

Central Lancashire Local Plan

Housing and Employment Allocations: Site Selection Process

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires development plans to make sufficient provision for a range of developments including housing and employment over a minimum 15-year period from adoption.
- 1.2 In order to have a clear understanding of the land available in the Central Lancashire area for housing and employment uses, a Strategic Housing and Economic Land Availability Assessment (SHELAA) has been prepared which identifies and assesses potential sites for housing and employment.
- 1.3 The Central Lancashire Authorities have drawn on information in the SHELAA to identify a sufficient supply and mix of specific deliverable and developable sites to meet the area's identified housing and employment land requirements.

2. Identification of Potential Sites

- 2.1 Under Stage 1(a) of the SHELAA sites with potential for development were identified following four 'call for sites' exercises. Additional sites were identified by the Councils from a range of sources including undeveloped sites with planning permission for housing or employment, existing undeveloped housing and employment allocations, available Council owned land, sites on the Brownfield Register and a desktop review to identify any other potential sites.

3. Assessment of Potential Sites

Stage 1(b) SHELAA Assessment

Parked Sites

- 3.1 NPPF requires there to be exceptional circumstances to alter Green Belt boundaries therefore sites within the SHELAA that are located with the Green Belt (with the exception of previously developed sites in the Green Belt) were 'parked' until a review of land outside of the Green Belt had been undertaken and it had been established if there was sufficient land available outside the Green Belt to meet the identified housing and employment needs. For sites located partly within the Green Belt, only the part of the site outside of the Green Belt was assessed if the site could be accessed without encroaching into the Green Belt.
- 3.2 Sites put forward for uses other than housing and employment were also not considered as the SHELAA only assesses housing and employment uses.

Assessment of Remaining Sites

- 3.3 Under Stage 1(b) of the SHELAA, an initial survey of the remaining sites was undertaken to identify those that are potentially suitable for development, and which warrant further detailed assessment at Stage 2 of the SHELAA. The initial survey used GIS, and in some cases on site surveys, to assess the sites against a range of constraints in order to ascertain whether the site is unsuitable for development.

Discounted Sites

- 3.4 In accordance with Stage 1(b) of the SHELAA methodology, sites were discounted if they were affected by any of the following constraints:
 - In Flood Zone 3b
 - High risk of surface water flooding
 - Sites of Special Scientific Interest
 - Special Protection Areas (including potential SPAs)

- Special Areas of Conservation (including candidate and possible SACs)
- Listed RAMSAR sites (including proposed RAMSAR sites);
- Scheduled Monuments;
- Registered Park and Gardens
- Country Parks
- Ancient Woodland

- 3.5 In addition, sites were discounted if they were subject to any other constraints that could not be mitigated such as having no suitable access. Sites were also discounted if they had been developed/were under construction, had been granted planning permission for an alternative use or if the site promoter requested that the site is withdrawn.
- 3.6 Only sites with a realistic prospect of coming forward progressed to the Stage 2 SHELAA assessment.

Stage 2 SHELAA Assessment

- 3.7 All sites taken forward to the Stage 2 assessment were subject to a more detailed assessment to determine if they are suitable, available, and achievable. The detailed assessments included:
- Strategic Flood Risk Assessment (Level 1 and 2)
 - Integrated Assessment
 - Habitats Regulations Assessment
 - Highways and Transport Assessment
 - Heritage Impact Assessment
 - Utilities access/provision
- 3.8 Appendices 5-7 of the SHELAA set out site profiles for the sites considered at Stage 2, which summarise the findings of the above assessments.

4. Selection of Allocations

- 4.1 Allocations were decided taking into account the findings of the Stage 2 assessment of sites and the proposed spatial strategy and settlement hierarchy.
- 4.2 Sufficient sites have been allocated to meet the identified housing and employment needs after taking account of the available supply from existing commitments i.e. sites with planning permission expected to come forward in the plan period not proposed for allocation. A windfall allowance has also been included for housing supply in Chorley and South Ribble in accordance with NPPF.

5. Green Belt Release

- 5.1 NPPF states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans and the strategic policy making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.
- 5.2 Chorley had unmet need against the housing requirement set out in the Housing Study however Preston and South Ribble were able to meet this unmet need therefore a redistribution of the Housing Study requirements was applied. As such Green Belt release in Chorley was not required and could not be justified.