

Savills on behalf of the Defence Infrastructure Organisation

Examination into the Central Lancashire Local Plan 2023-2041

Hearing Statement

Matter 11 – Healthy and Inclusive Communities (Policies HC1 - HC7)

Issue 11 – Does the Plan set out a positively prepared strategy and policies for healthy and inclusive communities which is justified, effective and consistent with national policy?

11.1 Does HC1 provide an effective framework to achieving inclusive, safe and healthy places?

1. HC1 is effectively addressed in the Fulwood Barracks allocation, with the Site demonstrating a strong commitment to creating inclusive, safe, and healthy places. An illustrative masterplan has been prepared which demonstrates how the Site could come forward for development which is attached at Appendix A or this document. The illustrative masterplan ensures a mix of housing types and tenures, including affordable homes, supporting a diverse and accessible community. Residents will benefit from excellent access to local amenities, public transport, and active travel routes, promoting social inclusion and healthy lifestyles.
2. Health and wellbeing are prioritised through planned contributions to local healthcare services and the enhancement of public green spaces and recreational facilities in line with policy requirements, this supports the Lancashire Health and Wellbeing Strategy which aims to enable all residents to live long and healthy lives. The site also offers opportunities to repurpose existing buildings for community use, further strengthening local infrastructure. Safety and sustainability are embedded in the design, with robust flood risk mitigation, sustainable transport links, and high-quality environments that respect local heritage and character.
3. Importantly, the Defence Infrastructure Organisation (DIO) has engaged social value experts and commissioned a social value community audit to understand the existing community, including demographics, local data, policy context, and active stakeholder groups. This audit will form the basis for an evidence-based framework, ensuring the community is actively involved in the evolution of the site. DIO is committed to placing social value at the heart of the development and is keen to engage the local community in the co-design of social infrastructure, so that Fulwood Barracks becomes a place for all. As and when the development comes forward, S106 and CIL payments (as applicable) will help enable the delivery of some of the social value benefits for the development. A key priority is to understand, celebrate, and maintain the heritage of the Site throughout its transformation.

11.3 Does the approach in HC3 provide an effective framework for retaining existing, and allowing new, community, health and education facilities including potential extensions to existing facilities? Is it justified for the policy to cover such a wide range of different types of use? Will it ensure the future needs for different types of facilities will be met?

4. The approach in HC3 is effectively demonstrated at Fulwood Barracks, where a robust framework exists for retaining and enabling new community, health, and education facilities. The Site currently offers a diverse range of existing facilities, including the Lancashire Infantry Museum (open to the public), playing pitches and sports facilities (such as a 3G mini-football pitch, tennis court, and basketball court), parade grounds and open spaces, and 16 Grade II listed buildings and structures including; the South Gate, Chapel, Armoury, Canteen, Former Racquet Court, various stores and service buildings, the Keep, infantry

and cavalry barracks, Officers' Quarters and Mess, Former Hospital, and sections of perimeter walling. There is also a historic gatehouse and lawn at the southern entrance, MOD Service Family Accommodation to the north, and further opportunities for repurposing buildings for community use moving forward.

5. The masterplan for the site prioritises the enhancement of publicly accessible open space and recreational facilities, while health infrastructure is actively considered through planned contributions to local GP services and ongoing engagement with NHS stakeholders, in line with policy requirements. Education needs are addressed via established mechanisms such as S106 obligations, allowing for extensions or new facilities in line with demand at the time. The policy's broad coverage is justified, enabling a flexible response to the evolving needs of the community and ensuring that future requirements for different types of facilities can be met.
6. Importantly, social value is at the heart of the Fulwood Barrack Site's future, with the Defence Infrastructure Organisation ensuring that the community is involved in the decision making and design of the future development. This collaborative approach will ensure that future uses for different types of facilities are shaped by community needs and aspirations, creating a place that is inclusive, adaptable, and sustainable for all. The evidence base and stakeholder engagement underpinning the site allocation show that HC3 is effective in supporting both the retention of valued existing facilities and the delivery of new or extended provision where needed.

11.6 Is the approach for protecting existing open space, sport and recreational facilities in HC6 justified and consistent with national policy? Will it be effective in both retaining valuable facilities and making effective use of land and buildings?

7. The policy requirements in HC6 are largely consistent with national policy however criterion d) '*it can be demonstrated that the site does not make a significant contribution to the character of an area*' seemingly goes beyond national policy requirements specific to protecting existing open space, sport and recreational facilities. This criterion is also considered to be subjective which may make it difficult to apply consistently, based on the quantitative or qualitative evidence. Further, it is considered that other local and national policies seek to deal with assessing the impacts of a proposal on the character of an area, which could include consideration of development on land and buildings currently or last used, or ancillary to, open space, sport and recreational facilities, and therefore it is not necessary to include this assessment here.
8. It is noted that the updated Central Lancashire Playing Pitch Strategy document remains outstanding which is due to be issued to the Councils in November 2025. As such, we reserve the right to comment on this further upon receipt of this updated evidence

Appendix A: Illustrative Masterplan



- Red Line Boundary
- Restored/Converted Existing Barracks Buildings
- Proposed New Buildings
- Primary Site Access
- Secondary Site Access
- Tertiary Connection
- Pedestrian/Cycle Only Access
- 1 Adjacent Existing Open Space
- 2 Historic Parade Ground Structure
- 3 Existing Community Park

Fulwood Barracks

on behalf of DIO

Rev.	Date	Note	By

01 Illustrative Masterplan

Drawn by
KZ/ML/BC

Checked by
ML/VD

Scale
1:2,000 @A3

Drawn on
09/04/25

Revision
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Job
SNUD418688

