



CITY DEAL

Preston, South Ribble & Lancashire

Business and Delivery Plan 2017/20



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1. INTRODUCTION

The Preston, South Ribble and Lancashire City Deal was agreed with HM Government in 2013 and is driving forward local growth by enabling the City Deal area to maximise the area's economic assets and opportunities. The City Deal is an ambitious programme which builds on the underlying strong economic performance of the area and will ensure that the City Deal area continues to grow, by providing strategic transport and community infrastructure to deliver new jobs and housing.

The City Deal partners are the Lancashire Enterprise Partnership (LEP), Central Government, Lancashire County Council (LCC), Preston City Council (PCC), South Ribble Borough Council (SRBC) and the Homes and Communities Agency (HCA).

The City Deal is a ten year infrastructure delivery programme. It is funded through local and national private and public sector resources. The private sector are contributing through Community Infrastructure Levy (CIL) and other developer contributions. The Department for Transport (DfT) is investing through Local Major funding, the LEP through the Growth Deal, the HCA through the local retention of value uplift from land sales and the councils via New Homes Bonus (NHB), Business Rates (NNDR), capital programme resources and land.

The City Deal will generate:

- More than 20,000 net new private sector jobs, including 5,000 in the Lancashire Enterprise Zone;
- Nearly £1 billion growth in Gross Value Added (GVA);
- 17,420 new homes; and
- £2.3 billion in leveraged commercial investment.

The City Deal partners have established a City Deal Infrastructure Delivery Programme and City Deal Investment Fund, which together are worth £450m over the lifetime of the Deal.

2. 2017/20 BUSINESS AND DELIVERY PLAN

The City Deal Business and Delivery Plan (CDBDP) is one of the key documents used to measure the performance of the Preston, South Ribble and Lancashire City Deal. The CDBDP monitors progress, on a rolling 3-year basis, on the infrastructure programme and housing and commercial site delivery forecasts. This CDBDP refresh should be read alongside the HCA Business and Disposal Plan, which monitors progress in relation to the HCA land portfolio included within the Deal.

Currently, within the Deal, there are:-

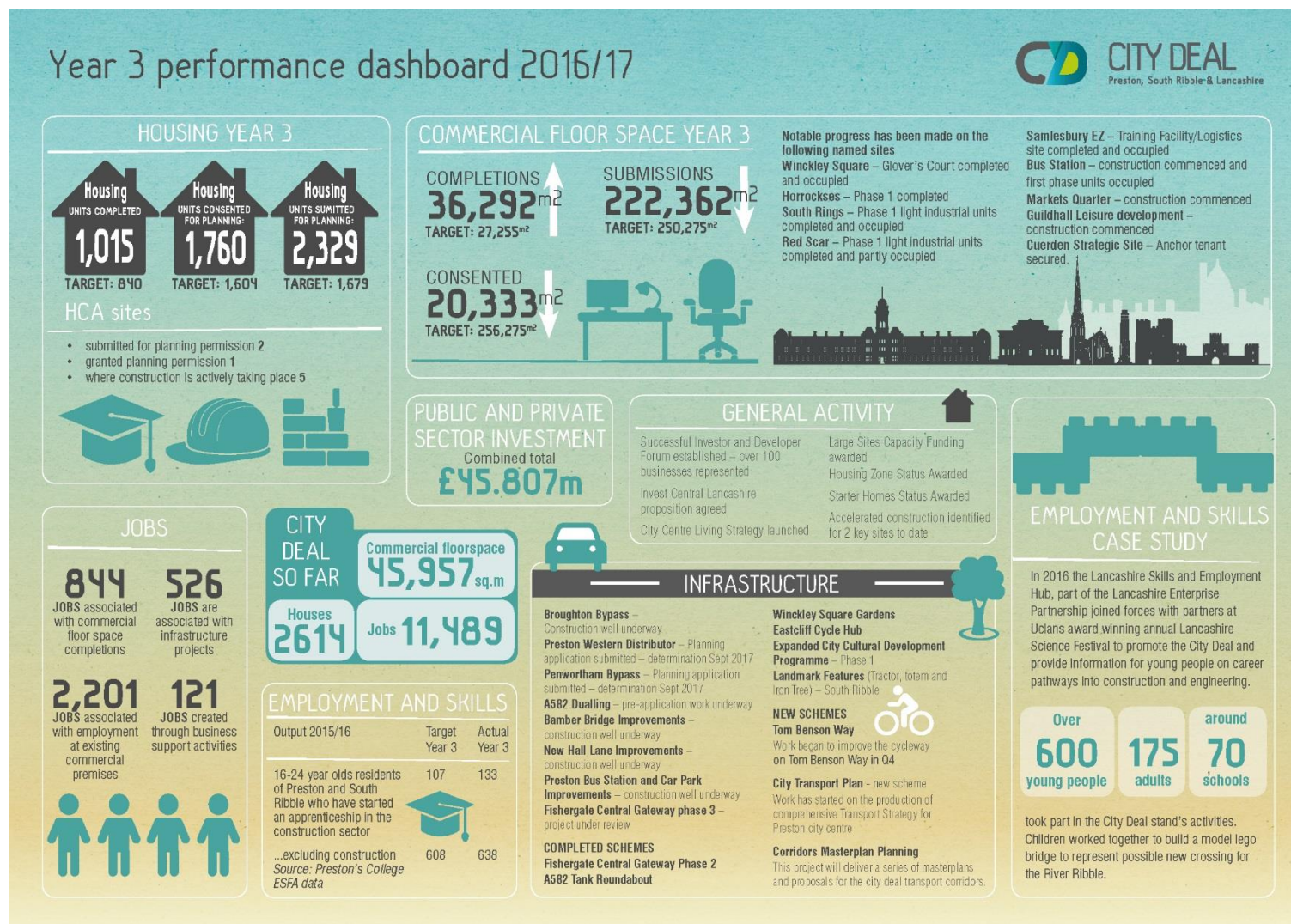
- Over 90 housing sites with additional sites still to be identified;
- Over 40 commercial / employment sites; and
- Nearly 40 infrastructure projects already completed or progressing, with further schemes identified over the term of the Deal.

This 2017/20 CDBDP provides; a review of outputs and milestones delivered in 16/17, updated milestones for years 4, 5 and 6, risk and financial forecasts. A marketing and communication plan for 17/18 is included detailing activity to inform, promote and support the delivery of the Deal. All information relating to the governance structure, infrastructure projects and development sites is contained within the original 2015/18 Delivery plan.

The proposals set out in this Plan demonstrate the commitment between central Government, the LEP, the HCA, Lancashire County Council, Preston City Council, South Ribble Borough Council, skills and employment providers and the private sector to work together to deliver the City Deal. This ongoing commitment will be communicated each year, by providing an updated version of this Plan.

3. 2016/17 Delivery Performance

Delivery milestones and targets were agreed at the start of Year 1 (2014/15), and are reviewed annually to reflect performance in the previous year. The performance dashboard for 2016/17, including cumulative outputs since the programme start date is below:



4. Finance - Infrastructure Delivery Fund

The Preston, South Ribble and Lancashire City Deal finances are monitored using the Infrastructure Delivery Fund. (IDF)

Detailed operational financial arrangements for the IDF have been agreed by City Deal partners and the Fund is administered by Lancashire County Council as the accountable body for the LEP and for City Deal. The IDF includes a mix of national and local resources from:-

- Central Government – Long term transport funding secured as part of Lancashire's Growth Deal and administered by the LEP, Highways England (formerly Highways Agency) funding for new and existing motorway junctions and retention of Homes and Communities Agency (HCA) receipts from local land sales
- Lancashire County Council – Capital Grants, New Homes Bonus and Land Receipts
- Preston City and South Ribble Borough Councils – Business Rate Retention and New Homes Bonus
- Private Sector – Developer contributions

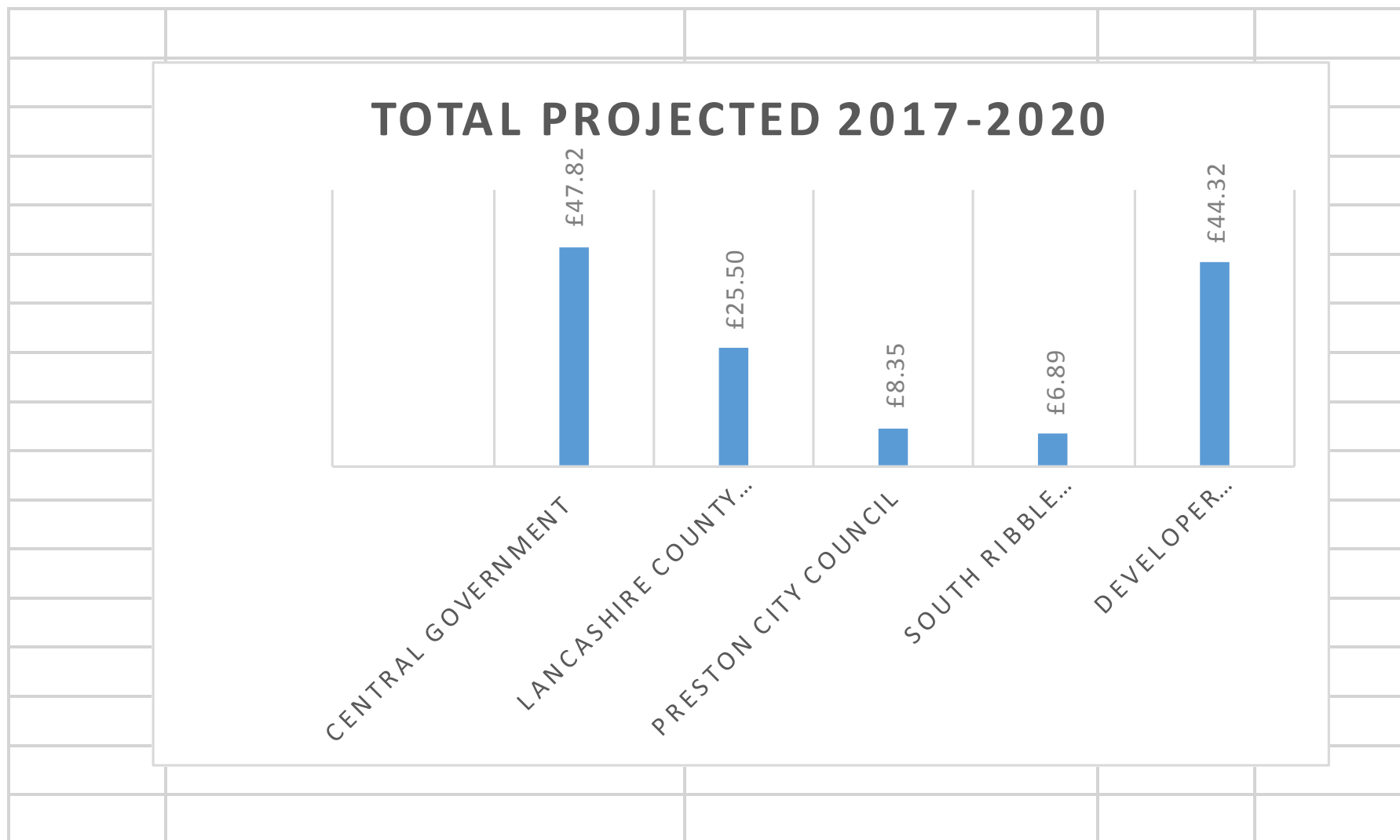
The City Deal IDF shows finance activity to date and forecast. The IDF shows: (1) resources / income to be received into the model; and (2) expenditure paid or forecast to be spent on the schemes. The IDF is an accelerated delivery model based on the principle that resources coming into the model will lag behind expenditure on schemes, utilising cash flow support from the County Council.

Position of the model as at 1 April 2017

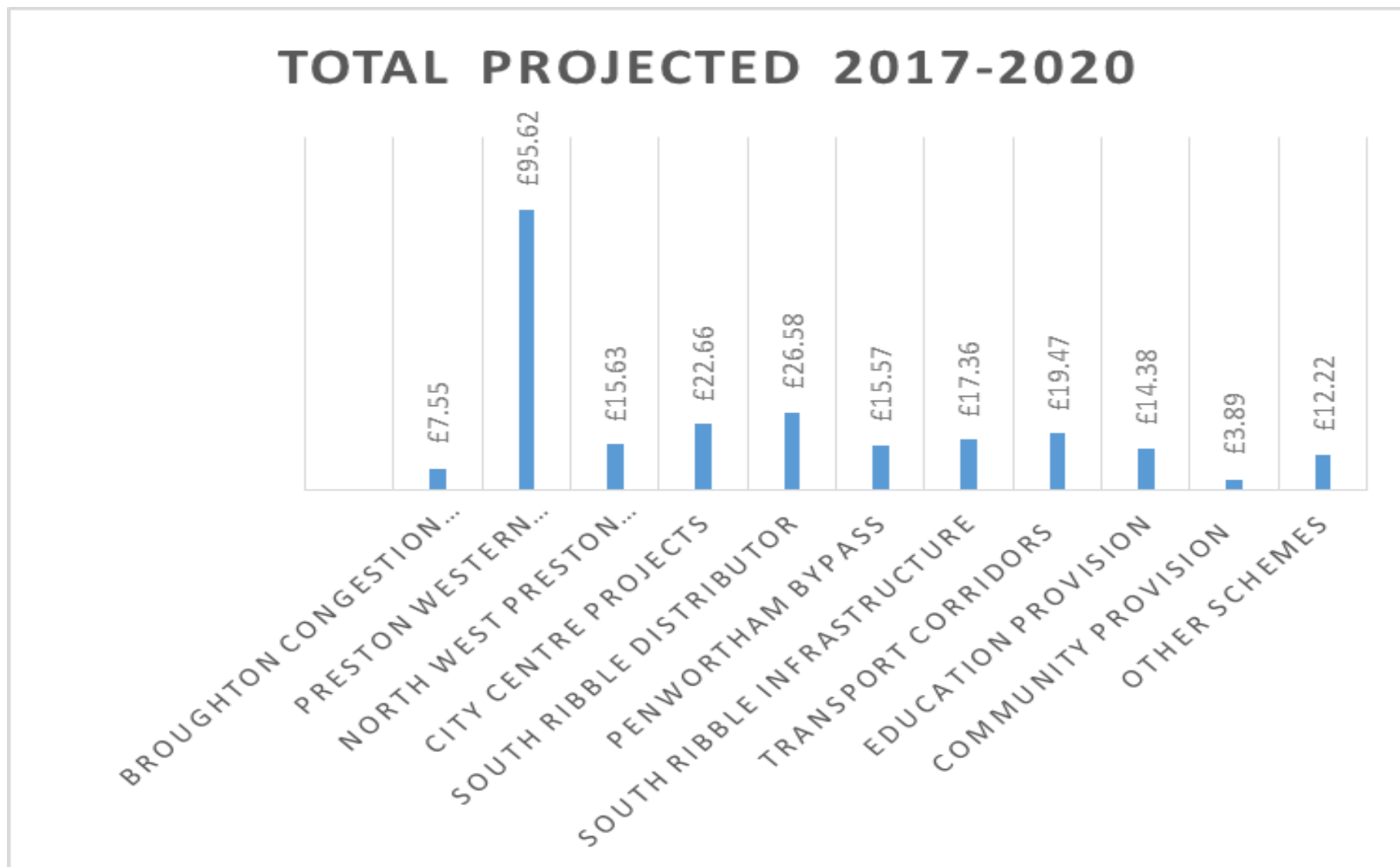
The IDF currently shows a projected surplus of £2.634m over the life of the City Deal incorporating the assumptions and risks set out above. The tables of income and expenditure forecasts for 2017-2020 are set out below:

Resources	Total projected 2017-2020	
Central Government	£	47.82
Lancashire County Council	£	25.50
Preston City Council	£	8.35
South Ribble borough Council	£	6.89
Developer Contributions	£	44.32
totals	£	132.88
Expenditure	Total projected 2017-2020	
Broughton Congestion Relief	£	7.55
Preston western distributor	£	95.62
North west Preston infrastructure	£	15.63
City Centre projects	£	22.66
South ribble distributor	£	26.58
Penwortham Bypass	£	15.57
South ribble infrastructure	£	17.36
Transport corridors	£	19.47
Education provision	£	14.38
community provision	£	3.89
Other schemes	£	12.22
Total	£	250.92

Income



Expenditure



CITY DEAL FINANCE MODEL AS AT APRIL 2017

	Total £m	Year 0 Pre-2014/15 £m	Year 1 2014/15 £m	Year 2 2015/16 £m	Year 3 2016/17 £m	Year 4 2017/18 £m	Year 5 2018/19 £m	Year 6 2019/20 £m	Year 7 2020/21 £m	Year 8 2021/22 £m	Year 9 2022/23 £m	Year 10 2023/24 £m	Year 11 2024/25 £m	Year 12 2025/26 £m	Year 13 2026/27 £m	Year 14 2027/28 £m	Year 15 2028/29 £m
Delivery Programmes																	
North West Preston																	
NW Preston Green Infrastructure	5.221		-		0.096	0.954	0.750	0.760	0.665	0.665	0.665	0.665					
Further Community Infrastructure	4.579		-		0.095	0.744	0.726	0.676	0.676	0.676	0.676	0.311					
Market Quarter	0.400			0.035	0.357	0.008											
East-West Spine Road	9.800		0.141	0.693	0.300	1.916	6.750										
Preston Western Distributor M55 to A583, M55 Junction 2 & Land Assembl	104.500	0.197	0.994	1.749	2.939	4.421	47.100	44.100	3.000								
Quaker Lodge commission	0.088	-	-	-		0.088											
Cottam Parkway	15.000		0.004	0.001	0.145	0.456	0.900	0.900	2.000	10.594							
Whittingham / Broughton / Preston East																	
A6 Broughton Congestion Reduction	27.283	3.189	0.892	4.008	11.643	7.551											
M55 Junction 1 Roundabout	1.716	1.602	0.114														
M6 Junction 32	8.000		8.000														
Preston City Centre																	
Preston Bus Station	24.267	0.003	0.211	0.409	3.596	16.502	3.546										
Fishergate Central Gateway	11.000	1.746	1.744	4.223	0.677	2.610											
South Ribble																	
Pickerings Farm Link Road	4.500			-	0.004	1.296	3.200										
Moss Side Test Track Road Infrastructure	2.050					0.025	2.025										
Land Between Heatherleigh and Moss Lane Spine Road	1.000		-	-	0.011	0.989											
Cuerden Strategic Site Road Infrastructure	6.002					6.002											
Community/ Green Infrastructure	6.448		-	0.299	0.431	0.337	0.897	0.897	0.897	0.897	0.897	0.897					
A582 South Ribble Western Distributor/ B2523 Flensburg Way	44.543	0.152	5.841	7.328	4.640	0.658	15.390	10.534									
Completion Penwortham Bypass	17.500	0.019	0.227	0.829	0.852	7.244	7.500	0.829									
New Ribble Bridge - Preliminary Works & Route Protection	2.000		0.005	0.027	0.279	1.689	-										
South Ribble Other	5.000											5.000					
Education Infrastructure - Preston	25.972				-	1.420	1.420	5.875	8.507	8.750	-	-					
Education Infrastructure - South Ribble	13.727				-	-	2.830	2.830	8.067	-	-	-					
Community Provision - Preston CC	8.031		0.803	0.803	0.403	0.803	0.803	0.803	0.803	0.803	0.803	1.203					
Community Provision - South Ribble BC	4.922		0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492	0.492					
Public Transport Corridors & Local Centres- Preston	12.113	0.250	0.028	0.084	1.586	6.298	0.517	1.600	1.750								
Public Transport Corridors & Local Centres- South Ribble	12.113	0.250	0.068	0.035	0.706	3.163	5.302	2.589	-								
Masterplan costs	0.025	-	-	-		0.025											
CL Transport Modelling costs	0.269	-	-	0.098	0.097	0.030	0.020	0.024									
Revenue costs to be included in City Deal	0.087	-	-	0.006	0.008	0.013	0.010	0.010	0.010	0.010	0.010	0.010					
City Deal funding for LCDL staff	1.309	-	-	-	0.164	0.164	0.164	0.164	0.164	0.164	0.164	0.164					
Communications and Marketing	0.065		-	0.003	0.024	0.038	-	-	-	-	-	-					
Construction inflation provision	13.107				-	2.101	5.693	3.763	0.464	0.823	0.143	0.120					
Total Delivery Programmes	392.636	7.408	19.564	21.122	29.544	68.037	106.034	76.846	27.494	23.874	3.850	8.862					

5. City Deal Schemes - Overview

The Preston, South Ribble and Lancashire City Deal sets out a major programme of activity to transform central Lancashire into one of the fastest growing and commercially dynamic locations in the UK. Over the last three years, work has begun at pace to put in place the critical highway infrastructure, improve public transport corridors and local town/village centres and deliver significant commercial and housing schemes across the area. Plans to enhance and improve local community infrastructure, like schools, colleges, health facilities, walking and cycling routes and parks and open spaces are being put in place, through a [City Deal Community Infrastructure Plan \(CIP\)](#).

The City Deal delivery programme provides details of all the schemes in the City Deal, and some significant developments being brought forward under the City Deal include:-

Commercial Developments

Preston's Harris Quarter – A series of developments, including the creation of a modern market, the launch of a state-of-the-art cinema, boutique hotel and restaurant complex, combined with plans to re-imagine the city's Harris Museum, the redevelopment of the Guild Hall and the redefining of the bus station and youth zone promise to revitalise the city.

The £50m market plan, which will include an 11-screen cinema along with five new restaurants and a multi-storey car park, has already received planning permission and the complex is due to open by the end of 2020.

Cuerden Strategic site – This major project in the City Deal will see more than 4,500 jobs created, the development of 80,000 sq m of new industrial space and 26,000sq m of new office and business space. As well as IKEA, the development will become home to up to five national retailers and the vision includes the opening of a 120 bedroom hotel, family pub, restaurants and car showrooms.

The site will also see up to 210 new homes built, significant highways improvements on the local road network, along with new public transport provision and new pedestrian, cycling and jogging paths throughout the site, linking to places like Cuerden Valley Park.

Enterprise Zone – The Lancashire Enterprise Zone, one of only 24 nationally, will form a centre of excellence for high technology manufacturing, generating wealth-creating benefits for the whole county. The Lancashire Enterprise Zones are being developed at two world-class locations – BAE Systems' sites at Samlesbury and Warton. The City Deal is supporting the development of the sites by accelerating the highway infrastructure that enables the site development to come forward.

The Samlesbury Aerospace Enterprise Zone is already on-site. When developed out, it will be a national centre of excellence for advanced engineering and manufacturing related companies in B1, B2 and B8 units ranging from manufacturing, specialist logistics

and professional support services. The Academy for Skills and Knowledge and Wincanton Defence Logistics Facility are located on the site. Further information about the SAEZ can be found on the [Lancashire Enterprise Partnership Website](#).

Strategic Road Network

Broughton Bypass - Construction of the new Broughton Bypass is now complete bringing critical relief to the A6 corridor, Broughton and other villages in the northern parishes. This new road supports the delivery of housing sites to create over 1400 new homes, as well as enabling full development of new and future employment sites in East Preston, creating over 5000 jobs.

Preston Western Distributor - The proposed new Preston Western Distributor will link the A583/A584 to the motorway network via a new junction on the M55, with link roads to new housing areas in Cottam and North West Preston. This road will also improve access to the Enterprise Zone at Warton, the Springfields Nuclear fuel facility at Salwick and will enable the comprehensive development of the North West Preston Strategic housing location which will accommodate over 4,000 new homes.

Penwortham Bypass – A new section of road will complete the Penwortham Bypass, complementing the South Ribble Western Distributor capacity improvements and connecting the network to Ringway. The completed Bypass will significantly improve access between local and motorway networks, reducing congestion in Preston City Centre through by-passing the City Centre routes. In addition it will enable the prospect for future housing opportunities to be considered beyond 2024. It will also define the general alignment and connections to a new bridge crossing of the river Ribble linking with the Preston Western Distributor.

A582 South Ribble Western Distributor – An enhanced South Ribble Western Distributor will substantially increase vehicle capacity between Preston City Centre and the motorway network, at the point at which the M65, M6 and M61 connect. This enhancement will enable full development of, and access to the Cuerden Strategic Site and will support housing sites to create over 2,700 homes. Junction improvements on Golden Way North, Chain House Lane and Stanifield Roundabout have now been completed with Pope Lane Roundabout improvements currently under construction.

Transport Hubs

Preston Railway Station – The arrival of HS2 services in 2026 will not only cut commute times to London and Manchester, but also provide the opportunity to transform the station into a modern 21st Century facility. Preston Railway Station is the third busiest station in the region with 4.5m annual passenger trips and over 1.25m interchanges each year and the improved rail infrastructure and passenger facilities will better connect Lancashire's transport network. Major improvements, including longer and wider platforms to allow more through trains; the creation of a new 'place' and public realm and the development of a new commercial

offer around the station could be brought forward. The station is the third busiest station in the region with 4.5m annual passenger trips and over 1.25m interchanges each year and the improved rail infrastructure and passenger facilities will better connect Lancashire's transport network.

Cottam Parkway – A new 'Parkway' rail station in the Cottam area, similar in concept to Buckshaw Parkway, will serve the North West Strategic housing location. The station will be accessed from the Preston Western Distributor to provide rail based Park and Ride opportunities to Preston/Manchester/Liverpool and Blackpool.

Preston Bus Station – The refurbishment and regeneration of Preston Bus Station and Multi Storey Car Park as a public services hub providing facilities for young people, buses, coaches and taxis is underway. This includes enhanced pedestrian safety features, highway improvements, car parking and the creation of accessible and useable public open space connecting the numerous Harris Quarter developments with this city centre transport hub.

New Ribble Crossing – The proposed new Ribble Crossing is a long term ambition that will complete the Preston Western Distributor network between the M55 near Bartle and the M65 at Cuerden, providing substantial relief to Preston's road network in and around Riversway. The strategic and economic benefits to the wider region includes central Lancashire and the Fylde Coast. The significant scale of this project requires funding over and above that modelled in the IDF. A feasibility study is underway to inform the next stage in progressing this scheme.

Housing Developments

Homes and Communities Agency (HCA) Sites – The HCA owns 11 key strategic sites in the City Deal area, including, Whittingham Hospital, Pickerings Farm, Altcar Lane, Cottam Hall, Croston Road South and Croston Road North. The HCA has already secured outline planning consent for over 2,800 units and reserved matters permissions have been secured by developer partners for 1,177 units. The HCA will be pioneering new delivery approaches to help accelerate the number of new homes being built, and have already commenced marketing of Altcar Lane under Accelerated Construction arrangements. Further information about the HCA owned sites can be found in the [HCA Business and Disposal Plan](#).

City Centre Living Strategy and Housing Zone – Preston City Centre has government Housing Zone designation and work is underway to bring empty buildings and 'brownfield' sites back into use for housing, encouraging city living in the heart of Preston.

A City Living Strategy, has been developed and launched with property experts Cushman Wakefield. This Strategy sets out proposals for building a sustainable, successful new residential population in the city centre, and comes off the back of a resurgence of interest in investing and locating in a city that is buoyed by increasing employment opportunities, a growing retail and leisure offer, quality environment and public realm, university expansion and outstanding connectivity.

Preston City Centre has been divided into districts designed to easily identify distinct areas of opportunity for different types of City Living development.

The areas around Winckley Square, the Harris Quarter, Stoneygate, the railway station, Corporation Street and the university quarter have all been earmarked as having the potential to provide different types of new housing catering for young professional, students and post-graduates, families and couples and retired people. The housing offer is expected to range from high quality conversion, extended student village accommodation, new apartments, private rented and affordable family housing.

North West Preston Strategic Housing Location - As a result of the City Deal, approximately 5,000 homes are expected to be built in the North West Preston area. North West Preston is a unique opportunity to deliver new homes in a highly attractive environment using a comprehensive approach underpinned by Garden City principles. High quality, generous green streets and spaces will connect local cultural, recreational and shopping facilities located within easy walking distance.

Housing in North West Preston is also progressing at pace, with 10 different housebuilders on site and another about to start. There are clear signs that the market has been strong with houses in North West Preston being sold off plan.

South Ribble – "Best Place to Live in the UK" - Significant transport and community infrastructure improvements have been made and are in the planning in local towns to capitalise upon South Ribble's status as the best place to live in the UK.

The Gate House Fold development in South Ribble was the first within the City Deal area to sell out, and a range of other new housing is planned/underway in South Ribble on sites such as Altcar Lane (referred to earlier) where 500 homes, green space, ponds and an extension to Worden Park are planned. This site will be brought forward for development under the HCA's new accelerated development programme, building at twice the national average rate and encouraging the use of new modern methods of construction.

Other key strategic sites in South Ribble include, Moss Side Test Track, Pickering's Farm, Heatherleigh and Croston Road, Lostock Hall Gasworks and the Vernon Carus Site. Indicative forecasts for the development of these sites are included in the delivery programme below.

Community Infrastructure

The [Community Infrastructure Plan \(CIP\)](#) sets out a programme of (non-highway) infrastructure schemes to support development and build sustainable communities across the City Deal areas of Preston and South Ribble. The housing and employment sites referred to above will be supported by the type of new school provision, parks and green spaces, health and leisure facilities and public realm that will help create a prosperous and sustainable City Deal area.

6. Delivery Programme

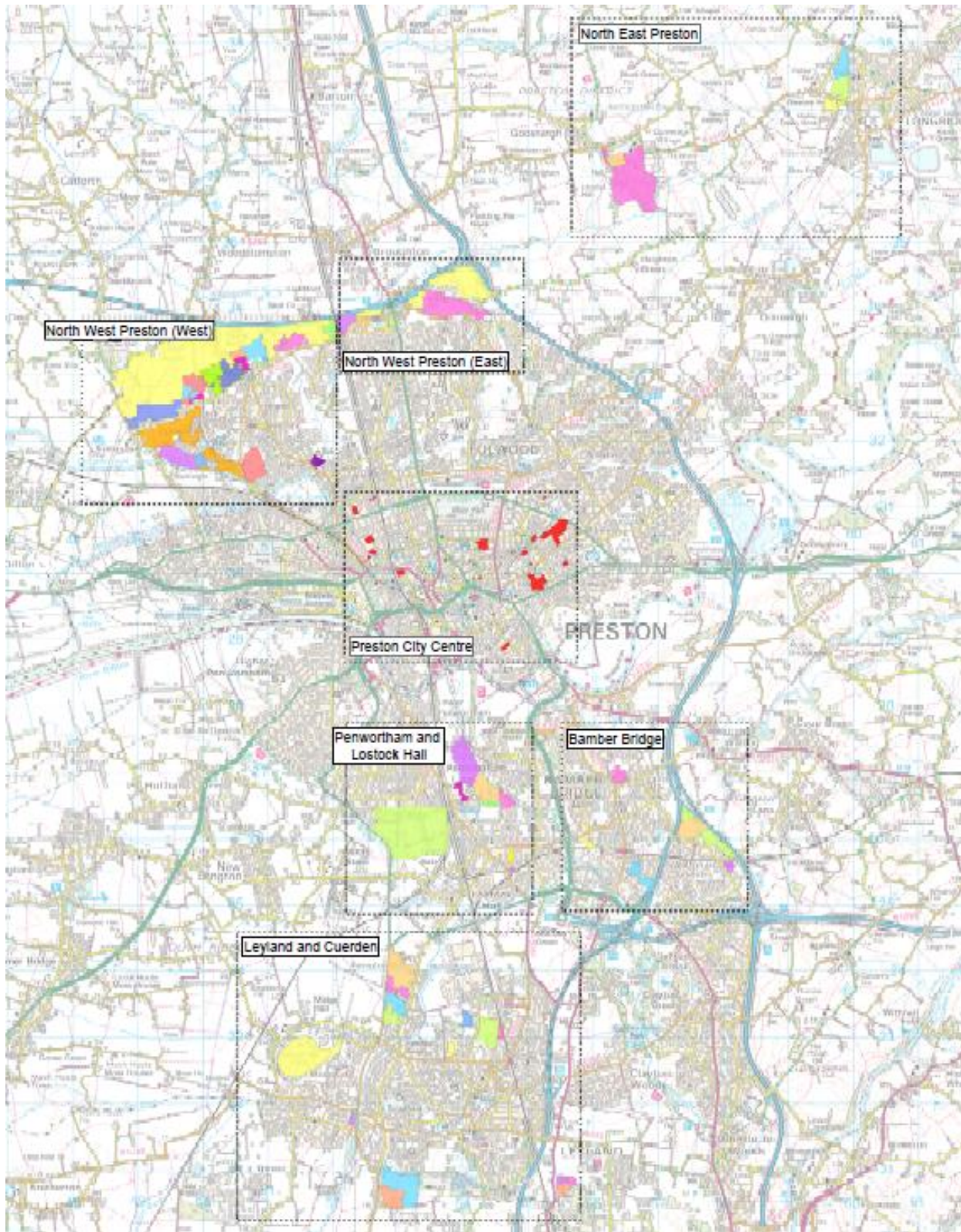
Indicative delivery milestones have been developed for infrastructure projects and housing and commercial sites that will be progressing in the next three year period. The delivery milestones enable progress to be monitored and maintained and enables the financial forecasts to be regularly updated, reflecting changes in income and expenditure. Some schemes are currently undergoing a review or are subject to the outcome of masterplanning exercises. In these cases, delivery milestones are not yet available and this plan will be updated when milestones are confirmed.

The delivery milestones show that in the next three year period, over £145m will be invested in new infrastructure, reflecting the significant progress to be made on the four strategic highways projects. During the same period, construction will commence on 40 housing sites and across the City Deal area it is expected that 4000 new homes will be delivered, 90,000sq m of commercial floorspace will be completed and around 3700 jobs created.

Some of the key deliverables forecast over the next three years are:-

- Opening of the new Broughton Bypass and Penwortham Bypass
- Construction starts on the new Preston Western Distributor
- Local Centre and transport corridor improvements completed at Bamber Bridge, New Hall Lane and Broughton (North of M55)
- Completion of improvements to Preston Bus Station
- Opening of the New Youth Zone in Preston City Centre
- Opening of IKEA and other retailers on Phase 1 of the Cuerden Strategic Site
- First phase of the Samlesbury Enterprise Zone complete
- Work starts on the new cinema development and retail/leisure space at Preston's Harris Quarter
- UCLan Campus – completion of the Engineering and Innovation Centre
- Completion of a number of housing sites including; Cottam Hall Site K, Maxy House Farm, Haydock Grange (Phase 1), Whittingham Hospital (Phase 1) and Arla Dairy.

The City Deal area has been divided into 6 geographical zones which can be seen on the map below. Within each of the Zones there are infrastructure schemes and housing and commercial development sites and milestones have been developed for each of them. The infrastructure and housing/commercial site delivery forecasts for the next three years are set out in the tables that follow.



Infrastructure Delivery Milestones – 2017-2020

	DLEIVERY MILESTONES - CITY DEAL INFRASTRUCTURE											
	<u>Year 4 17/18</u>				<u>Year 5 18/19</u>				<u>Year 6 19/20</u>			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
City Deal Zone: North West Preston												
Preston Western Distributor		7	Milestones under review									
East West Link Road		7	Milestones under review									
Cottam Parkway					5a							
Broughton/Fulwood (North of M55)		1	2,3	6,7,10	12,13					14		
Broughton/Fulwood (South of M55)	Milestones to be developed following corridor Masterplanning process											
NW Preston/Cottam/Ingol/City Centre	Milestones to be developed following corridor Masterplanning process											
Warton to PWD - corridor	Milestones to be developed following corridor Masterplanning process											
Guild Wheel Upgrade Link - P1 Bluebell Way		1,2	3,4,5	7,8	9							
Guild Wheel Upgrade Link - P2 Watery Lane		1,2	3,4,5	7,8	9							
Lancaster Canal Towpath							9	10				
Tom Benson Way						1,2	6,9	10				
City Deal Zone 2: North East Preston												
Longridge/Grimsargh/Ribbleton/City Centre	Milestones to be developed following corridor Masterplanning process											
Grimsargh Green			6,7,8	9,10								
City Deal Zone 3: Preston City Centre												
Preston Bus Station - Concrete Repairs & Car Park			14									
Preston Bus Station - Concourse			14									
Preston Bus Station - On Site Highways Work						14						
Preston Bus Station - Off Site Highways Work			14									
Fishergate Central Gateway - P3				10	12, 13	14						
PWD to Samlesbury - Corridor	Milestones to be developed following corridor Masterplanning process											
PWD to Samlesbury - New Hall Lane Local Centre			14									
City Transport Plan	2	3	4									
Preston Bus Station - Youth Zone					9				10			
East Cliff Cycle Bridge and Link							9		10			
Expanded City Cultural Development Programme								10				
City Deal Zone 4: Penwortham & Lostock Hall												
Penwortham Bypass		7	10,13								14	
A582 Dualling											6	
Pickerings Farm Link Road							6	7	8	10	13	
New Ribble Crossing - Feasibility Study												
Hutton/Higher Penwortham/City Centre							6	7			10	13
North of Lostock Lane	Milestones to be developed following corridor Masterplanning process											
City Deal Zone 5: Leyland & Cuerden												
Moss Side Test Track				6								
Cuerden Strategic Site Road Infrastructure		7	10,12,13			14						
South of Lostock Lane	Milestones to be developed following corridor Masterplanning process											
St Catherine's Park ph2		1,2	3,4,5,6	7,8,9	10							
Central Park Development Plan			4									
City Deal Zone 6: Bamber Bridge												
Bamber Bridge - town centre improvements						14						
City Deal Zone NA: None specific												
Leisure Development Plan			3									
Cycling & Walking Delivery Plan	3,4		5									
Masterplanning for Public Transport Corridors	2	3	4									
Position at 24 November 2017												

MILESTONES Highways and Transport Hubs 1: Concept design complete 2: Consultation 3: Concept design approved 4: Outline business case submitted 5: Outline business case approved 5a. GRIP 3 Approval 6: Planning application submitted 7: Planning application determined 8: commencement of land and property negotiation 9: CPO/SRO confirmed 9a: CPO made 9b: CPO confirmed 10: Detailed design and contract documents complete 11. Full business case approved 12: construction contract awarded 13. Start on site 14. Site complete Public Transport Corridor/Local Centre 1. Concept design complete 2. Consultation 3. Concept design approved 4. Outline business case submitted 5. Outline business case approved 6. Planning application submitted 7. Planning application determined 8. Commencement of land and property negotiation 9. CPO/SRO confirmed 10. Detailed design and contract documents complete 11. Full business case approved 12. Construction contract awarded 13. Start on site 14. Site complete Masterplanning for corridors 1. Preparation and scoping report 2. Draft master planning completed 3. Consultation and draft masterplans produced 4. Presentation to City Deal Steering Group	Community Infrastructure (C) 1: Design developed and completed 2: Design approved 3: Planning application submitted 4: Planning application determined 5: Funding/match funding approved 6: Member Decision 7: Contract documents complete 8: contract awarded 9: Start on site 10: site complete City Transport Plan 1: Tenders returns received 2: Study commissioned/Baseline evidence 3: Issues & Opportunities report/Options identification/Stakeholder workshops 4: Draft report/Public consultation/Final report City Deal Cycling and Walking Delivery Plan 1: Agree Brief 2: Consultants commence work 3: Complete initial draft 4. Consultation 5. Adopt final version Central Park Development Plan 1: Ecological study – commissioned 2: Ecological study – completion 3: Secondment of member of staff to focus on access points and access through the park, delivery of sporting facilities and sports pitches and examine land. 4: Adoption of final masterplan Leisure Development Plan 1: Leisure review completed 2: Leisure strategy update by Leisure Partnership 3: Delivery options
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Employment/Commercial Site Delivery Forecasts – 2017-2020

Ref.		Predicted	Year 4 17/18				Year 5 18/19				Year 6 19/20			
		total	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
City Deal Zone: North West Preston														
E1	Eastway - A1 Retail Warehouse	5,187			3			8	9		12	13		
E2	Eastway - D2	1,454			3			8	9		12	13		
E3	Eastway - A1 - A5 Kiosk	384			3			8	9		12	13		
E4	Eastway - Retail	1,400	11	8	9		13		14	15				
E5	Cottam Hall - Supermarket	6,105				4				5			9,11,12	13
E6	Cottam Hall - A3/A4/A5	1,380				4				5			9,11,12	13
E7	Cottam Hall - D1/D2	2,053				4				5			9,11,12	13
City Deal Zone 2: North East Preston														
E8	Whittingham Hospital - Retail	1,500			4					5		9,11	12,13	
E9	Bluebell Way (LCC site)	5,000		11	6	7		12	13				14	15
E10	Preston East - Employment (B2/B8) (incl. 'Expansion Land, Red Scar & Roman Road)	167,220						4			5			11
E11	Red Scar Industrial Estate - Employment (B2/B8)	TBC												
E12	Roman Road Farm - Employment (B2/B8)	TBC				1								
E13	Bluebell Way (incl Land to East and West of M6 at J31a) - Sui Generis (Car Showroom)	3,505												
E14	Preston East Phase 1 Sector D site	5,826			7	12	13				14	15		
City Deal Zone 3: Preston City Centre														
E15	Ribbleton Lane - Supermarket	3,338												
E16	UCLan Campus	6,000	12,13							14,15,16				
E17	Winckley Square - Phase 1 Glovers Court	330												
E18	Winckley Square - Phase 2 College House	-												
E19	Winckley Square - Phase 3 (Winckley House, Guild House, Guildhall Street)	-		5,11										
E20	Prince's Central Buildings, Lancaster Road	1,195					11,6	7		12, 13				14
E21	Preston CBD - Employment (Office/B1)	18,580					1,2	3	8	9,12	13			14
E22	Preston CBD - Retail (Bus Station)	39	14,15		16									
E23	Preston CBD - Cinema	6,882				11	6	7	12	13				14
E24	Preston CBD - Food & Beverage	2,562				11	6	7	12	13				14
E25	Preston CBD - Guildhall	4,660				13			14					15
E26	Horockses (Queens Retail Park, Corporation Street) - Supermarket	1,725												
E27	Horockses (Queens Retail Park, Corporation Street) - A3/A4/A5	418	14	15		16								
E28	Horockses (Queens Retail Park, Corporation Street) - Retail Warehouse	7,431				11,6	7	12	13				14	15
City Deal Zone 4: Penwortham & Lostock Hall														
E29	Cop Lane, Penwortham - Supermarket	3,251		7				13				14,15		
E30	Pickerings Farm - Retail	2,787								2		3		4
City Deal Zone 5: Leyland & Cuerden														
E31	Cuerden - Phase 1 Retail/Food&Beverage	66,440		7	11,12	13							14,	15
E32	Cuerden - Mixed Use Leisure/Sui Generis	7,200		3					11	8	9		12	13
E33	Cuerden - Employment (Office/B1)	24,420		3									11	8
E34	Cuerden - Employment (B2/B8)	77,358		3						11	8	9	12,13	
E35	Moss Side Test Track - Employment (B2/B8)	-				1	2	3			13			
E36	Lancashire Business Park Pole Site - Employment (B2/B8)	16,626												
E37	Lancashire Business Park Stirling Property/Brackenhouse Land - Employment (B2/B8)	52,825												
E38	South Rings - Retail	4,645												
E39	South Rings - Employment (B2/B8)	10,969												
E40	South Rings - Employment (Office/B1)	4,147	7		13		14		15					
City Deal Zone: N/A														
E41	Samlesbury Enterprise Zone - Employment (B2/B8) *may include other forms of developm	112,000					11	8,9	12	13				14

Employment milestones

- 1 - Pre-application advice given
- 2 - Outline planning application submitted
- 3 - Outline planning application approved
- 4 - Site disposal commenced
- 5 - Site Disposal
- 6 - Full planning application submitted
- 7 - Full planning application approved
- 8 - Reserved matters application submitted
- 9 - Reserved matters application approved
- 10 - Agent appointed
- 11 - Leasehold/ Freehold contract signed
- 12 - Discharge of pre commencement conditions
- 13 - Works commence on site
- 14 - First phase/unit built
- 15 - First occupier
- 16 - Site completion

Housing - Planning & Construction Forecasts – 2017-2020

Site Ref	Scheme	Predicted	Year 4 17/18				Year 5 18/19				Year 6 19/20				Pre-construction planning milestones		PS - Pre application stage OA- Outline planning application approved RA- Reserved matters application approved OS - Outline planning application submitted RS- Reserved matters application submitted FS- Full planning application submitted FA- Full planning application approved DP- Discharge of planning conditions
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
	City Deal Zone: North West Preston																
H1 - p	Cottam Hall - Site K	104						SC									
H4d -	Maxy House Farm ph 1	164								SC							
H4f - p	Lightfoot Lane ph 1a	21				SC											
H4c	Hoyles Lane	350															
H4e	Haydock Grange ph 1	205								SC							
H1 - p	Cottam Hall - Phase 2	283															
H4d -	Maxy House Farm ph 2	136								SC							
H4i	Rear of RC Primary School	24		SC													
H4g	Lightfoot Green Lane	125															
H4a	North of Eastway	300															
H4j	Sandyforth Lane	194	CS	CO													
H4l	Land North of D'urton Lane	112	CS														SC
H4m	Land rr 122-152 Hoyles Lane	48	CS							SC							
H4b	Eastway	140		CS			CO										
H1 - p	Cottam Hall - Phase 3	119			RA,CS	CO											
H4o	Rear of 242 Lightfoot Lane	6			CS			SC									
H53	Land North of Tom Benson Way	30	FS		FA	CS	CO			SC							
H4f - p	Lightfoot Lane ph 1b	71					CS			SC							
H4q	Nog Tow Bank, Tabley Lane	8					CS		SC								
H4f - p	Lightfoot Lane ph 2	168					CS										SC
H1a	Cottam Brickworks	45		RS		RA	DP	CS	CO								SC
H4r	Sandy Lane	30							CS								SC
H4p	Land rear of 248 Lightfoot Lane	14										CS					SC
H4k	Land South of Tom Benson Way	450										CS					
H4n	North of Maxy House Farm	217										CS					
H1 - p	Cottam Hall - Phase 4	588											RA	CS			
H56	Tulketh Mill, Balcarres Road	0					Awaiting profile										
H4	NW Preston (strategic site) - remaining sites	2,588					CS										
	City Deal Zone 2: North East Preston																
H8	Land South of Whittingham Road (Moss Farm) nr Longridge	79				SC											
H7 - p	Whittingham Hospital ph 1	150															SC
H78	Land off Ribblesdale Drive, Grimsargh	67								SC							
H44	Eastway Nurseries, Eastway	12	CS				SC										
H80	110-116 Whittingham Lane, Broughton	61			CS												SC
H81	Land at Garstang Road, Barton	72			CS												
H8a	Whittingham Road (Ridings Depot) ph 1	113					CS	CO									
H8b	Inglewhite Road	190					CS										
H55	Sharoe Green Hospital	55					CS		CO								SC
H79	Land at Holme Fell Goosnargh Lane	93										CS					
	Land off Ribblesdale Drive, Grimsargh site 2	70										CS					
H8a	Whittingam Road (Ridings Depot) ph 2	107															
H42	Fire & Rescue HQ, Garstang Road	40								FS		FA					
H7 - p	Whittingham Hospital ph 2-4	500					Awaiting profile										
	City Deal Zone 3: Preston City Centre																
H45	Tetrad, New Hall Lane	119									SC						
H50	Goldenhill School, Cromwell Road	20	CO			SC											
H65	Spar Dist' Depot, Blackpool Road	41			CS		SC										
H77	Ashton Basin Tulketh Brow	12					CS			SC							
H46	Skeffington Road/Castleton Road	38			FS	FA		CS			CO						
H48	Shelley Road/Wetherall Street	27			FS	FA		CS				CO					SC
H51	Tulketh Sports College, Tag Lane	44									CS						
H43	Parker Street	50						FS		FA		CS					CO
H52	Brethrens Meeting Rm, Tag Lane	12															CS
H47	Deepdale Mill	28															
H49	Stagecoach Bus Depot, Selbourne Street	32															
H68	6 - 16 Marsh Lane	0					Awaiting profile (expired planning permission)										
	City Deal Zone 4: Penwortham & Lostock Hall																
H27	Wateringpool Lane	80									SC						
H33	Land off Liverpool Road, Hutton	46					CO										SC
H19	Lostock Hall Gasworks	281	DP				CS	CO									
H38	Land off School Lane, Longton	83							CS	CO							
H17 P	Vernon Carus ph1	181				DP			CS	CO							
H17 P	Vernon Carus ph2/3	204				RS	RA		DP	CS	CO						
H32	South of Longton Hall, Chapel Lane	80									CS	CO					
H41	Lostock Hall Primary, Avondale Drive	20									CS	CO					
H22	Land off Claytongate Drive	60							FS	FA	CS	CO					
H39	Land at Longton Hall, Chapel Lane	48											CS	CO			
H05	Pickerings Farm	1,200								OS		OA					
H24	Gas Holders, Lostock Hall	25															
	City Deal Zone 5: Leyland & Cuerden																
H15a	Wheelton Lane ph 1	234															
H02b	Moss Lane / H'leigh - South of the Southern Section	175															
H25	Roadferry Depot	80	DP	CS			CO										
H11a	Altcar Lane ph 1	200			RS	RA	DP,CS	CO									
H11b	Altcar Lane ph 2	400		OA	RS	RA	CS	DP,CO									
H03	Moss Side Test Track	950			OS	OA	RS	RA	DC,CS	CO							
H02a	Moss Lane / H'leigh - North of the Southern Section	175				RS	RA	DP	CS	CO							
H18	Grasmere Avenue	160			DP				CS	CO							
H26	Dunkirk Mill	35					RS		RA		CS	CO					
H02c	Moss Lane / H'leigh - North of the Northern Section ph 1	400				RS	RA		OP		CS	CO					
H37	Rear of Dunkirk Mill	47							PS	FS	FA						
H15b	Wheelton Lane ph 2	234			RS	RA											
H02	Moss Lane / H'leigh - South of the Northern Section	122															
	Cuerden Strategic Site						Awaiting profile										
	City Deal Zone 6: Bamber Bridge																
H16	Arla Dairy, School Lane	209									SC						
H12	Wesley Street Mill	183		CS		CO											
H13b	Land off Brindle Road ph1	261		FS	FA	DP	CS	CO									
H15b	Land off Brindle Road ph2	140		FS	FA	OP	CS	CO									
H36	Land off Brownedge Road	60			PS		CS	CO		SC							
H29	Coupe Foundry	80															
	City Deal Additional Sites																
Pna4	South Ribble	1,105															
NA3	Preston	366															

7. Communications and Marketing

The communications and marketing approach over the next year will focus on continuing to get messages out to local communities and businesses, amplifying the message on a regional scale and promoting the City Deal to a regional, national and international audience. The 2017-18 Invest Central Lancashire Communications Strategy is set out below.

It will continue to be closely aligned as one of the Lancashire Enterprise Partnership's (LEP) 'offers' and Marketing Lancashire will maintain the lead on delivering the communications activity targeted at businesses, developers and agents on a regional national and international level.

The communications sub group will continue to work closely alongside Marketing Lancashire to develop the Invest Central Lancashire proposition. View [Communications Strategy and Action Plan](#).

8. RISK

In Year 1, 2014/15 a risk analysis was undertaken and is monitored on a regular basis. Set out below are the most significant risks/issues to emerge in the last 12 months.

Financial

Income

The majority of income to the model is fixed in commitment or capped amounts. The main income risk (excluding changes to government policy and how those might affect the model, which are being considered by the City Deal Executive and Stewardship Board) is certainty of securing developer contributions in line with the City Deal IDF assumptions.

Developer contributions include the Community Infrastructure Levy (CIL) payable per house as well as traditional s106 and s278 contributions secured from developers at the planning stage. The amount and timing of this income is reliant on site viability and house build out rates and therefore pose a risk to the financial model.

There are also changes to government policies proposed relating to CIL, NHB and business rates along with a housing white paper – all of which have the potential to undermine the assumptions currently in the model. The impact of this will form part of the ongoing dialogue with government in this plan period.

Expenditure

Rising cost of construction, presents a risk to the City Deal and the IDF. Work will be done during the coming year to review scheme cost estimates to ensure they reflect the latest price indexing and inflation increases in the future. The scheme cost estimates set out continue to be refined and tested as schemes are subject to detailed design, preparation of cost estimates and tendering prior to implementation. The Infrastructure Delivery Steering Group has a process in place to make sure final costs are approved and schemes are fully funded prior to implementation.

Delivery

Within the City Deal, there are large and complex sites that present challenges to maintaining the programme timescales. The partners have secured HCA Capacity Funding of £200,000 to support housing delivery.

There are also new and emerging opportunities to maximise and accelerate delivery of the sites, through the use of Accelerated Construction approaches and modern methods of construction. Two sites have been identified for Accelerated Construction, and other potential opportunities are being identified.