

Nightingale Land  
Adlington House  
Congleton  
CW12 1LB

14<sup>th</sup> April 2025

Dear Sir or Madam,

**Re: Central Lancashire Local Plan Regulation 19 Consultation**

**Context**

These representations provide the response of Nightingale Land to the current consultation held by the Central Lancashire Authorities of Preston, South Ribble and Chorley to the Regulation 19 Publication Version of the Local Plan.

These representations are focused on housing matters and the housing allocation at Liverpool Road, Hutton (Ref:HS3.6).

**Land at Liverpool Road, Hutton**

Nightingale Land supports the allocation of Land at Liverpool Road, Hutton. The settlement is a sustainable location for growth, with a number of services and facilities accessible on foot. Further, frequent bus services a long Liverpool Road allow for ease of access to Preston for leisure or employment.

There are no technical constraints that would prevent the site coming forward and the site can accommodate the quantum of development proposed.

**Housing Requirement**

Following the publication of the December NPPF, the Standard Method has increased to 1,643dpa. To achieve 80% of the LHN using the new standard method formula, in accordance with the transitional arrangements, the Local Plan Housing Requirement has been increased to 1,314 dwellings per annum. Given that the Local Plan is aiming to meet the absolute minimum requirement, it is essential that the proposed Housing Allocations remain within the Local Plan.

**Local Plan Examination**

Nightingale Land hope you have found this letter to be constructive and would welcome the opportunity to discuss the contents of this letter with the Council in greater detail and invite the Council to contact us in this regard. Nightingale Land would also like to participate at the Examination Public to address the matters raised above and be kept informed on the progress.

Kind regards

Yours sincerely

John Fleming

Development Manager  
Nightingale Land

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