

**Representations on Central Lancashire Publication Version  
2025**

**Land at Longmeanygate  
Leyland**

LAND AT LONGMEANYGATE  
LEYLAND

1. Instructions

- 1.1 This firm is instructed for and on behalf of the landowner [REDACTED] to submit representations in respect of land at Wigan Road, Leyland seeking to support its inclusion as a suitable site in the emerging Central Lancashire Local Plan (2023 to 2041) and beyond this plan period.
- 1.2 These representations seek to promote the Site for inclusion within the submission draft Central Lancashire Local Plan and to also have consideration to the purpose of this consultation, which is to address whether the Local Plan is:
- Legally compliant – whether the document has been prepared with all relevant legislation
  - Soundness – whether the content of the document represents a ‘sound’ document with regard to whether the document is:
    - i) Positively prepared
    - ii) Justified
    - iii) Effective
    - iv) Consistent with National policy

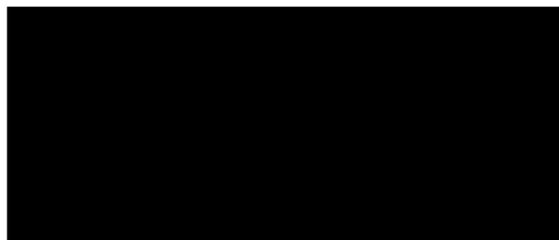
2. The Parties

**Landowner’s details:**



**Agent’s details:**

Mr. Robert Rawlinson  
Acland Bracewell



3. Interest in the Site

- 3.1 The Landowner is the single Freehold Owner of the Site.

4. The Site

**Name:** Land at Longmeanygate  
Leyland  
Lancashire

**Size:** 1.733 ha (4.282 acres) or thereabouts defined by the area edged red on the attached plan.



- xii. Will assist with the delivery of the Central Lancashire Councils housing land supply.
- 5.10 The Central Lancashire Publication Draft (2025) has classified this area as Tier 2 – Key Service Centre. The Tier 2 settlements are described as being the plans secondary focus for development, complementing the role of the Tier 1 Urban Area (Preston).
- 5.11 In terms of the Publication Draft Central Lancashire Local Plan, whilst we accept that the plan will be examined under NPPF23, we do feel it is important to acknowledge that regardless of this, current and future planning applications are considered under NPPF24.
- 5.12 Therefore, whilst the Draft Central Lancashire Local Plan may not be required to consider if land is ‘Grey Belt’, current and future planning applications would.
- 5.13 In the case of this application, we do consider it meets the definition of Grey Belt due to it being built up on two sides, with clear defensible boundaries. The Site is not making a contribution to any of the five purposes of including land within the Green Belt, as set out in Paragraph 143 of NPPF24.
- 5.14 We do consider that there is also a need for additional residential development in this area.
- 5.15 The Site is within a sustainable location, with good transport links for public transport, pedestrians and cyclists, private cars and employment related vehicles.
- 5.16 We consider that it is in the interest of the Central Lancashire authorities to ensure that there is sufficient land allocated to meet residential needs throughout the plan period. This is because whilst the Plan would be examined under NPPF23, future planning applications following adoption of the Plan would be considered under NPPF24 and failure to allocate sufficient land to meet housing and employment needs under NPPF24 could result in development in less desirable plans and / or the plan needing to be reviewed soon after adoption and / or open to legal challenges.
- 6. Market Interest**
- 6.1 The site is immediately available and deliverable, and all the landowner is committed to bringing this site forward within the immediate future.
- 7. Planning Position**
- 7.1 The site is classified as an Area of Separation and Green Belt in the adopted South Ribble Local Plan (2015). The Publication Draft Central Lancashire Local Plan is currently promoting the retention of the Green Belt allocation, whilst removing the Area of Separation allocation.
- 7.2 The landowner supports the removal of the site from the Area of Separation allocation.
- 7.3 Whilst the Plan would be examined under NPPF23, we do consider it appropriate to give consideration to NPPF24.
- 7.4 A revised National Planning Policy Framework was adopted in December 2024 (the ‘NPPF24’). The NPPF24 included a number of changes, including in relation to national Green Belt policy. NPPF24 introduces the ‘Grey Belt’, which is defined as follows: “For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.”

- 7.5 The Site is considered to meet the definition of Grey Belt.
- 7.6 Due to it being bounded to the east by Flensburg Way, to the south by Longmeanygate and with clear defensible boundaries to the west and north, the site does not check the unrestricted sprawl of large built-up areas (NPPF24, Para. 143(a)) or prevent neighbouring towns merging into one another (NPPF24, Para. 143(b)). The Site also does not lie within or contribute to the setting and special character of a historic town (NPPF24, Para. 143(d)).
- 7.7 Allocation of the Site for housing would therefore have no impact on the Green Belt in the South Ribble authority area as its allocation would not prevent the Green Belt from serving any of its five purposes. Indeed, this site makes no contribution to the purposes (a), (b), or (d) in paragraph 143 and therefore meets the definition of Grey Belt land.
- 7.8 NPPF24 Paragraph 148 states that “Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt, which is not previously developed, and then other Green Belt locations.”. Paragraph 148 also requires, when reviewing Green Belt boundaries, consideration to be given to the sustainability of a site’s location.
- 7.9 The Site is in a highly sustainable and accessible location due to its proximity to major highway infrastructure, which provides a significant opportunity for sustainable travel.
- 7.10 Furthermore, the Site is located within easy access of utilities and services.
- 7.11 The Site is also within an accessible location of Golden Hill Lane and the town centre of Leyland, sitting just outside the draft boundary for the Leyland Urban Area, as shown on draft Map 4.1 of the consultation documents.

## 8. Environment/Ecological Matters

- 8.1 The Site is not subject to the following constraints:

Potential Constraint	Result
Flood Zone 3/2	No – Not located within the Flood Zone
Site of International/National Nature Conservation	No
Historic Parks and Gardens	No
Coastal Erosion	No
Cemetery	No
Areas of Local Nature Importance (LWS or LGS)	No
Regional Important Geological Sites	No
Conservation Area	No
Minerals Safeguarding Area (MSA)	No



Listed Buildings	No
Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Recreation Areas (playing fields and Golf courses)	No

## 9. Regulation 19 Consultation

9.1 Included as an Appendix is the completed Regulation 19 Representation Form.

9.2 The Form confirms that we do not consider the current plan to be sound. This is our view that the current plan does not allocate sufficient land for residential and employment purposes and therefore results in the Plan failing to be effective throughout the entirety of the plan period.

9.3 The Regulation 19 Plan outlines a housing requirement for Central Lancashire of 23,652 between 2023 and 2041, or an annual average of 1,314 dwellings. This is broadly aligned with requirement identified within the preceding Regulation 18 Preferred Options Local Plan which identified a need for 1,334 dwellings per annum.

9.4 1,314 dwellings represent 79.98% of the stock-based method housing requirement of 1,643.

9.5 Despite being below the 80% requirement, we anticipate that due to being just 0.02% below the 80% requirement, the Plan will benefit from the transitional arrangements of Paragraph 234 and that the Plan will be assessed at examination under the previous version of the NPPF ('NPPF23').

9.6 Notwithstanding, we do consider that it would be prudent for the Plan to seek to make provision for additional employment and residential allocations to reduce the risk of legal challenges during Plan's term. Increasing the number of allocations would ensure greater certainty and longevity for the Plan.

9.7 The Site represents a suitable opportunity for additional residential development to meet localised needs.

## 10. Conclusion

10.1 The current Green Belt policy (being NPPF24), may permit residential development at this Site, as we do consider the Site to be Grey Belt.

10.2 However, Green Belt policy is inherently restrictive and therefore allocation of the Site for residential purposes would result in greater certainty for the landowner in looking to progress an application and greater chance that the residential capacity of the Site would be realised.

10.3 The site is highly contained with the Flensburg Way to its western boundary and built form development to the east and west. There are clear defensible boundaries to the north and south.

10.4 It is therefore considered that the Site does not make a contribution to the purposes for including land within the Green Belt and should be removed from the Green Belt.

10.5 Other than this policy allocation, given the above factors, the site has no significant insurmountable constraints to further its development. The development of this site would be of a scale appropriate to

the locality and in line with the presumption of sustainable development contained within the National Planning Policy Framework.

10.6 It is considered that this site is a logical urban extension and would be entirely appropriate.

Contact

**Robert Rawlinson**



