

**BP11-C**

# OUR PROPOSALS

The new proposals could result in more than £250m of public and private sector investment, around £200m in annual Gross Value Added (GVA) and would create more than 3,000 jobs.

The new indicative proposals outline a scheme that could include:

- around 840,000 sq ft for general employment uses, such as logistics, warehousing and light industrial units.
- around 600,000 sq ft for logistics or other non-retail use,
- around 260,000 sq ft of mixed commercial use such as food retail, hotel and car sales showroom
- around 130,000 sq ft for business and industrial hybrid units
- up to 210 new homes.





The proposals also include significant investment for improvements in the surrounding infrastructure, which will enhance traffic flow by adding extra capacity at five key junctions.

### **Next steps**

The indicative timescales for ongoing development of this site include:

- 2019: Funding and Legal Agreements in place
- 2019: Design work for on and off-site highways and infrastructure improvements
- 2020: Start of work on the M65 terminus and slipway improvements
- 2021: Completion of improvements on the M65 terminus and new slip road
- 2021: First occupiers on site

These timings are indicative only and are likely to change subject to planning permission, commercial and other factors as planning progresses

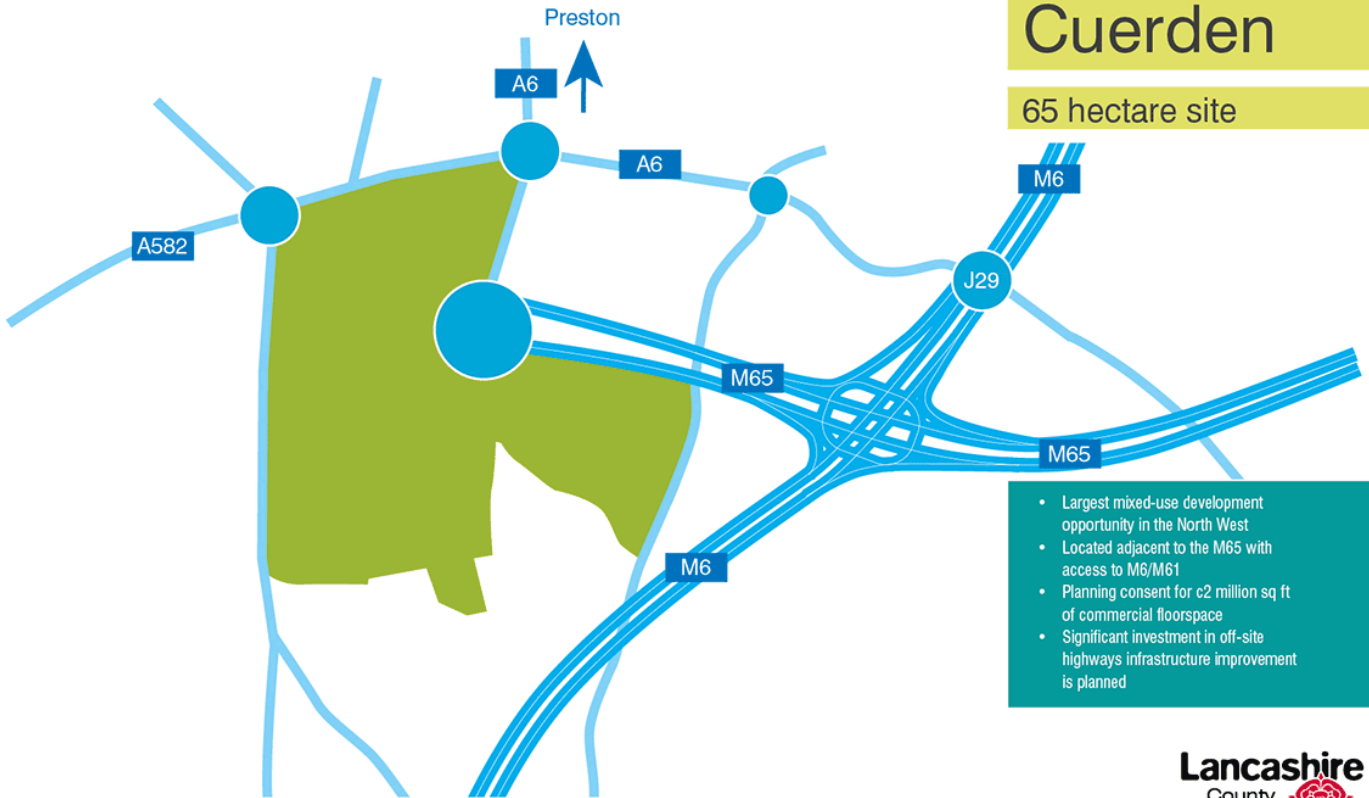
## **UPDATED DEVELOPMENT MAP**



# Location map

## Lancashire Central Cuerden

65 hectare site



- Largest mixed-use development opportunity in the North West
- Located adjacent to the M65 with access to M6/M61
- Planning consent for c2 million sq ft of commercial floorspace
- Significant investment in off-site highways infrastructure improvement is planned



# Indicative scheme overview

## Lancashire Central Cuerden

65 hectare site



- KEY**
- ① Office and business space
  - ② Logistics and manufacturing commercial space
  - ③ Mixed use
  - ④ Housing
  - ⑤ Existing properties



These indicative plans are subject to planning and commercial programme. [www.thisiscuerden.co.uk](http://www.thisiscuerden.co.uk)



**BP12-A**

## Key Neild

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**From:** Stuart Binks <Stuart.Binks@wainhomes.net>  
**Sent:** 19 September 2019 12:34  
**To:** Ben Pycroft  
**Cc:** Stephen Harris  
**Subject:** FW: Brindle Road, Bamber Bridge - Private and Confidential.

Stuart Binks | Strategic Land Manager | North West

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**From:** David Cowburn <[david@abarnett.co.uk](mailto:david@abarnett.co.uk)>  
**Sent:** 18 September 2019 17:55  
**To:** Stuart Binks <[Stuart.Binks@wainhomes.net](mailto:Stuart.Binks@wainhomes.net)>  
**Subject:** Brindle Road, Bamber Bridge - Private and Confidential.

Dear Stuart,

Further to our telephone conversation . I can confirm that Armitstead Barnett act for the Byers family who own the land at Brindle Road, Bamber Bridge which is under option to Persimmon Homes. Persimmon have full planning permission.

Regrettably we have not been able to reach agreement on the market value of the land and therefore both parties have jointly appointed an independent expert to determine the market value of the land with planning permission. Following discussions with the independent expert we envisage that it could take up to 18 months to determine the market value, possibly longer if he requires other experts to assist him on other relevant matters outside his expertise and at present there are such potential matters.

Furthermore should Persimmon not exercise the option following determination of the land value by the expert, we will market the land for sale on the open market on a subject to planning basis as the current approval is personal to Persimmon.

I trust this clarifies the current position.

Yours sincerely

David

**David C Cowburn BSc (Hons) FRICS FAAV**  
*RICS Registered Valuer*

**Senior Partner - Armitstead Barnett LLP**

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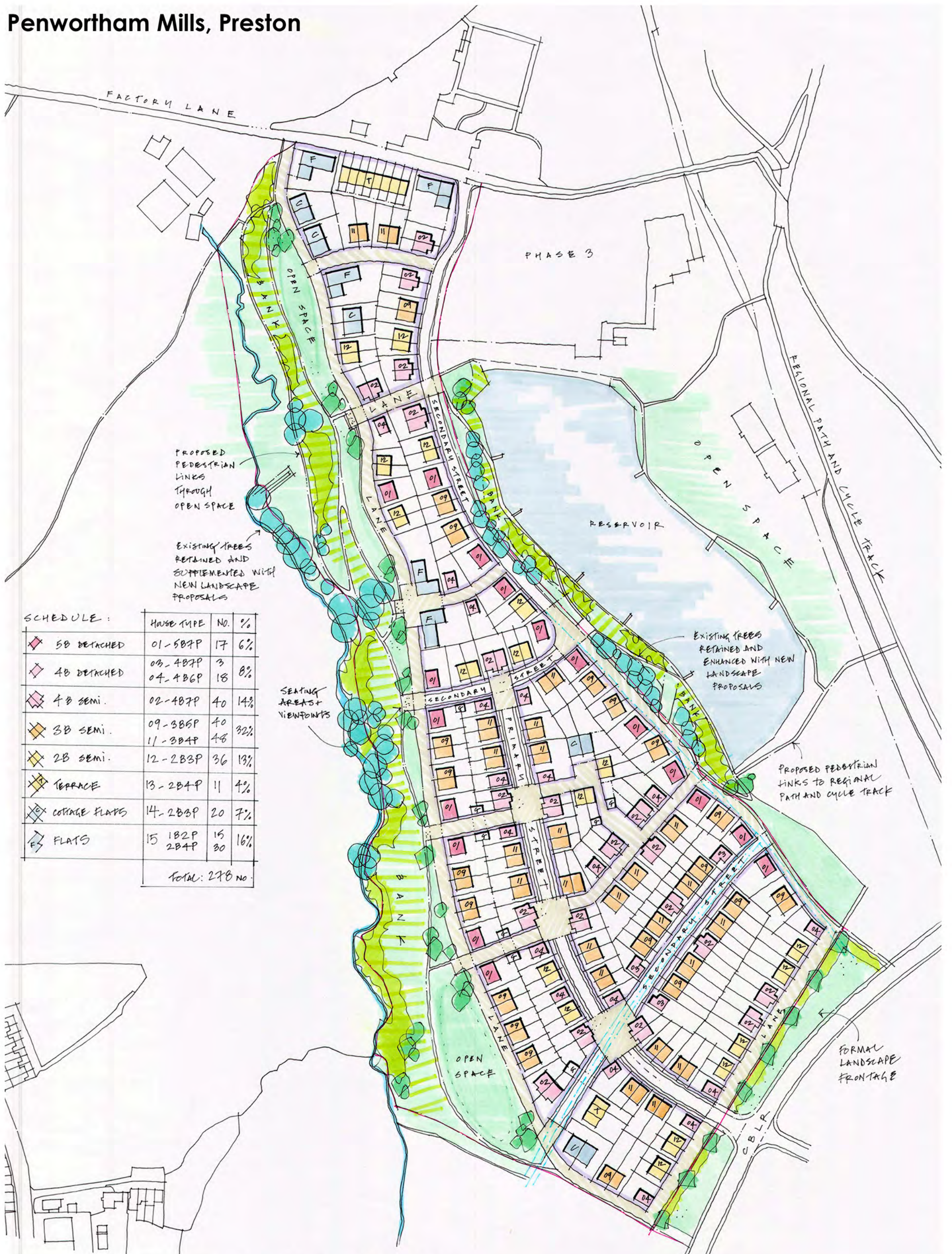
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[Stuart.Binks@wainhomes.net](mailto:Stuart.Binks@wainhomes.net)



**BP13-A**

# Penwortham Mills, Preston



## SCHEDULE :

	HOUSE TYPE	NO.	%
◆	5B DETACHED	01-5B7P	17 6%
◆	4B DETACHED	03-4B7P 04-4B6P	3 8%
◆	4B SEMI.	02-4B7P	40 14%
◆	3B SEMI.	09-3B6P 11-3B4P	40 32%
◆	2B SEMI.	12-2B3P	36 13%
◆	TERRACE	13-2B4P	11 4%
◆	COTTAGE FLATS	14-2B3P	20 7%
◆	FLATS	15 1B2P 2B4P	15 30 16%
TOTAL: 278 NO.			

## Phase 1&2 - Masterplan Layout Sketch Option E WORK IN PROGRESS

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**AFL**  
architects

**BP13-B**



BP14-A

## Harding, Zoe

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**From:** [REDACTED]@homesengland.gov.uk>  
**Sent:** 01 May 2019 15:45  
**To:** Harding, Zoe  
**Cc:** [REDACTED]  
**Subject:** RE: Land at Croston Road, Farington Moss - Housing Supply data

Hi Zoe

We've reconsidered the rate at which a developer may build out the scheme and for your purposes we've decided we should be reporting figures based on a single sales outlet (not two) at the current market norm of 4 per month (48 per annum) and disregarding PRS or shared ownership, as these assumptions are predicated on planning permissions which may not be granted.

I have therefore revised the table in my email of 9<sup>th</sup> April, below:

○ 2019/20	0
○ 2020/21	0
○ 2021/22	10
○ 2022/23	48
○ 2023/24	48
○ 2024 – 29	240
○ 2029 – 34	<u>144</u>
○ Total	490

I hope this hasn't caused you any inconvenience.

Kind regards

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]



[REDACTED] *the best place to live in the UK"*