

Representations on Central Lancashire Publication Version 2025

**Land at Ulnes Walton Lane
Leyland**

SHLAA Reference: 19S077

**LAND AT ULNES WALTON LANE
LEYLAND**

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1. Instructions

- 1.1 This firm is instructed for and on behalf of the landowner, Mr Charnley, to submit representations in respect of the land at Ulmes Walton Lane (SHLAA Ref: 19S077), supporting 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:

Mr Charnley.
c/o Agent

Agent’s details:

Mr. Robert Rawlinson
Acland Bracewell
The Barrons
Church Road
Tarleton
Preston, PR4 6UP.

Tel: Contact Agent
Email: Contact Agent

Tel: [REDACTED]
Email: [REDACTED]

3. Interest in the Site

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

4. The Site

Name: Land between Dunkirk Lane and Nixon Lane
Leyland

Lancashire

Size: 12.05 ha (29.77 acres) or thereabouts defined by the area edged red on the attached plan.

Ordnance Survey Grid Reference:	Easting:	351230
	Northing:	421122

5. Proposed Future Use of the Site

- 5.1 Under the previous consultations, we have, on behalf of the land owner, sought to promote the Site for residential development.
- 5.2 The site is situated on the urban fringe of Leyland, with recently constructed residential development situated to the north and existing built form development to the southwest.
- 5.3 The site is situated approximately 7.3 miles south of Preston, 15.4 miles east of Southport and 13.6 miles southwest of Junction 28 of the M6 Motorway.
- 5.4 The site extends to 12.05 ha (29.77 acres) or thereabouts and comprises a single block of agricultural land, with established and well defined boundaries.
- 5.5 The site is not subject to any difficult land ownership or access issues and access can be gained directly off the public highway, being Ulmes Walton Lane.
- 5.6 The site is well connected to the existing transport system and local amenities.
- 5.7 The location and characteristics of the site also support its inclusion within the settlement boundary in that it is:
 - i. Accessible to services and facilities of the settlement and by public transport.
 - ii. Site within 850m of an identified employment area
 - iii. Accessible to GP/ Health Centre (within 1km)
 - iv. Accessible to dentists (within 3km)
 - v. Accessible to primary school (within 970m)
 - vi. Accessible to secondary school (within 655m)
 - vii. Accessible to University (8.40km)
 - viii. Within 4km of publicly accessible open space
 - ix. Within 4km of outdoor sports provision
 - x. There is existing direct access located off Ulmes Walton Lane
 - xi. Has no ecological constraints/nor is it at risk from flooding.
 - xii. Is in single ownership and is immediately available for development.

- xiii. Not visibly open, being highly contained by defined boundaries with limited public views into/from the land.
- xiv. Close proximity to existing residential development to the north
- xv. Will form a sustainable urban extension to the existing residential development
- xvi. Will assist with the delivery of the Central Lancashire Councils 5 year housing supply.

5.8 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).

5.9 We consider that housing on this site would help sustain local housing needs in this area.

5.10 In terms of the Publication Draft Central Lancashire Local Plan, we consider that additional housing to that proposed to be allocated is required. Whilst it is accepted that the Plan will be subject to examination under the previous National Planning Policy Framework ('NPPF23'), we do feel it would be prudent for additional residential allocations to be made in order to better align the Plan with NPPF24.

5.11 We consider that it is in the interest of the Central Lancashire authorities to ensure that there is sufficient land allocated to meet housing 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 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 Green Belt in the adopted Chorley Local Plan (2012 - 2026). The Publication Draft Central Lancashire Local Plan is currently promoting the retention of this allocation.

7.2 Whilst the Plan would be examined under NPPF23, we do consider it appropriate to pay some consideration to NPPF24.

8. Environment/Ecological Matters

14.1 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 allocation sufficient land for residential 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 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.

10. Conclusion

- 10.1 The current Green Belt policy would not permit the development site for residential (C3 Use Class), as it would be considered inappropriate development in the Green Belt.
- 10.2 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.
- 10.3 It is considered that this site is a logical urban extension and would be entirely appropriate.

Contact

Robert Rawlinson



