

Central Lancashire Local Plan Team  
Civic Offices  
Union Street  
Chorley  
PR7 1AL

Email

[REDACTED]

14 April 2025

Dear Sir/Madam,

## **Central Lancashire Local Plan – Regulation 19 Consultation**

Cushman & Wakefield has been instructed by the University of Lancashire (formerly the University of Central Lancashire, and hereinafter referred to as the 'University') to submit representations in relation to the consultation on the Draft Central Lancashire Local Plan 2023-2041 made under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **Background**

The University is a major UK higher education institution with campuses in Preston, Burnley, Westlakes, and Cyprus. Founded in 1828, the University of Lancashire has a colleague and student community of over 42,000 people and a global partnership with 123 international institutions. The University offers over 350 undergraduate programmes, nearly 200+ postgraduate courses across ten schools and has invested over £200 million in its central Preston campus in recent years. As a key stakeholder in the region, the University plays an important role in driving economic growth, innovation, and development in Central Lancashire.

### **Representations**

#### *Policy Position*

The University previously submitted representations to the Central Lancashire Local Plan during the 2023 Preferred Options Consultation stage and has had ongoing dialogue with the Councils since then. The University expressed strong support for the Plan's vision and objectives, particularly the emphasis on higher education and enhancing Preston city centre. The University also requested flexibility in future planning policies to allow for the adaptive reuse of university land and buildings and highlighted the importance of a clear policy approach to new purpose-built student accommodation (PBSA), ensuring quality, suitability, and alignment with the needs of a changing student population.

Of particular importance is the emerging Policy EC10 which sets out the planning framework for development associated with the University. Policy EC10 aligns with the University's aims and objectives, providing a supportive and flexible planning framework that enables the continued evolution of the University estate in a coordinated and

sustainable manner. The policy appropriately reflects the University's priorities, including in relation to educational excellence, enhanced student and staff welfare, and the expansion of knowledge-based and creative industries, among other things.

The policy has been informed by ongoing engagement between the University and the Central Lancashire authorities, and its content reflects a collaborative approach to shaping the future role of the University as a key regional educational and economic asset. As such, the University is supportive of the wording of emerging policy, the general thrust of the Draft Local Plan, and it remains committed to ongoing collaboration with the Local Plan team to shape effective planning outcomes.

#### University's Rebranding Programme

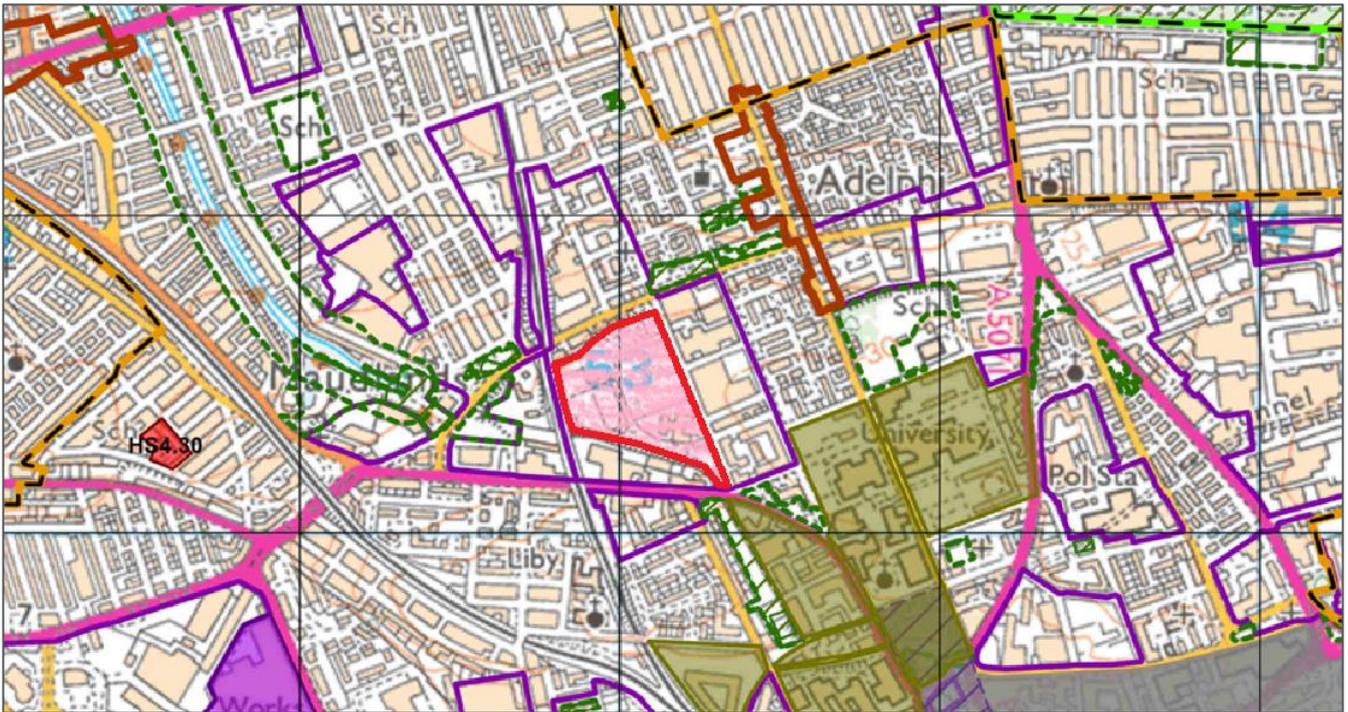
The University is currently undergoing a rebranding exercise and will shortly transition from its former name, 'University of Central Lancashire' (often abbreviated to 'UCLan'), to a new institutional name, 'University of Lancashire'. There will be no formal shortened version of the University's rebranded name.

This rebrand reflects the University's evolution and modernisation, and it is important that future planning policy and public-facing documents acknowledge this change to ensure consistency with the University's identity and brand. Accordingly, the University considers that the emerging Local Plan should be updated to reflect the University's new name, with all references to 'University of Central Lancashire' and 'UCLan' replaced with 'University of Lancashire'.

This will ensure that the final version of the Local Plan reflects the updated identity of one of Central Lancashire's key institutions and avoids confusion or inconsistency in policy interpretation, communication, and implementation. We have undertaken a review of the Regulation 19 Draft Local Plan and identified all instances where references to the University's current name should be changed to the rebranded name. These are set out in Appendix 1 of this letter.

#### Ironworks Site

The emerging Policies Map, accompanying the Draft Local Plan, identifies certain sites for specific allocations or designations. The draft Policies Map currently identifies the Ironworks site as a 'Protection of Existing Employment Sites' designation which refers to emerging Policy EC7 (see Figure 1 below). Policy EC7 seeks to protect existing employment sites by only permitting their loss if specific criteria set out by the Policy are met. However, this site is under the control of the University (see Appendix 2).



*Figure 1: Extract from the Draft Policies Map showing the Ironworks site (edged in red) in the context of the surrounding employment 'Protection of Existing Employment Sites' allocation.*

The provisions of emerging Policy EC7 'Protection of Existing Employment Sites' apply to employment uses and not to educational institutions, such as the University. Therefore, the current draft designation does not appropriately reflect the University's existing interest in the Ironworks site. Under the current draft designation, the Ironworks site, being under the control of the University, would not benefit from the provisions of emerging Policy EC10 which supports the development and evolution of the University estate in line with its institutional priorities. Instead, any development on the site that is not employment related would need to satisfy the criteria set out by draft Policy EC7.

Consequently, the University requests that the employment allocation boundary is amended to exclude the Ironworks site and instead identify the site under the EC10 'University of Lancashire' designation, better reflecting the planning context relevant to the site and supporting the aims and objectives of Policy EC10. Shapefiles (e.g. in .dwg format) of the Ironworks site can be provided upon request.

## **Conclusions**

The University welcomes the opportunity to continue working closely with the Central Lancashire authorities to ensure that the Draft Local Plan delivers positive and effective planning outcomes for the region. The University remains strongly supportive of the Plan's overarching vision and, in particular, the wording of Policy EC10, which provides an appropriate and flexible framework for the sustainable growth and evolution of the University estate.



To ensure the Draft Local Plan meets the four tests of soundness, as set out in Paragraph 36 of the NPPF, and that it is fully aligned with the University's future direction and interests, we respectfully request that the Local Plan is updated to reflect the University's forthcoming rebranding to 'University of Lancashire' and that the Ironworks site is re-designated under Policy EC10 to properly reflect its status and potential within the University estate. These changes will help provide clarity, avoid future policy misinterpretation, and support the shared objective of reinforcing the University's role as a key educational, economic, and social contributor to Central Lancashire.

I trust the above is clear, however should you have any queries that you wish to discuss, please do not hesitate to contact me.

Yours faithfully,



**Mark Balaj MRTPI**  
Associate Planner, Cushman & Wakefield

**Appendix 1: Schedule of requested rewording instances to reflect the University's rebranded name**

Section	Paragraph/ Policy	Current wording	Proposed wording
Contents	Page 3	Policy EC10: University of <b>Central</b> Lancashire	Policy EC10: University of <b>Central</b> Lancashire
2	2.5	The City of Preston is the largest settlement in the area and acts as the main commercial and retail centre, with a large and successful university (University of <b>Central</b> Lancashire <b>(UCLAN)</b> ) and student population.	The City of Preston is the largest settlement in the area and acts as the main commercial and retail centre, with a large and successful university (University of <b>Central</b> Lancashire <b>(UCLAN)</b> ) and student population.
2	2.12	The University of <b>Central</b> Lancashire <b>(UCLan)</b> has also grown substantially over the last 20 years.	The University of <b>Central</b> Lancashire <b>(UCLan)</b> has also grown substantially over the last 20 years.
3	Policy SS5	g) Provide on-site and off-site highway improvements and sustainable transport improvements, including delivery of Cottam Parkway Train Station, new access points to enable development of Phase B south of the railway and onto surrounding routes including Lea Road and Edith Rigby Way, and the provision of on-site footways and cycleways linking to the Guild Wheel cycle route, <b>UCLAN</b> campus and wider developments in Cottam and Bartle.	g) Provide on-site and off-site highway improvements and sustainable transport improvements, including delivery of Cottam Parkway Train Station, new access points to enable development of Phase B south of the railway and onto surrounding routes including Lea Road and Edith Rigby Way, and the provision of on-site footways and cycleways linking to the Guild Wheel cycle route, <b>UCLAN University of Lancashire</b> campus and wider developments in Cottam and Bartle.
5	Policy EC10 (Title)	University of Central Lancashire	University of <b>Central</b> Lancashire
5	Policy EC10(1)	1. Within and adjoining the area defined as EC10 ( <b>UCLan</b> ) on the Policies Map, development of new facilities or the redevelopment and renewal of existing University of <b>Central</b> Lancashire <b>(UCLan)</b> facilities will be supported for educational uses, or any other appropriate complementary uses,	1. Within and adjoining the area defined as EC10 ( <b>UCLan University of Lancashire</b> ) on the Policies Map, development of new facilities or the redevelopment and renewal of existing University of <b>Central</b> Lancashire <b>(UCLan)</b> facilities will be supported for educational uses, or any other



		including student accommodation, knowledge based and creative or cultural industries, or sports related education (elite and recreational use) that relate to the operation of the University and/or welfare of staff or students .	appropriate complementary uses, including student accommodation, knowledge based and creative or cultural industries, or sports related education (elite and recreational use) that relate to the operation of the University and/or welfare of staff or students .
5	Policy EC10(3)(a)	a) the existing supply of and need for student accommodation (including vacancies, gaps in the market and provision for accommodation of students with special needs), to be agreed in conjunction with <b>UCLan</b> ;	a) the existing supply of and need for student accommodation (including vacancies, gaps in the market and provision for accommodation of students with special needs), to be agreed in conjunction with <b>University of Lancashire UCLan</b> ;
5	5.5	Guiding the continued growth of the University of <b>Central</b> Lancashire is important for Central Lancashire in providing education opportunities, supporting economic growth and transforming Preston City Centre	Guiding the continued growth of the University of <b>Central</b> Lancashire is important for Central Lancashire in providing education opportunities, supporting economic growth and transforming Preston City Centre
5	5.26	The University of <b>Central</b> Lancashire makes a critical contribution to the economic, educational, social and community well-being of Preston, of Central Lancashire and the wider region. It attracts students and educational partners driving consumer and business expenditure in the city and sub-region	The University of <b>Central</b> Lancashire makes a critical contribution to the economic, educational, social and community well-being of Preston, of Central Lancashire and the wider region. It attracts students and educational partners driving consumer and business expenditure in the city and sub-region
5	5.27	The University of <b>Central</b> Lancashire is the only university in Central Lancashire, and one of the largest employers in Preston, making a significant contribution to Community Wealth Building and to the City Centre economy.	The University of <b>Central</b> Lancashire is the only university in Central Lancashire, and one of the largest employers in Preston, making a significant contribution to Community Wealth Building and to the City Centre economy
5	5.57	Providing new homes, particularly in the	Providing new homes, particularly in the



		City Centre, must not put at risk the operation and occupation of uses such as music venues, clubs and existing industries which are vital to the city's cultural diversity, the night-time economy, the attractiveness of Preston as a student city and its economic success, which is partly attributed to the <b>UCLan</b> student and staff population.	City Centre, must not put at risk the operation and occupation of uses such as music venues, clubs and existing industries which are vital to the city's cultural diversity, the night-time economy, the attractiveness of Preston as a student city and its economic success, which is partly attributed to the <b>UCLan University of Lancashire</b> student and staff population.
Appendix 7	Page 266	Policy 14: Education HC3: Community, Health and Education Facilities EC10: University of <b>Central</b> Lancashire	Policy 14: Education HC3: Community, Health and Education Facilities EC10: University of <b>Central</b> Lancashire
Appendix 7	Page 275	HS6: University of Central Lancashire EC10: University of <b>Central</b> Lancashire	HS6: University of Central Lancashire EC10: University of <b>Central</b> Lancashire
Appendix 7	Page 275	EP6: University of Central Lancashire Cottam Campus EC10: University of <b>Central</b> Lancashire	EP6: University of Central Lancashire Cottam Campus EC10: University of <b>Central</b> Lancashire
Glossary	Page 295	<b>University of Central Lancashire (UCLan)</b> : University within Preston with campus locations in the City Centre and at Cottam.	<b>University of Central Lancashire (UCLan)</b> : University within Preston with campus locations in the City Centre and at Cottam.
Policies Map	Preston City Council Map 3	Key: EC10 – University of <b>Central</b> Lancashire	Key: EC10 – University of <b>Central</b> Lancashire
Policies Map	Preston Urban Area Map 3.1	Key: EC10 – University of <b>Central</b> Lancashire	Key: EC10 – University of <b>Central</b> Lancashire
Policies Map	Preston City Centre Map 3.2	Key: EC10 – University of <b>Central</b> Lancashire	Key: EC10 – University of <b>Central</b> Lancashire
Policies Map	Overall	Key: EC10 – University of <b>Central</b> Lancashire	Key: EC10 – University of <b>Central</b> Lancashire

**Appendix 2: A plan showing the extent of the Ironworks site (edged in green) under the ownership of the University**

