

Representations on Central Lancashire Publication Version 2025

Land South of Stryands Hutton

SHLAA Reference: 19S078

LAND SOUTH OF STRYANDS
HUTTON

SHLAA REFERENCE: 19S078

1. Instructions

- 1.1 This firm is instructed for and on behalf of the landowner, Mr George Green, to submit representations in respect of the land south of Stryands (SHLAA Ref: 19S078), supporting its inclusion as a suitable site for employment or solar development in the emerging Central Lancashire Local Plan (2023 to 2038) and beyond this plan period.

2. The Parties

Landowner's details:
Messrs George Green.
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 South of Strylands
Hutton
Preston
Lancashire

Size: 4.15ha (10.25 acres) or thereabouts defined by the area edged red on the attached plan.

Ordnance Survey Grid Reference: Easting: 349026
Northing: 426081

5. **Proposed Future Use of the Site**

5.1 The proposed future use is for **EMPLOYMENT (B8 USE CLASS) / SOLAR PARK.**

5.2 The site is situated in the village of Hutton, with built form development located to the southwest. The Land's boundaries are defined by residential development along Stryands and Cross Field to the north, and bare agricultural land to the south, east and west.

5.3 The Central Lancashire Preferred Options (2023) has classified this area as Tier 4 – Local and Rural Centres, being land at Hutton.

5.4 The site extends 4.15ha (10.25 acres) or thereabouts and comprises of bare low grade agricultural land. The site is situated in the village of Hutton, with built form development located to the southwest. The Land's boundaries are defined by residential development along Stryands and Cross Field to the north, and bare agricultural land to the south, east and west.

5.5 The primary access points are off Stryands.

5.6 The site is not subject to any difficult land ownership or access issues.

5.7 The site is well connected to the existing transport system and local amenities.

5.8 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 7.9 km of an identified employment area
- iii. Accessible to GP/ Health Centre (within 0.5 miles)
- iv. Accessible to dentists (within 0.6 miles)
- v. Accessible to primary school (within 0.9 miles)
- vi. Accessible to secondary school (within 0.4 miles)
- vii. Accessible to University (3.7 miles)
- viii. Within 500 metres of publicly accessible open space
- ix. Within 500 metres of outdoor sports provision
- x. There is existing access off Stryands.
- 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 both the east.
 - xv. Will form a sustainable urban extension to the existing residential development
 - xvi. Will assist with the delivery of the Central Lancashire Councils employment supply
- 5.9 The Central Lancashire Publication Draft (2025) has classified this area as Tier 4 – Local and Rural Centres, being land adjacent to Hutton. The Tier 4 settlements are described as being suitable to accommodate limited new development, appropriate to the settlement size, to help meet local housing and employment needs and help sustain local services and facilities.
- 5.10 We consider that employment development on this site would help sustain employment needs in this area.
- 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 employment and 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 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.
- 5.12 The needs of the future include those relating to planning for climate change and we consider that allocation of the Site for a solar park would make a significant contribution towards this. Allocation of the site for solar development does not necessarily mean that the Site would need to be taken out of agricultural use, as the land could still be used for sheep grazing. Alternatively, wildflower planting can also take place alongside solar panels which make a contribution towards supporting biodiversity.
6. **Market Interest**
- 6.1 The site is immediately available and deliverable, and all the landowner is committed to bringing this site forward for employment development within the immediate future.
- 6.2 Alternatively, the Site could be brought forward as a Solar Park.
7. **Planning Position**
- 7.1 The site is classified as Green Belt in the adopted South Ribble Borough Council Local Plan (2015).
- 7.2 We understand the Plan would be examined under NPPF23. Both NPPF23 and NPPF24 include the following Paragraph:
- “When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.”*
(NPPF23, Para. 156 & NPPF24, Para. 160).
- 7.3 In the case of Land south of Strylands, the size of the Site means that a solar park development would have the capacity to provide wider environmental benefits associated with increased production of

energy from renewable sources. We therefore consider Very Special Circumstances exist for a solar park at this Site. Notwithstanding, removing the Site from the Green Belt and allocating it for a solar park would reduce the risk associated with such application, and promote an earlier implementation of a solar park scheme.

- 7.4 The NPPF is clear that the planning system should support the transition to a low carbon future in a changing climate and should support renewable and low carbon energy and associated infrastructure. Furthermore, Plans should take a proactive approach to mitigating and adapting to climate change. NPPF23 Paragraph 160 states that plans should “consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development”. This is also Paragraph 165(b) in NPPF24.
- 7.5 The Publication Version of the Central Lancashire Local Plan is not considered to allocate sufficient areas to meet low carbon energy needs. Such allocations and developments would represent sustainable development, comprising environmental benefits through renewable energy production, social benefits through the ability for community initiatives for the Site and community benefits and economic benefits through both the development and operational phase of such developments.
- 7.6 Policies CC1, CC2 and CC3 of the Publication Version Local Plan are positive in their support for sustainable developments. In particular, Policy CC2 is specific to renewable energy generation and district heating networks.
- 7.7 As set out within 2.9 of the Publication Version Local Plan, all three Council’s declared a climate emergency in 2019 and pledged to be at least carbon neutral by 2030. We feel that the only way to meet this pledge is to make significant advancements towards carbon neutral developments, including specific allocations of land to meet renewable energy needs. This will promote climate resilience at a local level and encourage climate resilience scheme within the plan area. Such allocations would help secure the Plan’s vision of “carbon neutrality and addressing climate change”.
- 7.8 We feel that policy support for renewable energy development, such as Policy CC2 is a positive step towards carbon neutrality. However, in order for this to be better realised, specific allocations could and should be included within the Plan, especially where there is a willing landowner.
- 7.9 As such, we submit these representations and request that the allocation of Land South of Strylands is considered for allocation for a renewable energy scheme.

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 allocation 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 We also consider than in order to address climate change and achieve the Plans vision of carbon neutrality, specific allocations are required for renewable energy developments.
- 9.4 Land South of Strylands provides a suitable opportunity for a solar park development to meet local needs and the Plan wider sustainability vision.

10. Conclusion

- 10.1 The current Green Belt policy would not permit a site for a solar park without Very Special Circumstances being demonstrated, as it would be considered inappropriate development in the Green Belt.
- 10.2 Demonstrating Very Special Circumstances is a very high bar in terms of planning and therefore this can be off-putting or preventative to initiatives for sustainable energy generation. This is particularly true for scheme such as solar parks, which can generate a significant amount of energy, but require a lot of land. Therefore, they often require rural locations, which have inherently more restrictive planning policy positions.
- 10.3 Allocation of sites for renewable energy schemes in appropriate locations with willing landowners, such as Land South of Strylands can help address the need for such projects in a managed and specific way.
- 10.4 Notwithstanding, we do also maintain that this site would be suitable for employment allocation.

Contact

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