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Seven sites have been promoted at Preston. Preston is currently within the green belt, but a draft settlement boundary was proposed in the Core Strategy in 2007. Some of these sites are additional areas suggested for inclusion in the village boundary (sites 66, 68 and 70). The remainder are promoted for residential development, with the exception of the Princess Helena College (sites 71) which has been promoted in order to allow expansion of the school.

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Site 65

Land Allocations - Additional Suggested Sites

July 2009

Land west of Back Lane, Preston

Promoter (and agent, if any):

King's Walden Estate

Area (hectares):

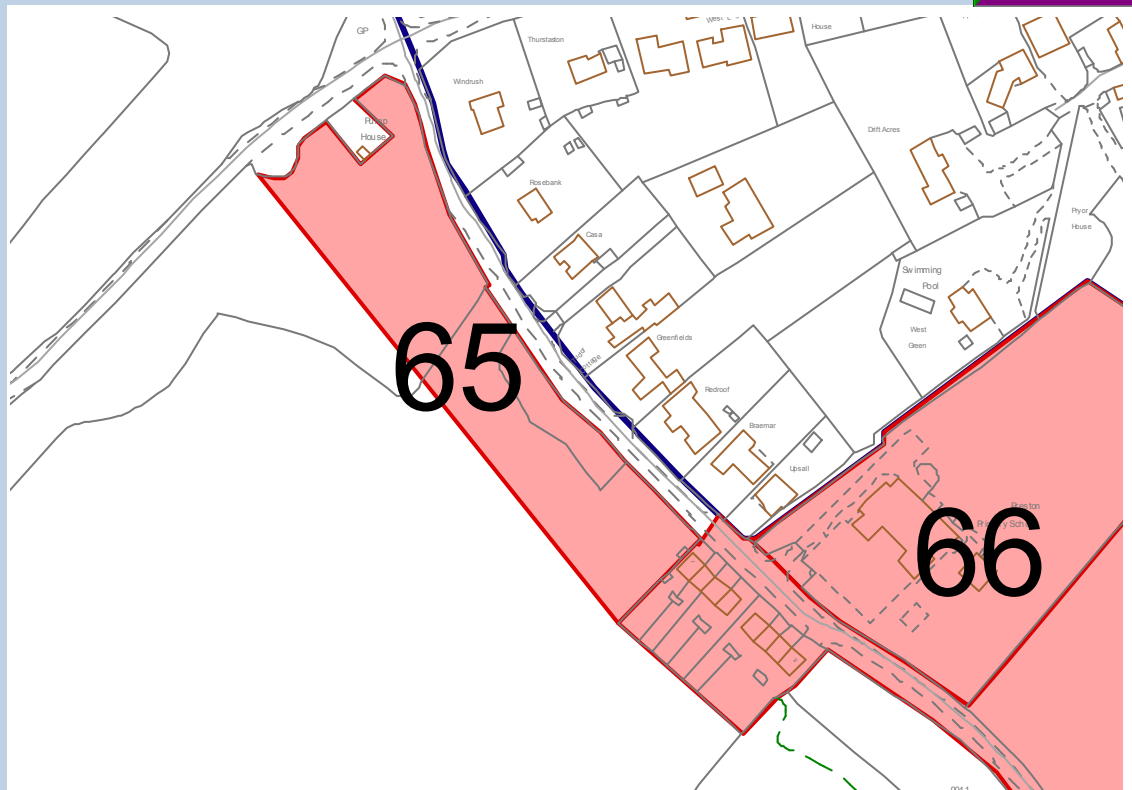
0.70

Existing use:

Agricultural

Proposed use:

Residential



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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> Not affected by wildlife designations. Site is not located within a groundwater source protection zone. Site contains no listed buildings. No evidence of land contamination. The site does not border a watercourse. May provide affordable housing. 	<ul style="list-style-type: none"> Greenfield site, classified as grade 3 agricultural land. Few local facilities. Likely to increase commuting and private car use. Site is within an area of archaeological interest. Site is partially within a conservation area.



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Site 67

Land north of Chequers Lane, Preston

Promoter (and agent, if any):

King's Walden Estate

Area (hectares):

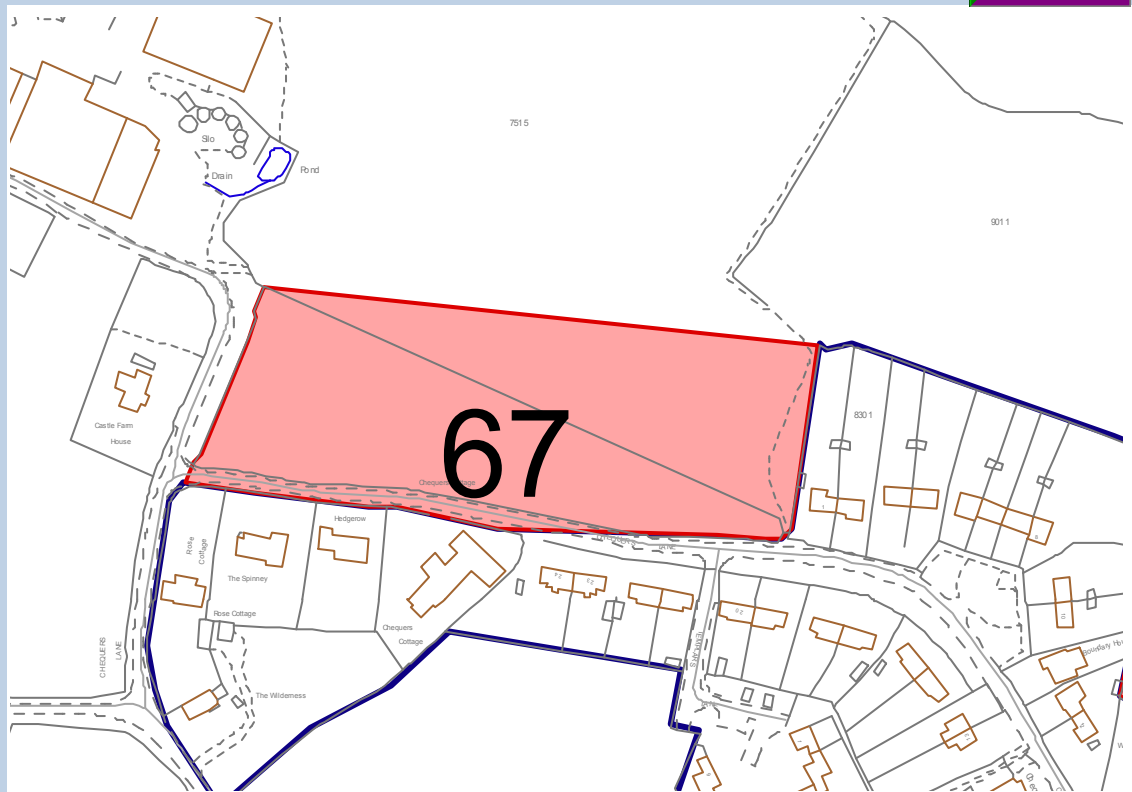
1.29

Existing use:

Grassland

Proposed use:

Residential



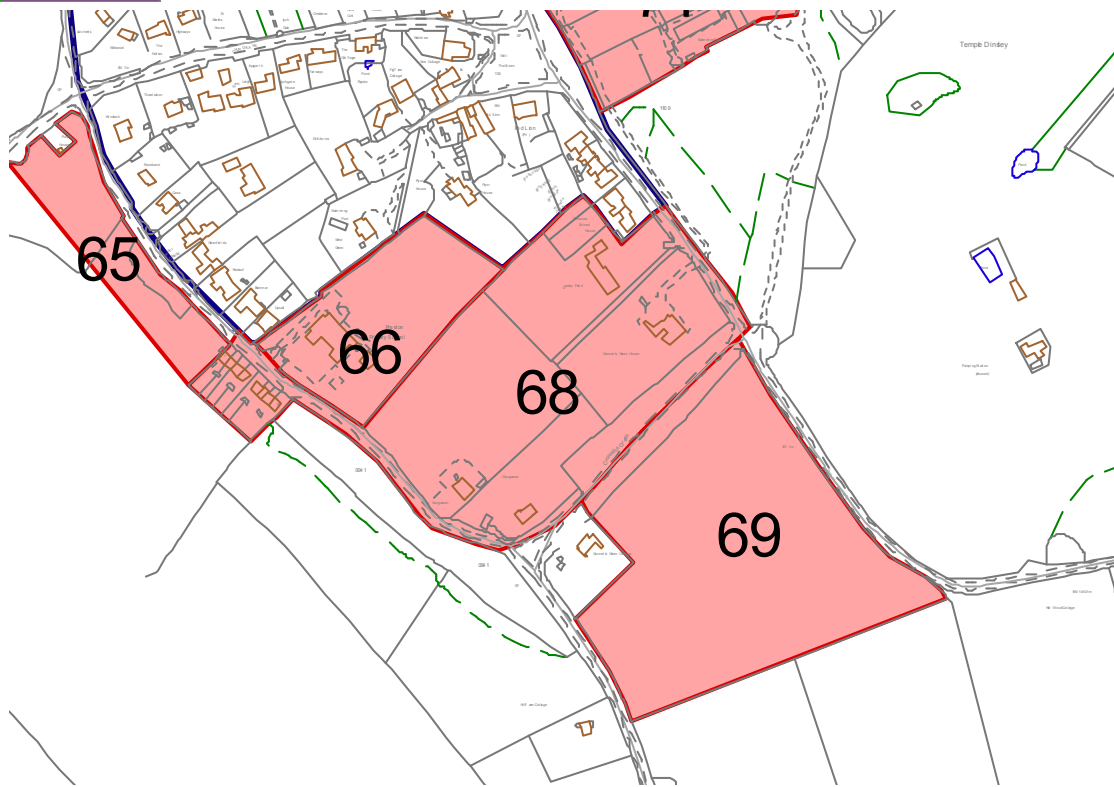
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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> Not affected by wildlife designations. Site is not located within a groundwater source protection zone. Site contains no listed buildings. No evidence of land contamination. The site does not border a watercourse. May provide affordable housing. Site is not within an area of archaeological interest. Site is not within a conservation area. 	<ul style="list-style-type: none"> Greenfield site, classified grade 3 agricultural land. Few local facilities. Likely to increase commuting and private car use.



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Land north of Crunnells Green, Preston

Promoter (and agent, if any):

Court Homes (Barker Parry)

Area (hectares):

3.57

Existing use:

Residential / uncultivated

Proposed use:

No change – proposed for inclusion within proposed new village boundary

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Sustainability Appraisal summary	
Strengths	Weaknesses
Suggested amendment to proposed village boundary: no direct development implications.	



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Site 69

Land south of Crunnells Green, Preston

Promoter (and agent, if any):

Altham (RPS)

Area (hectares):

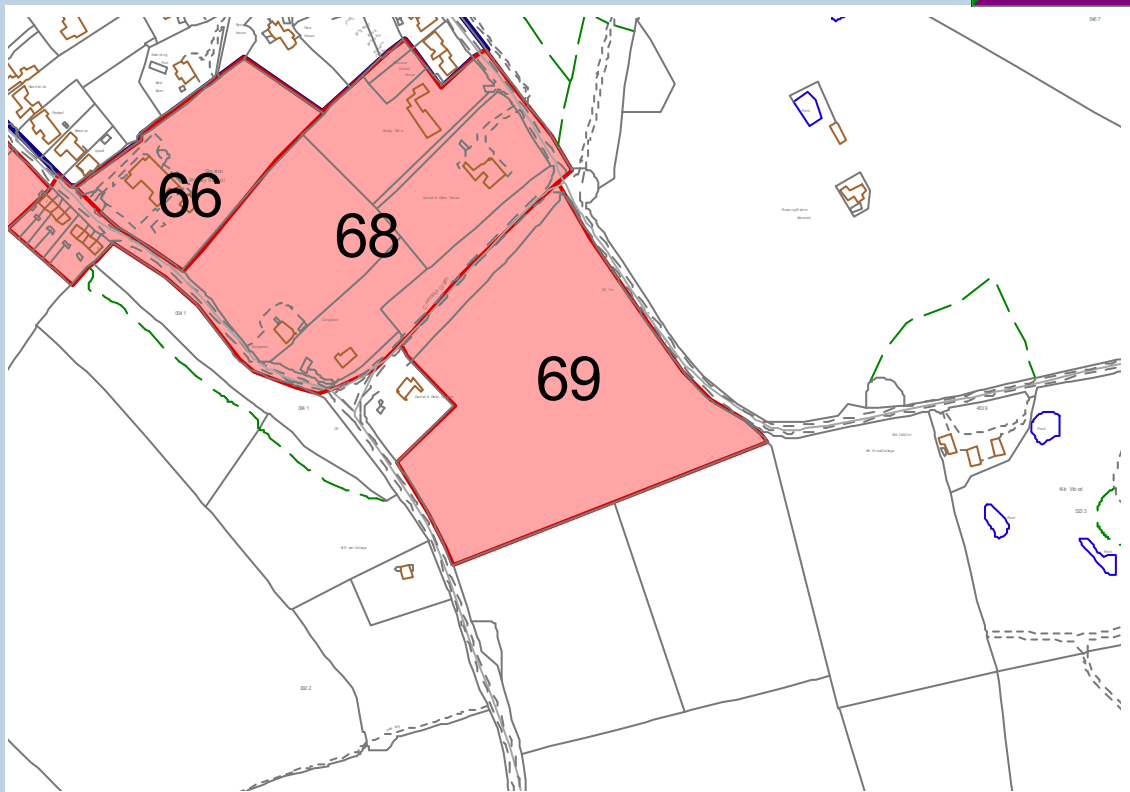
3.11

Existing use:

Agricultural

Proposed use:

Residential



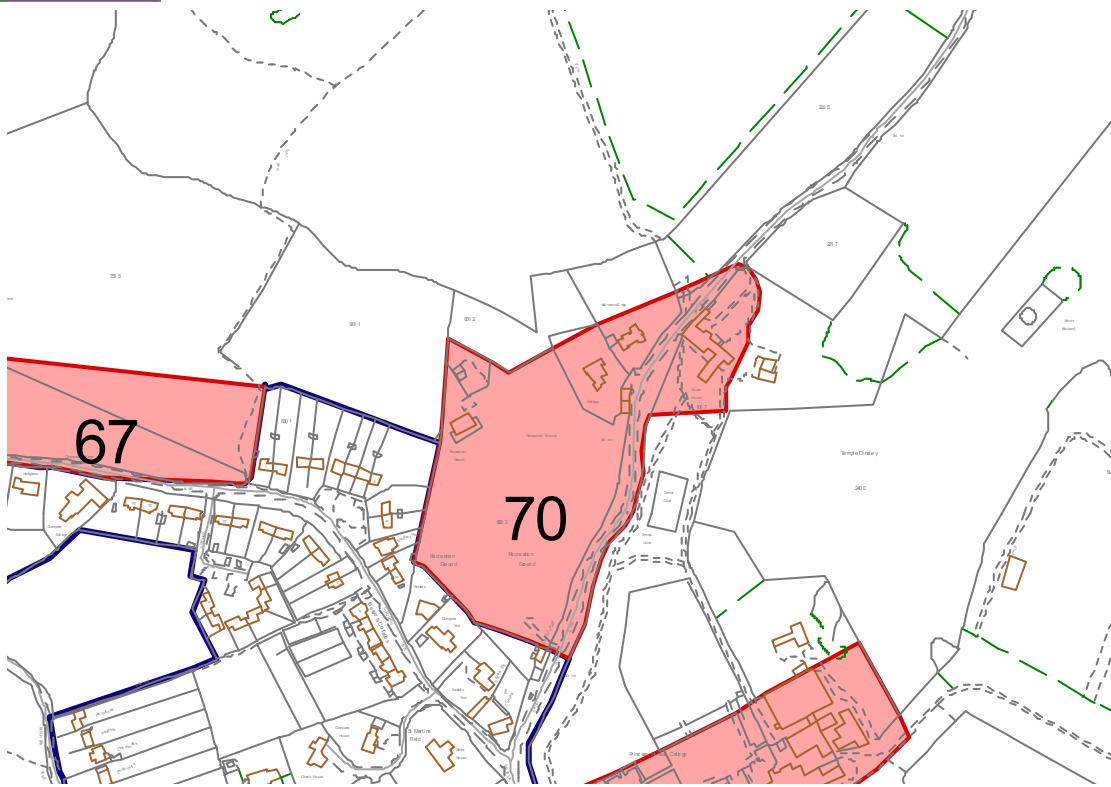
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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> Not affected by wildlife designations. Site is not located within a groundwater source protection zone. No evidence of land contamination. The site does not border a watercourse. May provide affordable housing. Site is not within an area of archaeological interest. 	<ul style="list-style-type: none"> Greenfield site, classified grade 3 agricultural land. Few local facilities. Site is situated near listed buildings. Site borders a conservation area. Site is close to a historic park and garden. Likely to increase commuting and private car use.

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Land at Hitchin Road, Preston

Promoter (and agent, if any):

Bell Cornwell

Area (hectares):

2.93

Existing use:

Recreation ground & residential

Proposed use:

No change – proposed for inclusion within proposed new village boundary

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Sustainability Appraisal summary	
Strengths	Weaknesses
Suggested amendment to proposed village boundary: no direct development implications.	



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Site 71

Land Allocations - Additional Suggested Sites

July 2009

Princess Helena College,
School Lane,
Preston

Promoter (and agent, if any):

Bell Cornwell

Area (hectares):

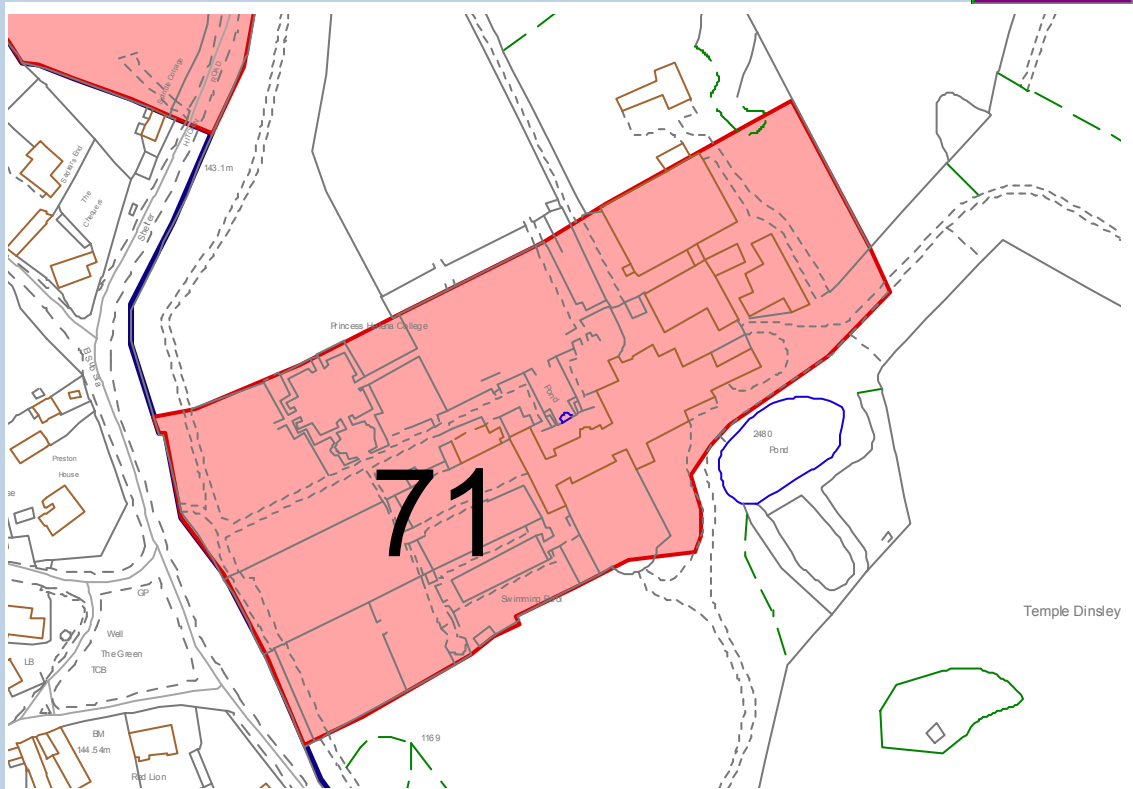
2.37

Existing use:

School

Proposed use:

Expansion of school



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Sustainability Appraisal summary	
Strengths	Weaknesses
<ul style="list-style-type: none"> • The site already contains the existing school. • Promotes economic growth of the village. • Site is within 400 m of a bus stop. • Not affected by wildlife designations. • Site is not located within a groundwater source protection zone. • No evidence of land contamination. • The site does not border a watercourse. • Site provides access to green space. 	<ul style="list-style-type: none"> • Few local facilities. • Site contains listed buildings. • Site is within a conservation area. • Site is within an area of archaeological interest. • Site is within historic parks and gardens. • Rural village location generating private transport use.

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