

**Representations on Central Lancashire Publication Version  
2025**

**Land Between Dunkirk Lane and Nixon Lane  
Leyland**

**SHLAA Reference: 19S075**

**LAND BETWEEN DUNKIRK LANE AND NIXON LANE  
LEYLAND**

**SHLAA REFERENCE: 19S075**

**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 north between Dunkirk Lane and Nixon Lane (SHLAA Ref: 19S075), 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

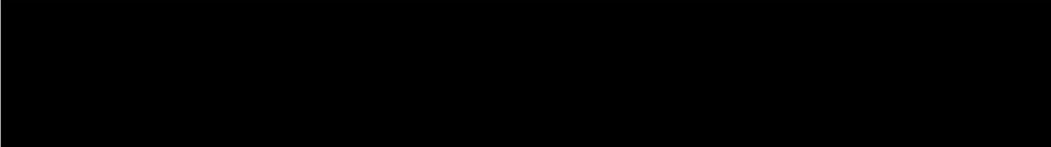
**2. The Parties**

**Landowner’s details:**

Mr Charnley,  
c/o Agent

**Agent’s details:**

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



**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



- 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 South Ribble Borough Council Local Plan (2015). 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 allocate 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**

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