

The Eastway Hub

Our Vision

The Eastway Hub aims to create a sustainable, attractive and high quality mixed-use scheme for Fulwood that provides local facilities to serve the existing and growing population, is integrated into the wider community and contributes to creating a sense of place and identity. It will improve connectivity and community cohesion between the existing and future residents of Fulwood and North West Preston

Our Proposal

- Units for community use
- A foodstore
- A petrol station
- A family pub
- A restaurant or drive-thru
- Units for shops, cafe and/or hot food takeaway

Your Possible Questions

Is the land greenbelt or currently protected from development?

No. The site is part of the North West Preston Strategic Location (NWPSL) and is identified in the North West Preston Masterplan as residential development but we feel the Hub can be far more than that and serve the community better.

Surely the development will cause traffic congestion?

Not necessarily. Our extensive research shows people are already travelling by car through Eastway and past this site to get to shops, services and other facilities further away – and we know this will increase with the committed housing in the NWPSL. We believe journeys will be fewer as a lot of current journeys will no longer need to use a car to access facilities as people won't need to travel as far. Journey's to and from the Hub will be spread throughout the whole day and at weekends and therefore should not cause peak time congestion.

Will the Hub have an adverse impact on Preston City Centre and local shops?

Our research shows that the existing population in this part of Preston is not well served with shopping and certain community facilities. The nearest stores appear to be significantly overtrading and the community uses we propose are not currently being brought forward elsewhere in the foreseeable future. The extent and mix of uses will not harm the City Centre but provide local facilities to the existing and growing community.

Is this a purely commercial and retail development?

Not at all, the Hub is much more than that. We see the proposal as a Community Hub and we've purposely kept part of the specific proposals flexible to allow you and your community to help us choose the uses that would serve the area best. Possible uses at the Hub alongside the core uses might include: doctor's surgery, health centre, café, gym, nursery, community centre, etc.

Will the Hub be isolated given its position off Eastway?

No. HSL's wider proposals already include a significant investment in traffic calming and pedestrian, cycle and bus improvements along Eastway which will improve connections extending the neighbourhood of Fulwood in a sustainable and accessible way. The Hub will enable further pedestrian and cycle facilities completing the vision for the new neighbourhood.

Will there be employment for local people?

We certainly hope so. We envisage the Hub will create over 200 full-time jobs with overall employment for at least 400 people. These jobs will hopefully be broad-based from retail to the service sector, but may also include the health and community support sectors.

These are some of our views but what we really want is to hear your views and for you to help us choose the best uses for your community. We will be happy to answer any other questions you may have and you can provide your comments either by answering the questions below or at our Eastway Hub email address: Eastway.Hub@nexusplanning.co.uk