

Central Lancashire Local Plan Issues and Options Consultation

November 2019

Annex 3 – Site Submissions Received for Preston:
Ingol and Cottam



Introduction

As set out in Section 8 of the Central Lancashire Local Plan Issues and Options Consultation document (November 2019), we are currently looking for land to provide new homes, jobs and facilities in Central Lancashire to meet the predicted needs of a growing population, to 2036.

This section of the Annex comprises all sites which have been put forward for consideration in the Preston area in this specific ward. These site suggestions were submitted through two Call for Sites exercises, during which stakeholders (including interested bodies such as landowners, developers and the public) had the opportunity to present land in their interest or ownership that was considered potentially suitable for future development. In addition, further sites were suggested by public bodies, which have also been included in this Annex for consideration.

We are seeking your comments on what has been submitted, and which sites you think should be taken forward.

How to Read this Document

Sites are first grouped into electoral wards in Preston, then listed by their SHELAA reference in ascending order. (The SHELAA refers to the Strategic Housing and Employment Land Availability Assessment, the exercise that was undertaken prior to the sites being presented at this Issues and Options stage.)

If you are looking for a specific site with a Call for Sites reference (e.g. CLCFS00001) you can find its corresponding SHELAA reference in the table to cross reference. If sites do not have a Call for Sites reference, these are sites which have been added in by Preston City Council.

All sites are pictured with a thick boundary colouration and hashing specific to their proposal type, these are detailed below. Sites also have an inset map in the bottom left corner, which shows the surrounding area at a larger scale to better display the area in context. All sites are shown at a scale appropriate to the size of the site, [see this Ordnance Survey \(OS\) guide to map scales](#) for help. North is always at the top of the page, indicated by the North arrow in the bottom right corner.

Legend

Colours, Hashing and Categories



Employment



Housing



Mixed Use: Housing and Employment



Other



Protection

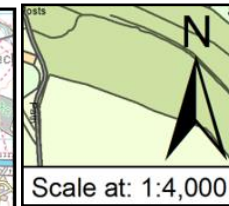


In addition to the proposal types shown on the legend above, some maps show this background. This is a base map image from the Ordnance Survey, used to show areas which are currently under construction.

Inset Map



North Arrow and Map Scale



If you need any help to understand this document or wish to contact us about any corrections, please contact the Central Lancashire Team by phone on 01257 515555, email us at centrallancashireplan@chorley.gov.uk, or write to us at: Civic Offices, Union Street, Chorley, PR7 1AL.

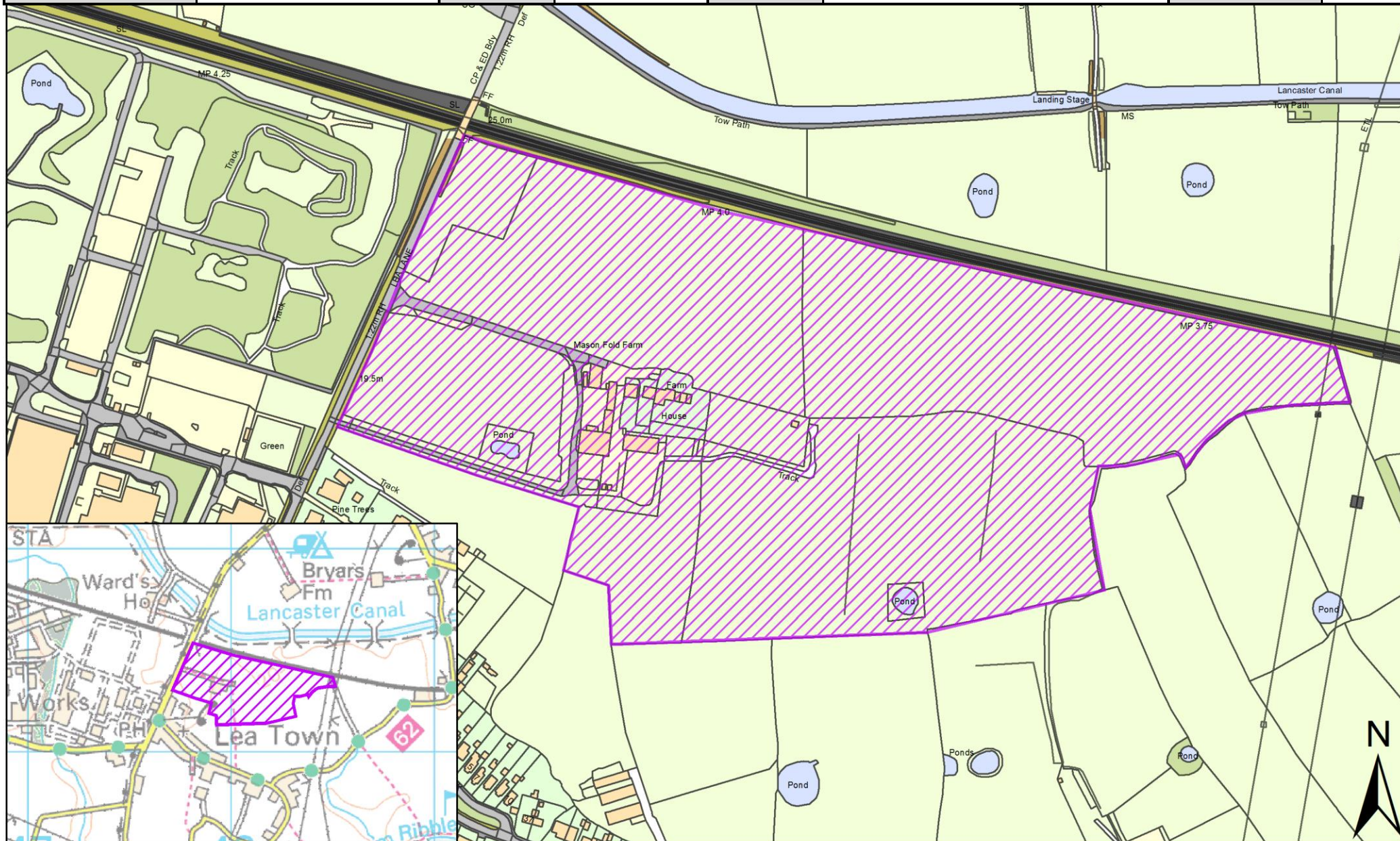
Sites in Ingol and Cottam Ward

All sites put forward for this ward are listed below.

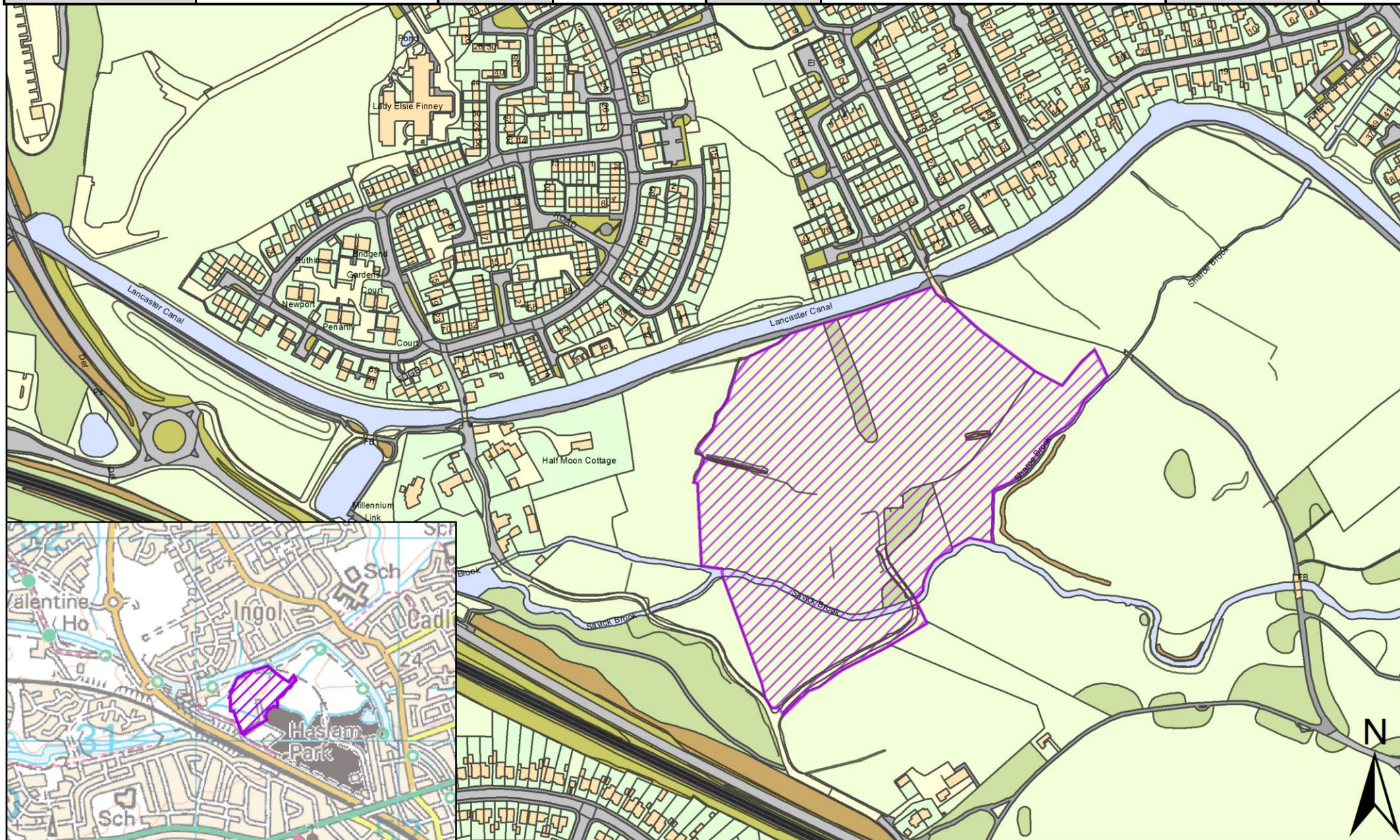
Call for Sites Reference	SHELAA Reference	Site Address	District	Ward	Site Area (Hectares)	Existing Use	Proposal
CLCFS00035	19P002	Mason Fold, Lea Lane, Preston, PR4 ORN	Preston	Ingol and Cottam	18.12	Agriculture	Housing
CLCFS00123	19P009	Ingol Lodge, Cottam Avenue, Preston, PR2 3XH	Preston	Ingol and Cottam	7.99	Agriculture	Housing
CLCFS00140	19P013	Red Oaks Stables, Darkinson Lane, Lea, PR4 ORE	Preston	Ingol and Cottam	2.31	Agriculture	Housing
CLCFS00241	19P031	Land West of Cottam and East of Preston Western Distributor	Preston	Ingol and Cottam	142.19	Agriculture	Mixed Use: Housing and Employment
CLCFS00257	19P040	Lea Lane, Lea Town, Preston, PR4 ORZ	Preston	Ingol and Cottam	33.23	Agriculture	Housing
CLCFS00281	19P044	VINE HOUSE FARM, 38 DARKINSON LANE, LEA TOWN, PRESTON, PR4 ORJ	Preston	Ingol and Cottam	4.84	Agriculture	Housing
CLCFS00356	19P057	Land at Lea Road, Lea Town, Preston, PR4 ORA	Preston	Ingol and Cottam	16.85	Agriculture	Housing
CLCFS00507b	19P096	Cottam Hall site 2, Land at Cottam Hall, Cottam, Preston, PR4 ONP	Preston	Ingol and Cottam	0.31	Agriculture	Housing
CLCFS00508b	19P097	Cottam Hall Site 3, Land at Cottam Hall, Cottam, Preston, PR4 ONZ	Preston	Ingol and Cottam	1.47	Unused	Housing
CLCFS00509b	19P098	Cottam Hall site 1, Land at Cottam Hall, Cottam, Preston, PR4 OWF	Preston	Ingol and Cottam	8.97	Agriculture	Housing
CLCFS00510b	19P099	Cottam Hall site 4, Land at Cottam Hall, Cottam, Preston, PR4 ONZ Coordinates – x (Eastings) 350218 y (Northings) 431770	Preston	Ingol and Cottam	3.90	Agriculture	Housing
CLCFS00563b	19P123	Site of Former Ingol Lodge, Bounded by Cottam Lane to the East, Savick Brook to the South and Lancaster Canal to the North, PR2 3XW	Preston	Ingol and Cottam	6.00	Vacant	Housing
	19P130	Cottam, PR4 OLE, PR2 3GB, PR3 3ZS	Preston	Ingol and Cottam	70.00	Other	Housing
	19P156	Land North of Tom Benson Way, PR2 3GA	Preston	Ingol and Cottam	1.33	Other	Housing
	19P201	Land South of Lea Lane, Bryars Farm, PR4 ORL	Preston	Ingol and Cottam	43.21	Other	Housing
	19P230	Tag Lane Service Station, Tag Lane, Ingol, Preston, Lancashire, PR2 7HE	Preston	Ingol and Cottam	0.16	Vacant	Housing
	19P245	Land off Darkinson Lane, Lea, Preston, PR4 ORH - West	Preston	Ingol and Cottam	4.90	Agriculture	Housing

Call for Sites Reference	SHELAA Reference	Site Address	District	Ward	Site Area (Hectares)	Existing Use	Proposal
	19P265	Land off Darkinson Lane, Lea, Preston, PR4 0RH - South East	Preston	Ingol and Cottam	0.91	Agriculture	Housing
	19P266	Land off Darkinson Lane, Lea, Preston, PR4 0RH - North East	Preston	Ingol and Cottam	14.00	Agriculture	Housing

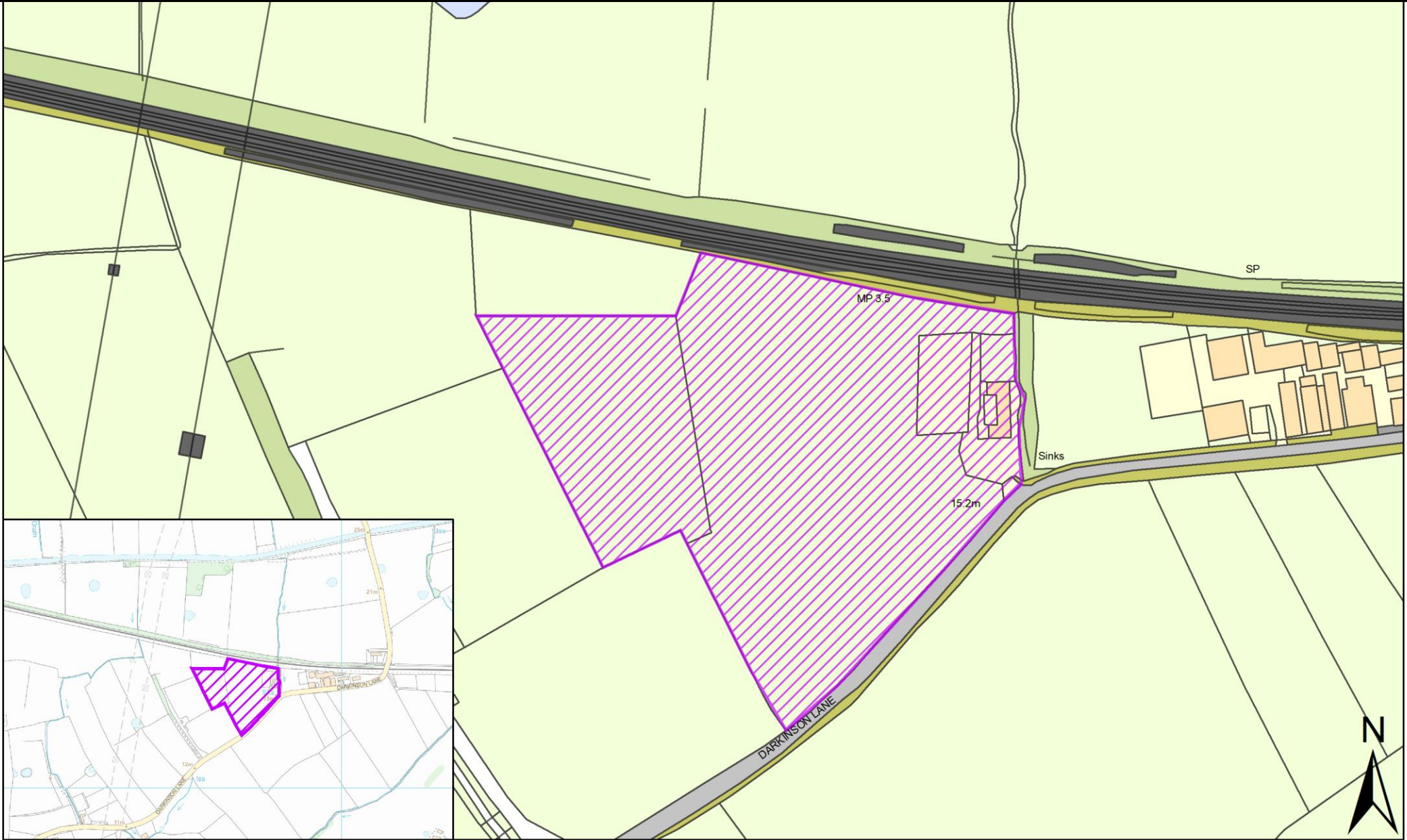
SHELAA Reference	19P002	CALL FOR SITES REFERENCE	CLCFS00035	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Mason Fold, Lea Lane, Preston, PR4 0RN						
Existing Use	Agriculture	SITE AREA	18.12	PROPOSAL	Housing	PAGE NUMBER	6



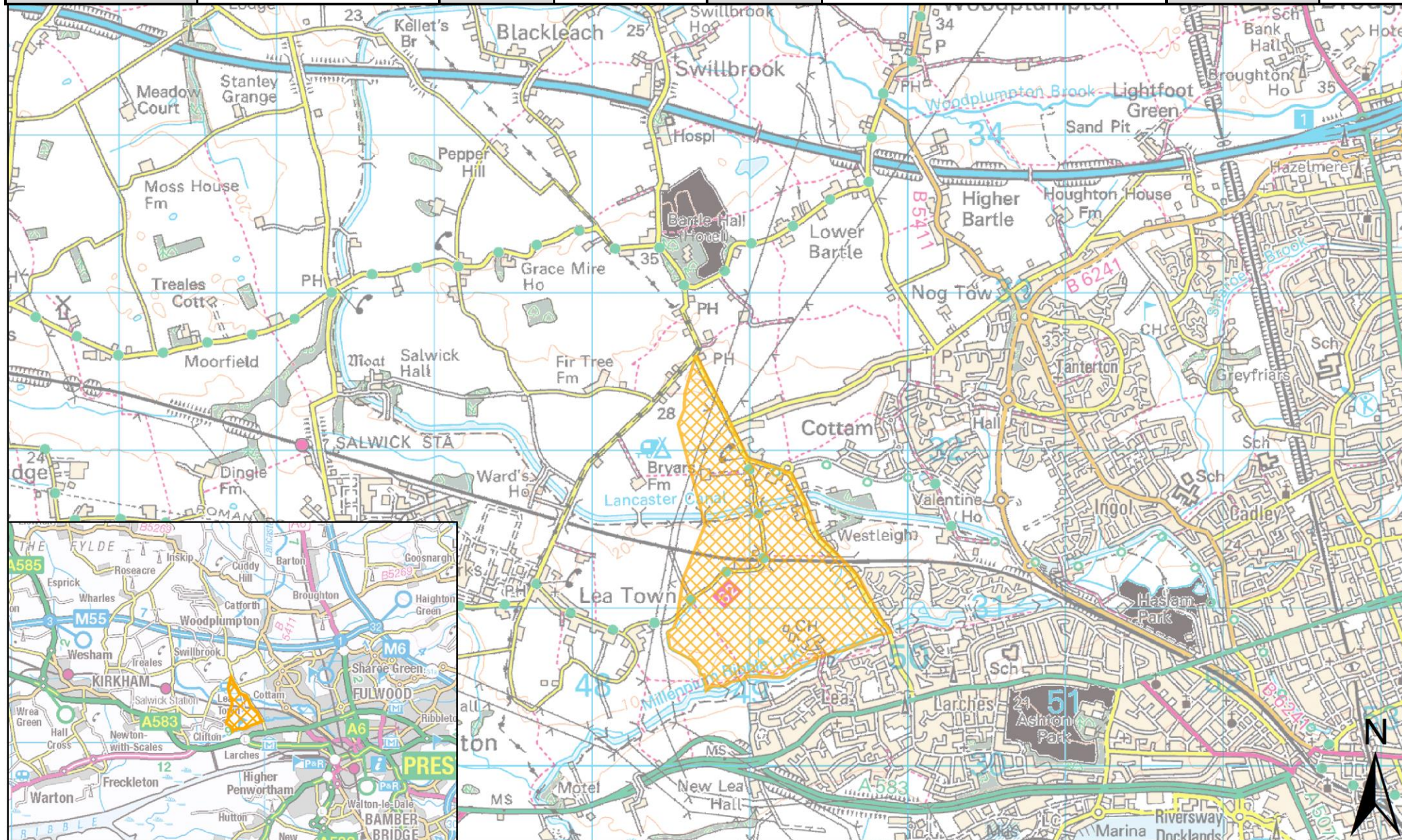
SHELAA Reference	19P009	Call for Sites Reference	CLCFS00123	DISTRICT	Preston	WARD	Ingol and Cottam	
Address	Ingol Lodge, Cottam Avenue, Preston, PR2 3XH							
Existing Use	Agriculture	SITE AREA	7.99	PROPOSAL	Housing		PAGE NUMBER	7



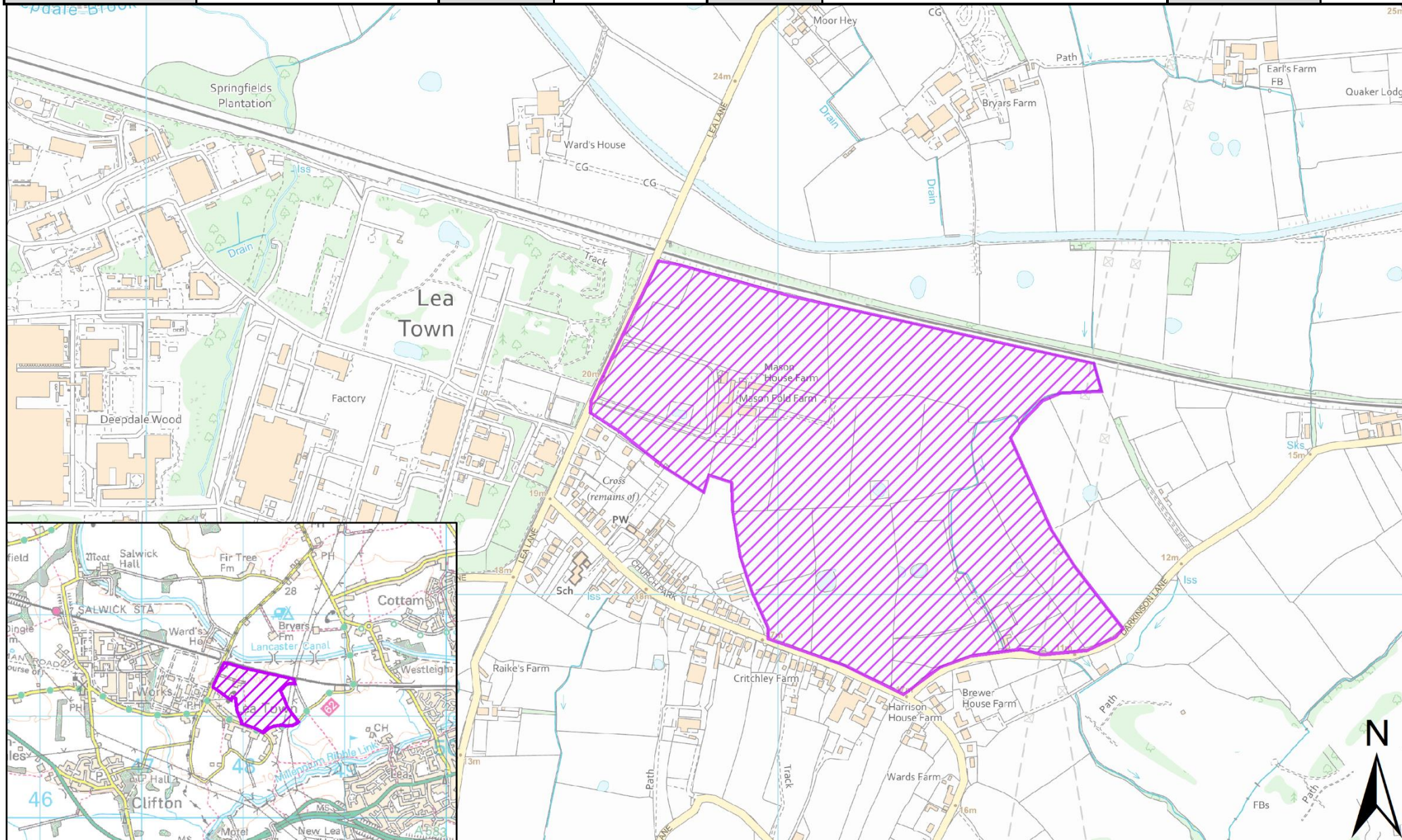
SHELAA Reference	19P013	Call for Sites Reference	CLCFS00140	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Red Oaks Stables, Darkinson Lane, Lea, PR4 0RE						
Existing Use	Agriculture	SITE AREA	2.31	PROPOSAL	Housing	PAGE NUMBER	8



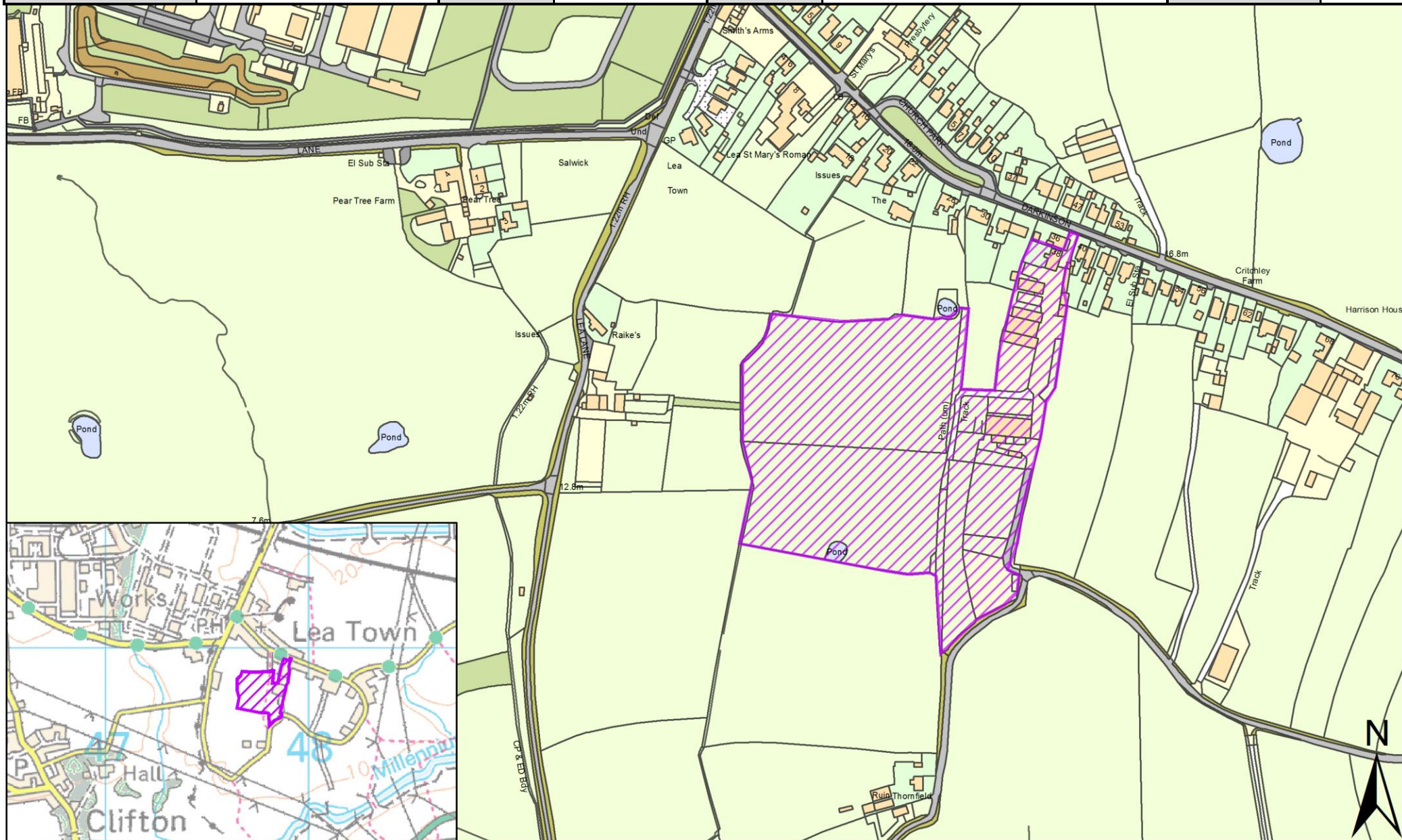
SHELAA Reference	19P031	Call for Sites Reference	CLCFS00241	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land West of Cottam and East of Preston Western Distributor						
Existing Use	Agriculture	SITE AREA	142.19	PROPOSAL	Mixed Use: Housing and Employment	PAGE NUMBER	9



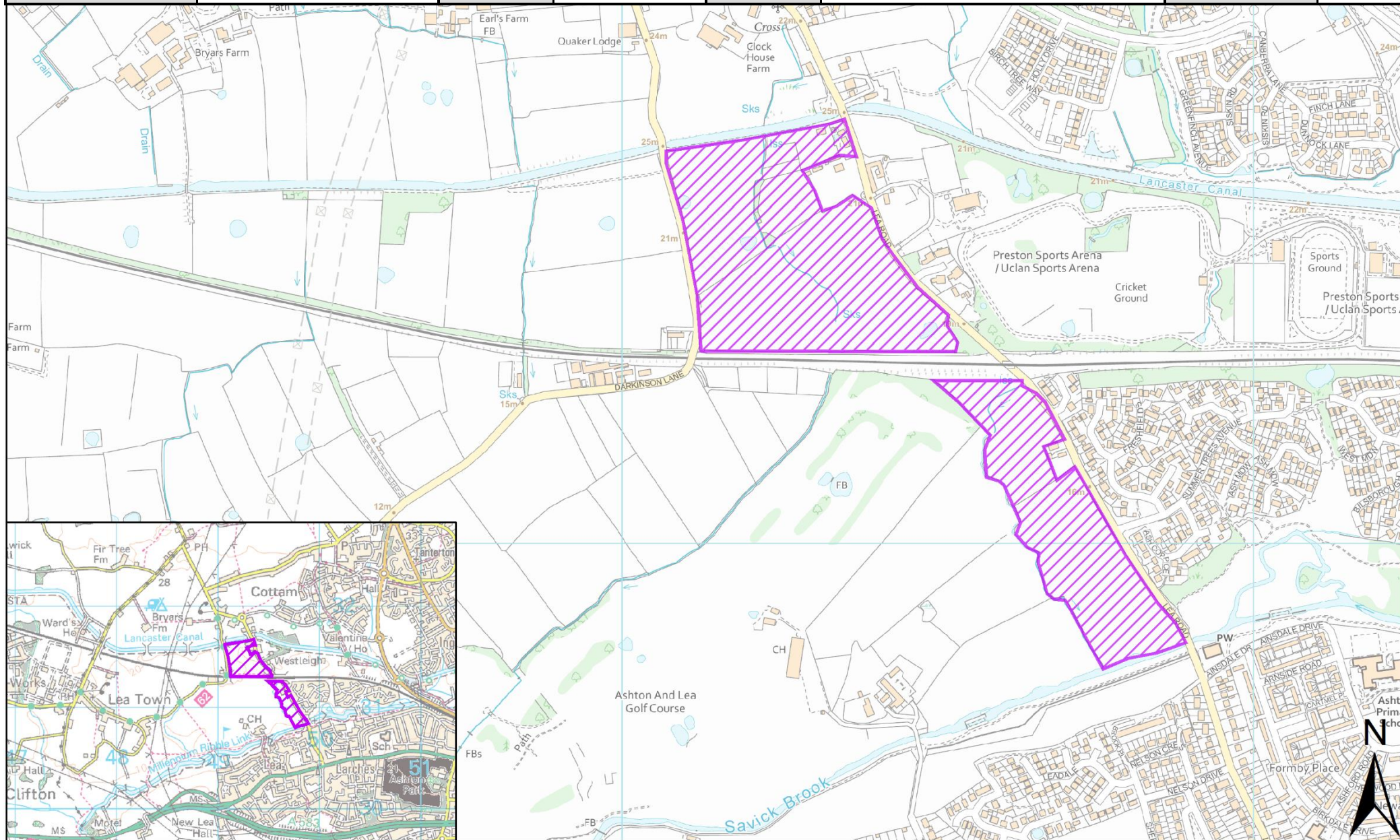
SHELAA Reference	19P040	Call for Sites Reference	CLCFS00257	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Lea Lane, Lea Town, Preston, PR4 0RZ						
Existing Use	Agriculture	SITE AREA	33.23	PROPOSAL	Housing		PAGE NUMBER 10



SHELAA Reference	19P044	Call for Sites Reference	CLCFS00281	DISTRICT	Preston	WARD	Ingol and Cottam
Address	VINE HOUSE FARM, 38 DARKINSON LANE, LEA TOWN, PRESTON, PR4 0RJ						
Existing Use	Agriculture	SITE AREA	4.84	PROPOSAL	Housing	PAGE NUMBER	11



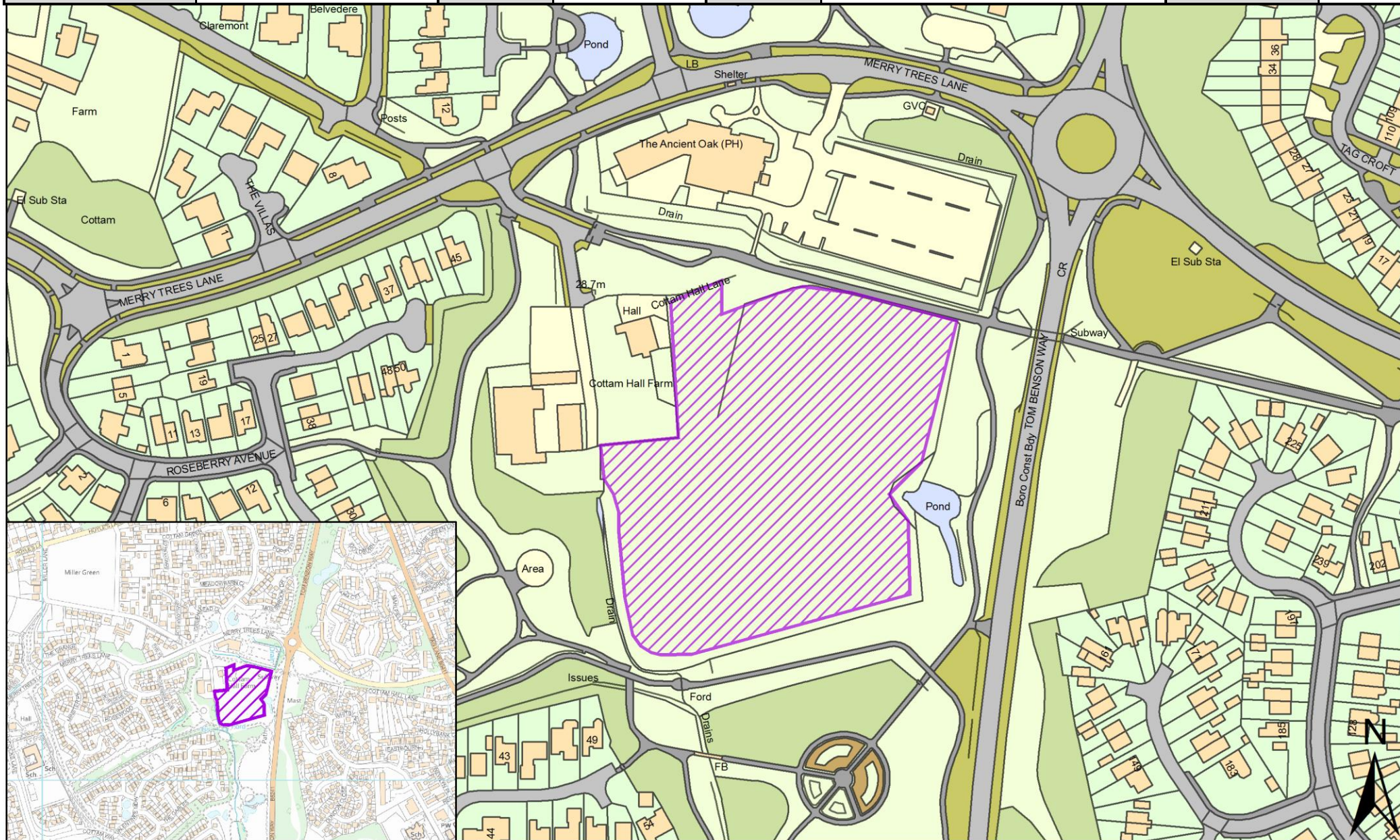
SHELAA Reference	19P057	Call for Sites Reference	CLCFS00356	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land at Lea Road, Lea Town, Preston, PR4 0RA						
Existing Use	Agriculture	SITE AREA	16.85	PROPOSAL	Housing	PAGE NUMBER	12



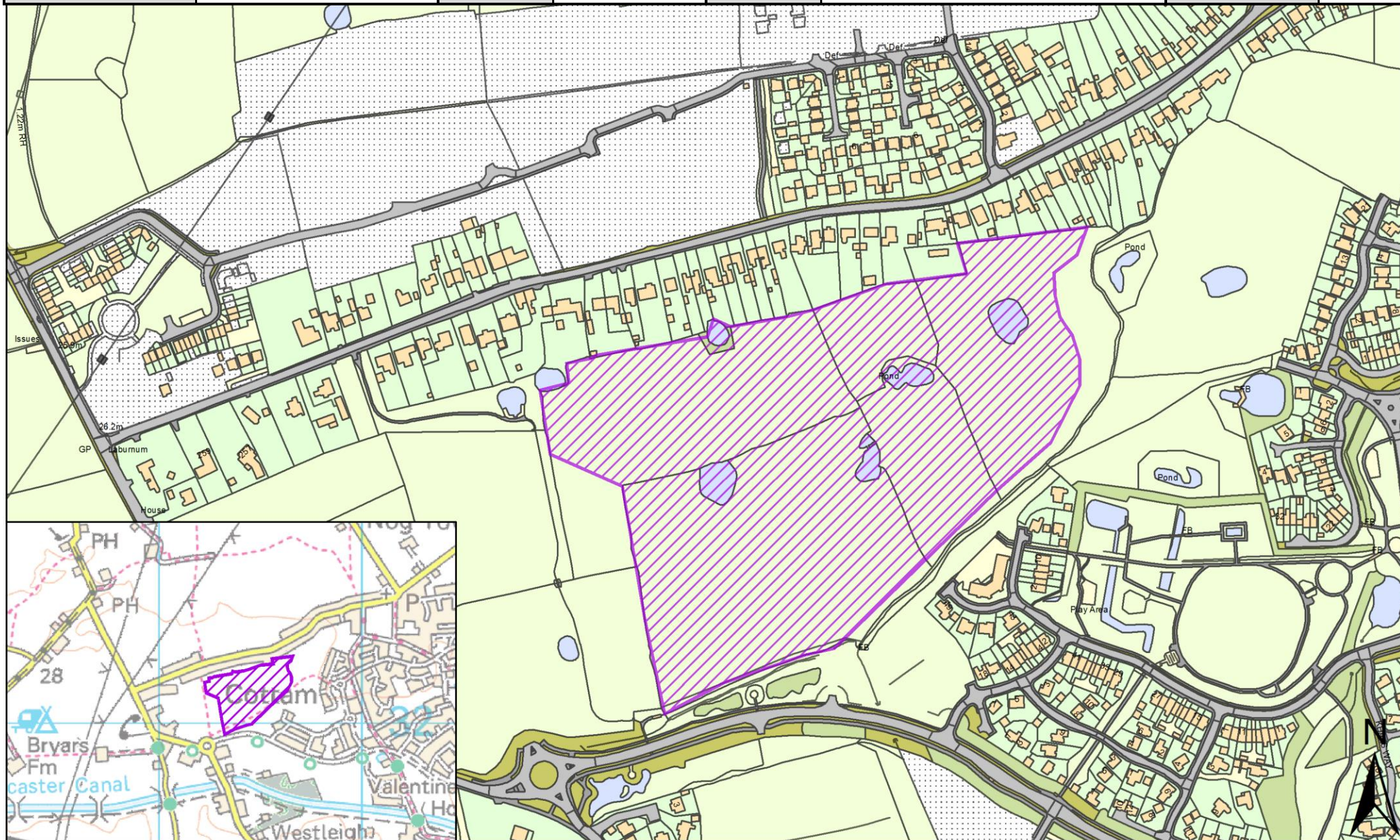
SHELAA Reference	19P096	Call for Sites Reference	CLCFS00507b	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Cottam Hall site 2, Land at Cottam Hall, Cottam, Preston, PR4 0NP						
Existing Use	Agriculture	SITE AREA	0.31	PROPOSAL	Housing	PAGE NUMBER	13



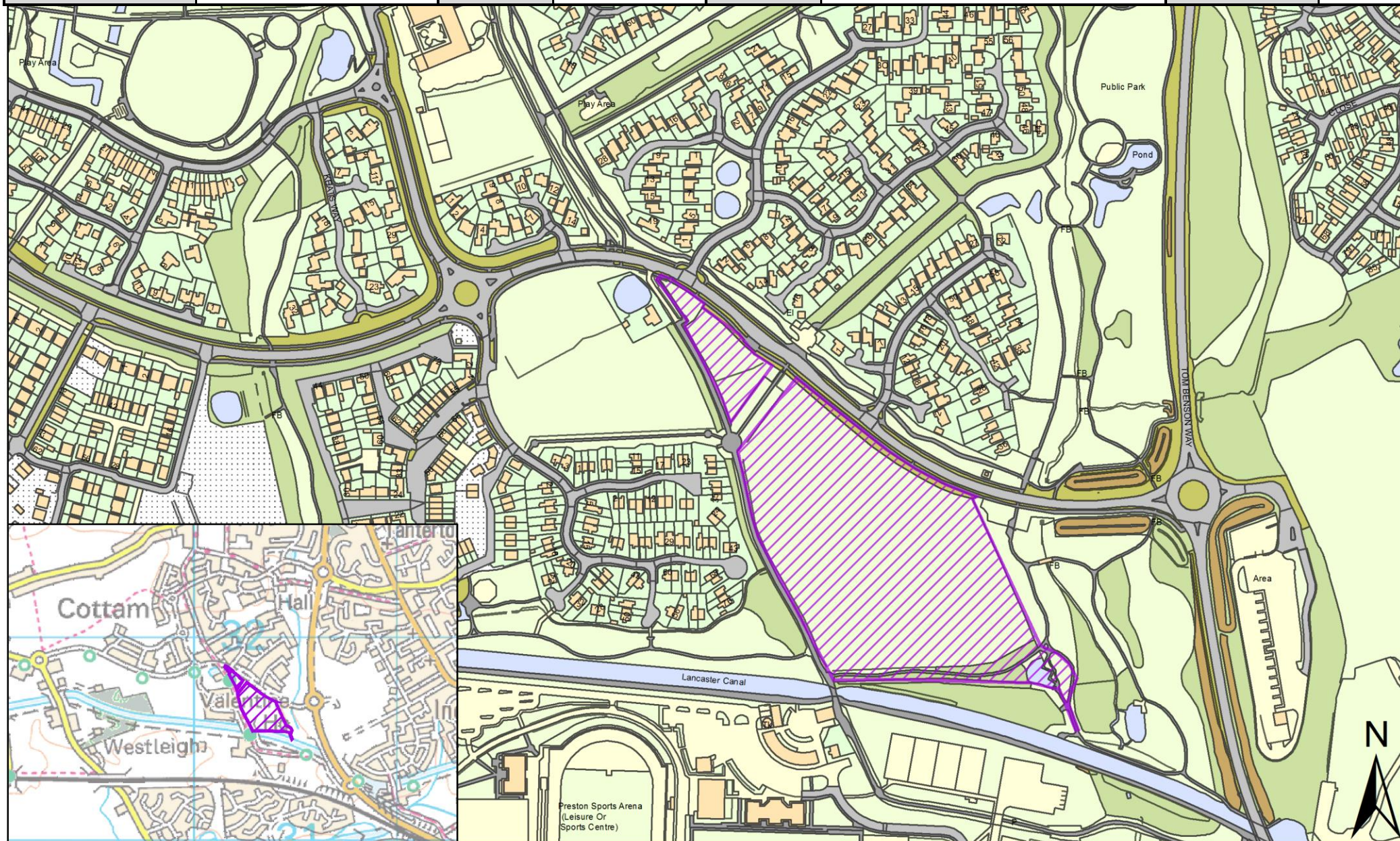
SHELAA Reference	19P097	Call for Sites Reference	CLCFS00508b	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Cottam Hall Site 3, Land at Cottam Hall, Cottam, Preston, PR4 0NZ						
Existing Use	Unused	SITE AREA	1.47	PROPOSAL	Housing	PAGE NUMBER	14



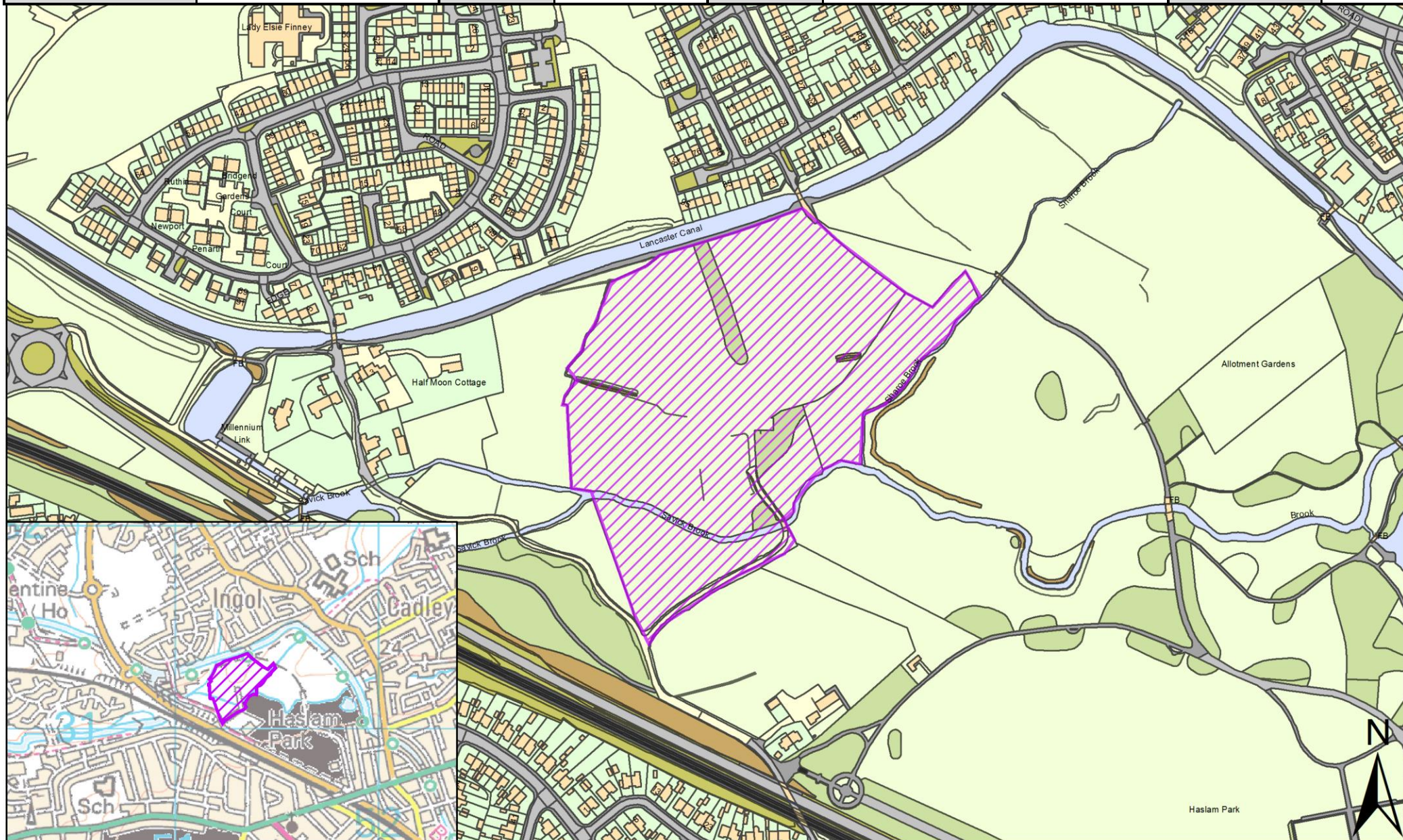
SHELAA Reference	19P098	Call for Sites Reference	CLCFS00509b	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Cottam Hall site 1, Land at Cottam Hall, Cottam, Preston, PR4 0WF						
Existing Use	Agriculture	SITE AREA	8.97	PROPOSAL	Housing	PAGE NUMBER	15



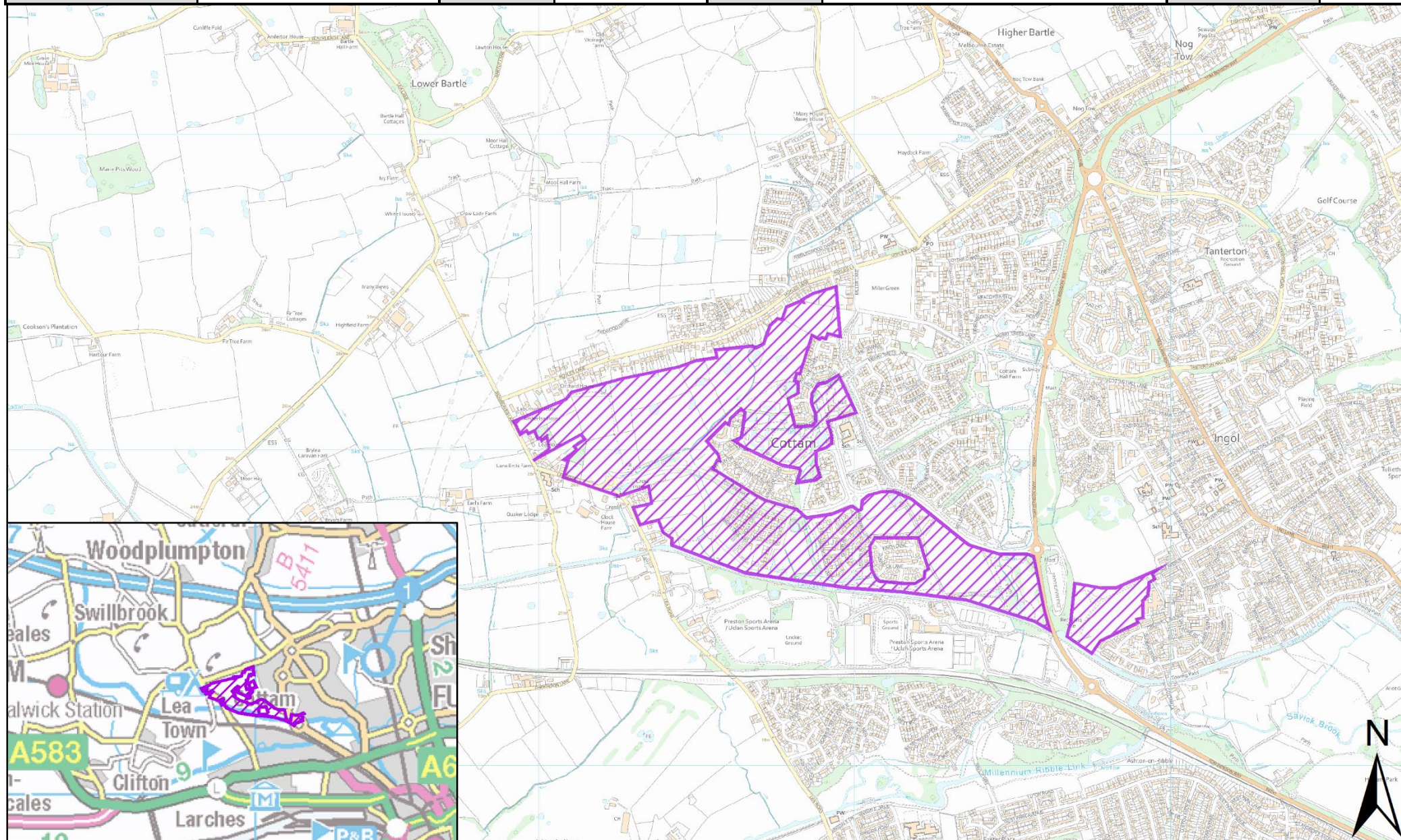
SHELAA Reference	19P099	Call for Sites Reference	CLCFS00510b	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Cottam Hall site 4, Land at Cottam Hall, Cottam, Preston, PR4 0NZ						
Existing Use	Agriculture	SITE AREA	3.90	PROPOSAL	Housing	PAGE NUMBER	16



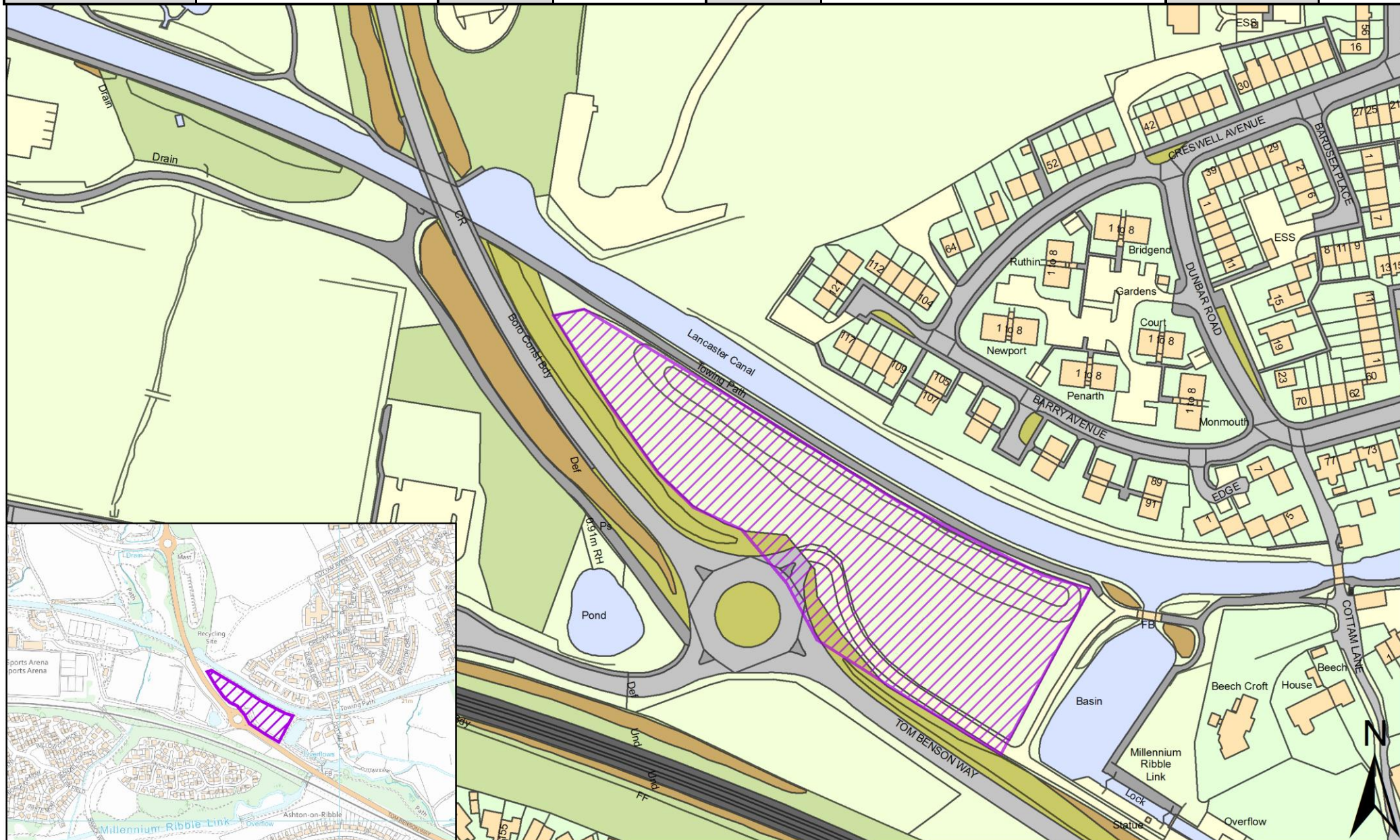
SHELAA Reference	19P123	Call for Sites Reference	CLCFS00563b	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Site of Former Ingol Lodge, Bounded by Cottam Lane to the East, Savick Brook to the South and Lancaster Canal to the North, PR2 3XW						
Existing Use	Vacant	SITE AREA	6.00	PROPOSAL	Housing	PAGE NUMBER	17



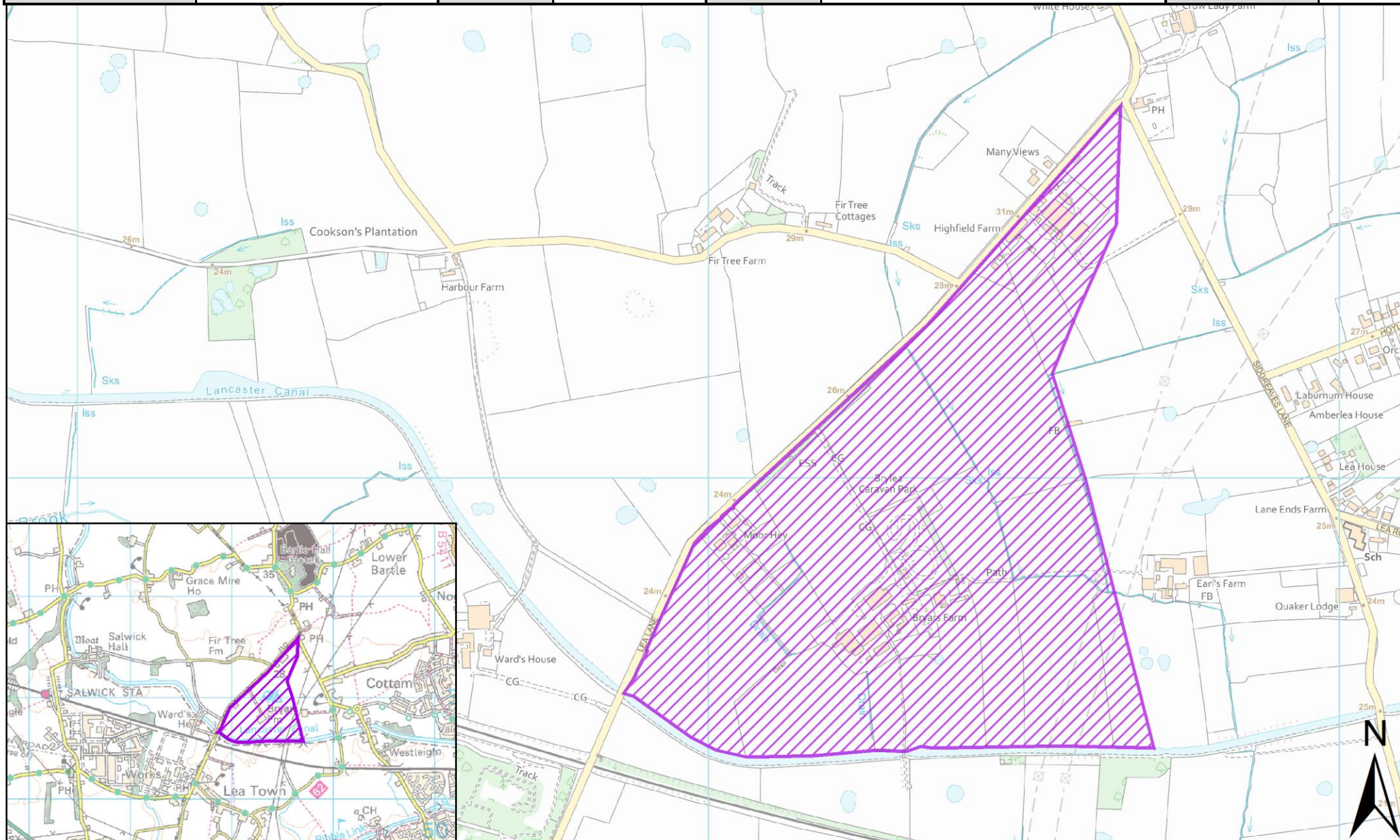
SHELAA Reference	19P130	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Cottam, PR4 0LE, PR2 3GB, PR3 3ZS						
Existing Use	Other	SITE AREA	70.00	PROPOSAL	Housing		PAGE NUMBER 18



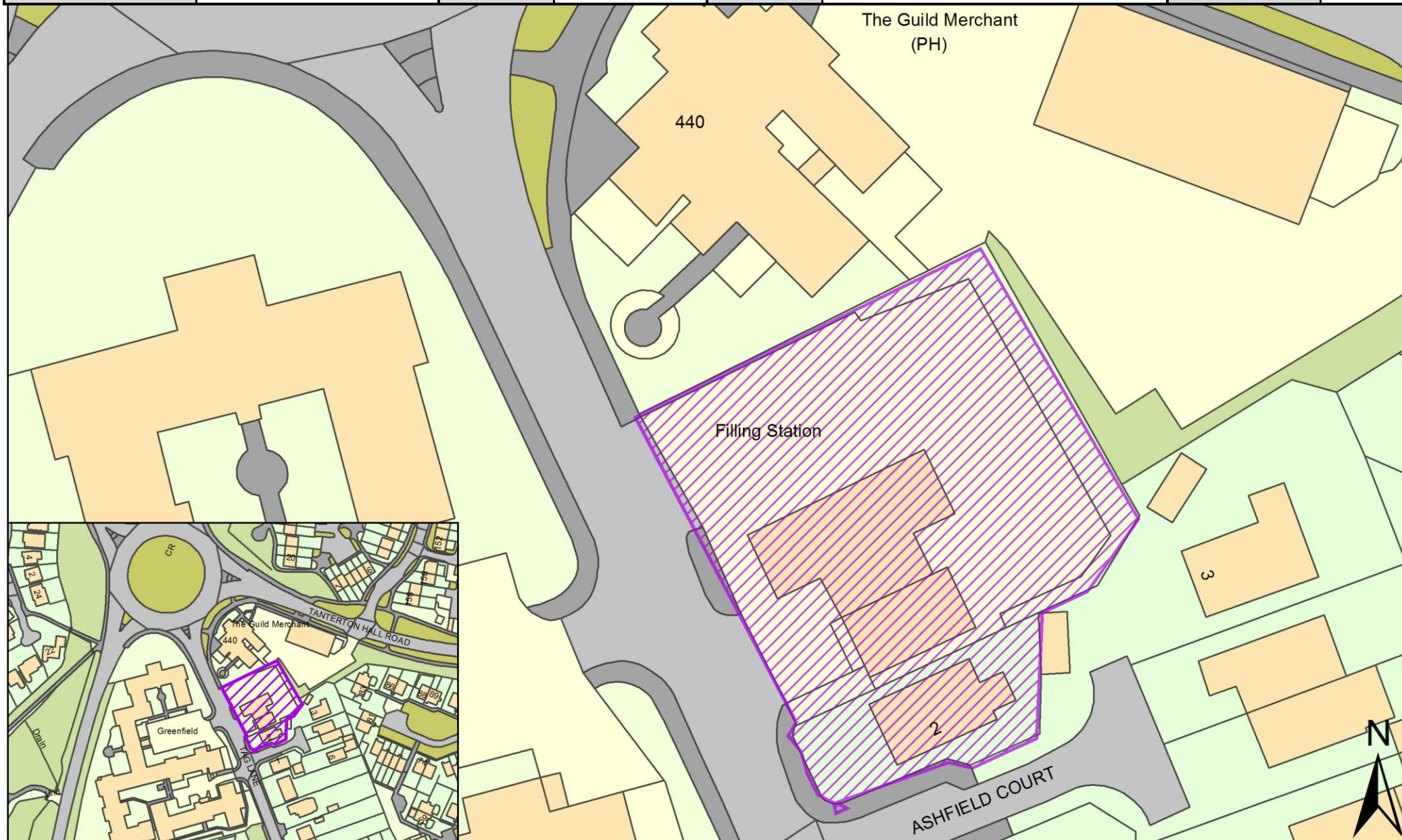
SHELAA Reference	19P156	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land North of Tom Benson Way, PR2 3GA						
Existing Use	Other	SITE AREA	1.33	PROPOSAL	Housing	PAGE NUMBER	19



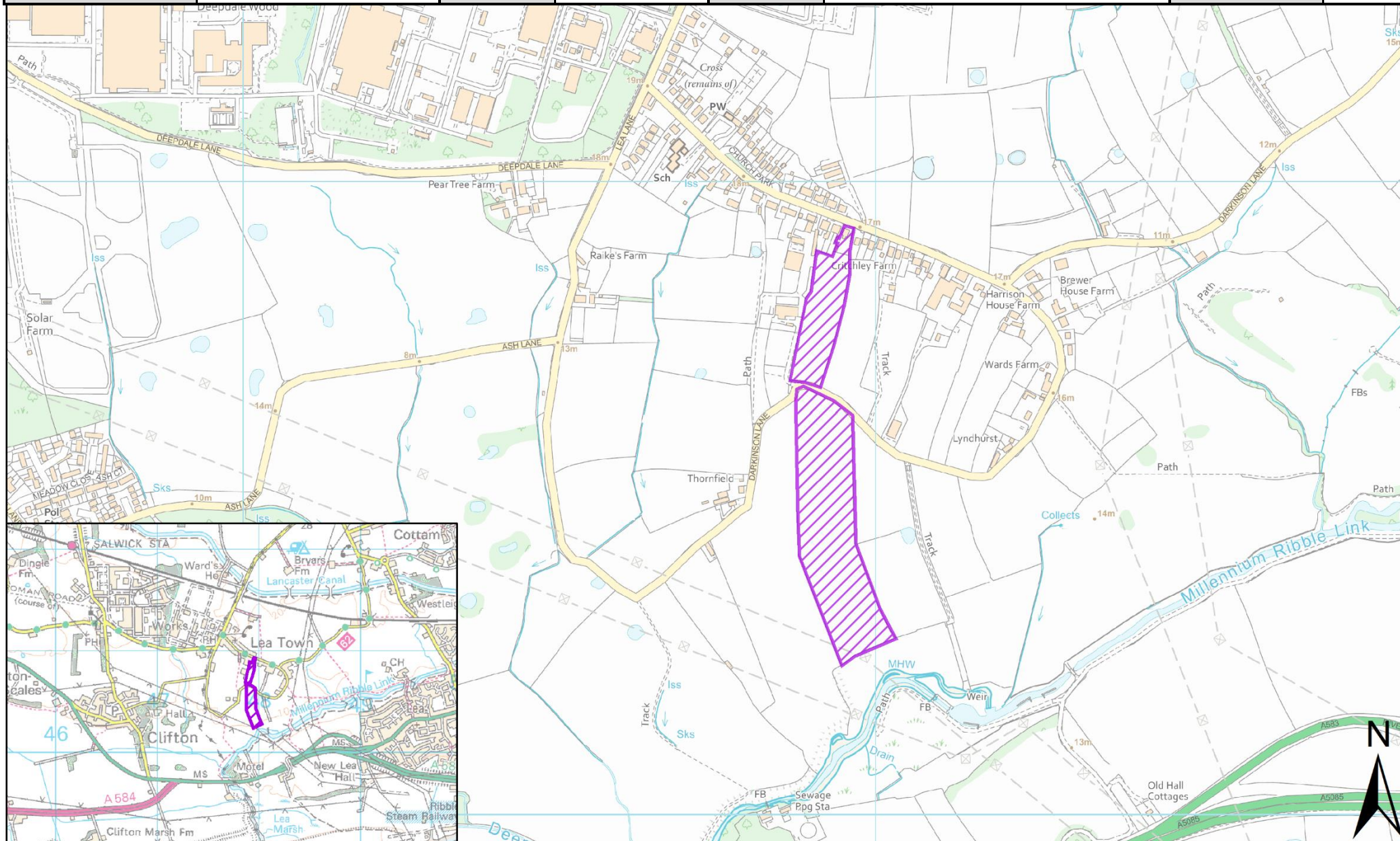
SHELAA Reference	19P201	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land South of Lea Lane, Bryars Farm, PR4 0RL						
Existing Use	Other	SITE AREA	43.21	PROPOSAL	Housing	PAGE NUMBER	20



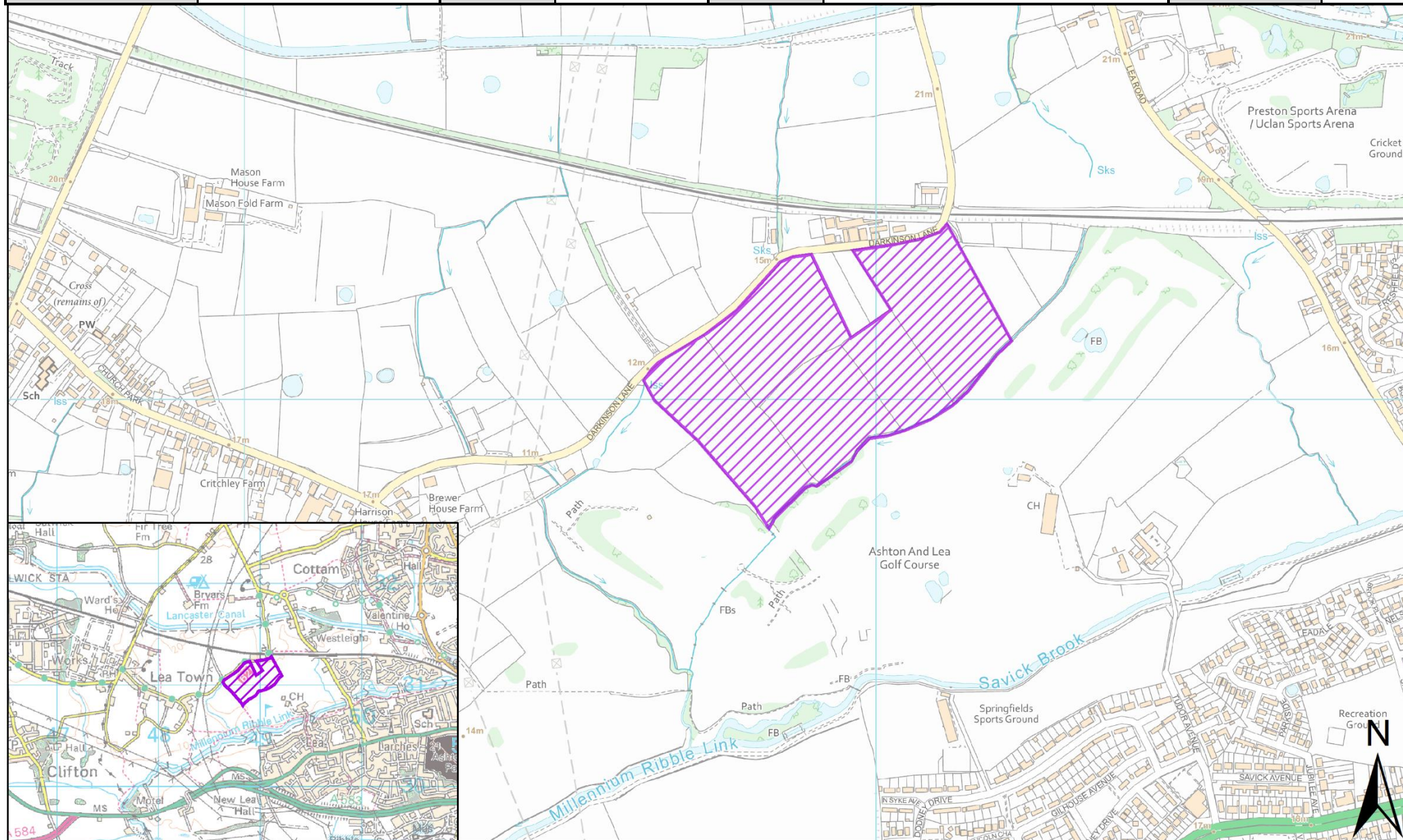
SHELAA Reference	19P230	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Tag Lane Service Station, Tag Lane, Ingol, Preston, Lancashire, PR2 7HE						
Existing Use	Vacant	SITE AREA	0.16	PROPOSAL	Housing	PAGE NUMBER	21



SHELAA Reference	19P245	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land off Darkinson Lane, Lea, Preston, PR4 0RH - West						
Existing Use	Agriculture	SITE AREA	4.90	PROPOSAL	Housing	PAGE NUMBER	22



SHELAA Reference	19P265	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land off Darkinson Lane, Lea, Preston, PR4 0RH - South East						
Existing Use	Agriculture	SITE AREA	0.91	PROPOSAL	Housing	PAGE NUMBER	23



SHELAA Reference	19P266	Call for Sites Reference	<i>Not Applicable</i>	DISTRICT	Preston	WARD	Ingol and Cottam
Address	Land off Darkinson Lane, Lea, Preston, PR4 0RH - North East						
Existing Use	Agriculture	SITE AREA	14.00	PROPOSAL	Housing	PAGE NUMBER	24

