ancillary facilities on the site; or*
- *prejudice the use of any remaining areas of playing field on the site.*

The proposed development would be located on a grassed area north of the existing school buildings and the key stage 2 playground. The location presently accommodates a trim trail. This would be relocated further to the west. The school also has significant grassed areas and playing fields to the south of the existing buildings. The site of the proposed extension is not protected by any special designation in the Preston Local Plan and is not considered to form part of the existing school playing pitch provision. The erection of the extension in this location would therefore accord with local and national planning policies to protect open spaces and playing pitches. Furthermore, the benefits of the proposals in the form of increased school place provision are considered to be significant.

Highway Safety

Policy ST1 of the Preston Local Plan states that development proposals should provide car parking spaces in accordance with parking standards set out in the Local Plan. The adopted standards require two car parking spaces per classroom for schools. The school presently has 22 car parking spaces and approximately 15 classrooms (plus two temporary classrooms). The proposed extension would result in an additional four classrooms being provided at the school. The extension would result in a total of 19 permanent classrooms at the school and therefore a parking requirement of 38 spaces. Planning permission was granted for 11 further parking spaces at the school in November 2023. This development is not yet under construction, but it is understood that this work is likely to be commenced during the construction of the proposed extension should permission be granted.

The total number of spaces would therefore be less than required by the parking standards in Policy ST1, and the comments of the neighbouring residents are noted. However, Lancashire County Council Highways have commented that there are no known highway issues at the site and that there have not been any recorded accidents on Greaves Town Lane in the vicinity of the site within the last five years. The access to the site is considered to be of a good standard and therefore



Lancashire County Council Highways are of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site, and therefore they raise no objections to the proposals.

The application site is considered to be in a sustainable location, close to Preston City Centre, the residential area it serves and public transport routes. As no objections have been raised by Lancashire County Council Highways, it is considered that a refusal on highway safety grounds could not be sustained. The National Planning Policy Framework (NPPF) states that development should only be prevented or refused on highway safety grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Lancashire County Council Highways have also recommended that a condition is imposed requiring wheel cleaning to take place during the construction period. This is considered to be reasonable.

Design and appearance

Policy AD1 (a) of the Preston Local Plan states that development will be permitted provided that the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area. Policy EN9 of the Preston Local Plan also states that new development should take the opportunity to make a positive contribution to the character and local distinctiveness of the area through high quality design.

The external elevations of the proposed teaching block would be constructed of facing brickwork to match the existing school. The roof, doors and windows would also match the existing building. The school is located within a predominantly residential area. Neighbouring properties are predominantly two storey or dormer bungalows, with red brick and render the predominant materials, although there is some variety.

The proposed extension would be approximately 70m from Greavestown Road to the east. There is some existing shrubbery and planting along the boundary. There would be some limited views of the proposals from outside of the site and they would be viewed against the existing backdrop of school buildings. The proposals are considered to be in keeping with the design and building materials of the existing school. Visual impacts on neighbouring residents are considered above.

Drainage

The application site is not within an area at risk of flooding from rivers and the sea or at risk from surface water flooding. United Utilities (UU) have not raised any objections to the proposals and have recommended that conditions are imposed regarding the submission and implementation of a surface water drainage system.

Conclusions

It is considered that this is a finely balanced decision. The proposed extension would result in the school buildings moving closer to neighbouring residents than is



presently the case and the number of windows directly serving classrooms and overlooking the neighbouring properties would increase significantly. However, the proposals have been amended in order to try and mitigate these impacts and the separation distances would still accord with those in the City Council's Supplementary Planning Guidance.

The site is an existing school which already gives rise to noise and disturbance. This area of the school grounds is already used as a play area. It is also important to consider the clear guidance in the National Planning Policy Framework at Paragraph 99 that states that local planning authorities should take a proactive, positive and collaborative approach to meeting the requirement for a sufficient choice of school places. They should give great weight to the need to create, expand or alter schools in decision making.

Taking all of the above matters into consideration the proposal is recommended for approval, subject to conditions requiring matching materials to be used, the provision of a planting scheme along the site boundary and a surface water sustainable urban drainage strategy to be submitted and approved.

In view of the size and scale of the proposed development it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than three years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 01 August 2023 (as amended by the email from Suzanne O'Loughlin dated 20th December 2023).
 - b) Submitted Plans and documents:

Drawing No. P2-00-DR-A-40_50_63-0001 rev. S4-P02 Site Location Plan (received 20/12/2023)

Drawing No. P2-ZZ-DR-A-40_50_63-0002 rev. S4-P01 Site Plan Existing (received 01/08/2023)

Drawing No. P2-ZZ-DR-A-40_50_63-0003 rev. S4-P03 Site Plan Proposed (received 20/12/2023)



Drawing No. P2-ZZ-DR-A-40_50_63-0005 rev. S4-P02 Proposed Floor Plan (received 20/12/2023)

Drawing No. P2-XX-DR-A-40_50_63-0008 rev. S4-P02 Proposed Elevations (received 20/12/2023)

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policies 1 and 17 of the Central Lancashire Core Strategy and Policies ST1, AD1 and EN9 of the Preston Local Plan.

Safeguarding of Watercourses and Drainage

3. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The drainage scheme shall include:
 - (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the county planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The drainage shall be constructed in accordance with the approved scheme prior to the bringing into use of the development and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution and in accordance with Policy 29 of the Central Lancashire Core Strategy.

4. No construction development, delivery or removal of materials shall take place outside the hours of:

08.00 to 17.30 hours Monday to Friday (except Public Holidays),
08.30 to 13.00 hours on Saturday.

No construction development, delivery or removal of materials shall take place at any time on Sundays or Public Holidays.



Reason: To safeguard the amenity of local residents and adjacent properties/landowners and land users and to conform with Policy EN9 of the Preston City Local Plan.

Building Materials

5. The building materials used for the external elevations and roof of the extension shall match those used on the existing building.

Reason: In the interests of the visual amenities of the area and to conform with Policies AD1(a) and EN9 of the Preston Local Plan.

Highway Matters

6. Measures shall be taken throughout the period of construction works to ensure that no mud, dust or other deleterious matter is deposited on the public highway by heavy goods vehicles (HGVs) leaving the site.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety and in accordance with Policy AD1 (a) of the Preston Local Plan.

Landscaping

7. No development shall take place until a scheme and programme for the landscaping of the area between the proposed development and the houses on Blackpool Road has been submitted to and approved in writing by the County Planning Authority. The scheme and programme shall include details of the planting of tree and shrubs including numbers, types and sizes of species to be planted, location and layout of planting areas, protection measures and methods of planting.

The approved landscaping works shall be undertaken in the first planting season following the completion of the development and shall thereafter be maintained for a period of five years including weed control, replacement of dead and dying trees and maintenance of protection measures.

Reason: In the interests of visual and local amenity and the local environment and to conform with Policy 17 of the Central Lancashire Core Strategy and Policy EN9 of the Preston City Local Plan.



Local Government (Access to Information) Act 1985
List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2023/0029	January 2024	Helen Ashworth Planning and Environment 01772 530083

Reason for Inclusion in Part II, if appropriate

N/A

