



Preston Station Quarter

Regeneration Framework 2022



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Foreword

This Strategic Regeneration Framework sets out our shared vision, plans and ambitions for Preston Station Quarter as a key city hub for Lancashire.

Jointly commissioned by Lancashire County Council, Preston City Council and the University of Central Lancashire, this framework provides the evidence base, principles and strategic drivers on which to plan and deliver further regeneration around the station quarter.

Preston has undoubted strengths and recent investments in and around the city centre such as the markets, bus station, Stoneygate, the Harris Quarter and the development of the university campus. These are delivering economic benefits and opportunities for businesses and local residents, improving wellbeing and establishing the city as a great place to invest, live and work.

The city is the gateway and focus for much of Lancashire's growth and development with excellent and improving national and regional connectivity, and an existing base of public sector services, agencies, education, culture and commerce.

The National Cyber Force decision to come to Lancashire is a 'once in a generation opportunity' for a thriving and collaborative regional cyber and security innovation ecosystem. Preston is well-located to be part of this.

These assets and investments are an important platform on which we can build and help both the city and Lancashire achieve our longer-term ambitions. This framework is a route map for the public, private, and higher education sectors to deliver exciting opportunities for businesses and local residents, meet our shared ambitions and deliver our vision alongside the wider City Investment Plan and the emerging Lancashire 2050 plan.

Together we are determined that the Station Quarter will become a dynamic gateway to Preston and Lancashire, while contributing to the creation of a more connected and vibrant place for us all.



Philippa Williamson
Leader of Lancashire County Council



Matthew Brown
Leader of Preston City Council



Professor Graham Baldwin
Vice Chancellor, University of Central Lancashire

Preston Station Quarter

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1.1 The Opportunity

Preston is a city full of potential. Recent major investment in and around the city centre includes Preston Markets, the Harris Quarter, bus station, Stoneygate, major public realm improvements and transformational development at the University of Central Lancashire (UCLan) campus. Preston is at the centre of a modern and forward-looking Lancashire economy that includes national expertise in aerospace, advanced engineering and manufacturing, energy, and chemicals. The City of Preston enjoys an attractive and prosperous hinterland including easy access to several national parks and other areas of outstanding natural beauty. Preston is the engine for much of Lancashire's growth and development as a result of its excellent and improving national and regional connectivity and its central focus on public sector services, agencies, education, culture, and commerce in the city itself.

Preston sits on both a north-south and east-west axis of both transport infrastructure and economic activity. It has a cluster of activity anchored by the university, public and private sector companies and authorities; but also acts as a hub linking east-west and north-south across Enterprise Zones, strategic employment sites, universities and research assets. These assets are increasingly becoming interlinked, developing corridors of enterprise characterised by advanced manufacturing, engineering research and technology, health energy and nuclear assets. A key example of this being the Government's decision in 2021 to invest £5bn in the development of a new National Cyber Force campus in Samlesbury near Preston.

The Station Quarter, however, does not currently fulfil its potential as a key gateway to the city and the region. Whilst the listed station buildings are undeniably impressive and station facilities are earmarked for some improvement, the immediate surroundings of the station deliver a poor first impression of the city. The vision for the Station Quarter is to transform the area to create a fitting gateway to the city and the region.

Preston Railway Station is a key transport hub for the region. As Lancashire's largest and busiest railway station with excellent national connectivity, including future high speed rail

services, the station is a major asset that can serve to attract new city centre development and investment. In order to capitalise on this there is potentially land available within the vicinity of the station to develop new urban activities and built fabric. This could enhance the sense of arrival into Preston and contribute to improving its wider identity, and by association the identity of other partners, most notably UCLan.

UCLan is one of the UK's largest universities with a student and staff community approaching 38,000. Internationally, UCLan has academic partners in all regions of the globe and is a significant educational institution that drives the advancement of opportunity for individuals and the city at large. Underpinned by the presence of UCLan, a civic university and anchor institution for the city, there is enormous scope to generate additional activities related to education, innovation and enterprise.

Major development is nearing completion at UCLan's Preston campus guided by the UCLan Campus Masterplan which steers a £200m transformation programme for the Preston campus. At the heart of the masterplan proposals lies the new Student Centre, completed in 2021, linked with a public square that serves to draw the university and the city closer together. This in turn contributes to the

wider transformation of the city centre area.

Added to the mix of opportunities is the status of Preston as the sub-regional capital of Lancashire and the home of Lancashire County Council ('the county council') and Preston City Council ('the city council'). The County Hall complex adjacent to the station houses a considerable number of staff and whilst the COVID-19 pandemic has accelerated a move to more flexible working arrangements, there remains a need for face to face contact and a physical base for people to come together and collaborate.

Indeed, whether it be the public sector, the traditional service industries already represented

in Preston, or incoming businesses attracted by UCLan's presence or the buzz of city life, there is an opportunity to provide Grade A office accommodation that is currently not represented in the city centre as well as the kind of workspace specifically designed to support interactions that cannot happen remotely.

It is also recognised that urban living and lifestyle choices are a key component for businesses seeking to attract and retain staff. City living is starting to establish itself in Preston and as the number of people living in the city increases, so will demand for leisure and retail facilities and for businesses to relocate there.



UCLan Student Centre



Preston Market



Preston Market



The Harris Quarter

1.2 Vision

The vision for the Station Quarter is premised on the four key drivers of Education, Health and Innovation; Government and Business; City Living and Culture; and Connectivity, underpinned by Preston Station – a hub of excellent regional and national transport networks.

Preston’s Station Quarter: Lancashire’s City Hub for education, innovation, health, government and business:

- A gateway to education, health and innovation, underpinned by UCLan;
- A focus for local and national government services and a destination for corporate and private sector business;
- Embracing city living with high quality homes offering new residents unrivalled access to city centre culture and amenities;
- Benefiting from excellent connectivity within and beyond the city.



Figure 1.2.1: Preston Station Quarter Strategy



Figure 1.2.2: Illustrative Vision for the Railway Station Welcome Square

