



Preston  
City Council



South  
Ribble  
Borough Council



On behalf of Chorley, Preston and South Ribble Councils, I would like to welcome the Inspectors and everyone else to Preston Town Hall.

As the Director of Development and Housing at Preston City Council, I speak on behalf of all 3 councils when making this opening statement for the Examination of the Central Lancashire Local Plan.

This Plan provides a strategic vision that will shape the future of Chorley, Preston, and South Ribble up to 2041. It is the result of collaboration between the 3 Councils and has been produced in partnership with Lancashire County Council. Joint working and the production of a single strategy makes sense because the three Districts have much in common, including our transport networks, and shared markets for housing, employment, and retail. The Plan is a clear statement of the positive benefits of joint working, providing a single strategy for Central Lancashire.

Our Councils have undertaken extensive evidence gathering, and meaningful engagement with residents, businesses, and stakeholders throughout the production of the Plan. The feedback has been invaluable. It has helped shape the Plan and we would like to thank everyone for their contribution.

The Plan builds on the successful delivery of our joint Core Strategy and will enable sustainable growth in Central Lancashire, generating the jobs and homes we need to support our economy and communities, whilst also ensuring we protect and enhance our unique local characteristics and the natural environment. The Plan:

- Sets out a clear spatial vision and strategic objectives to deliver growth and regeneration of our city and town centres.
- Sets out a spatial strategy focusing development on the most sustainable locations where development can benefit from a range of facilities, active

travel options, jobs and open spaces and makes the best use of well-located previously developed land.

- Identifies strategic land allocations which will deliver significant growth in homes and jobs.
- Supports the delivery of the services and infrastructure necessary for growth and our communities.
- Identifies sensitive areas that should be protected from inappropriate development.

The Plan provides a framework of development management policies that will ensure development contributes to the provision of:

- affordable and well-designed homes that meet the needs of communities;
- open spaces for people to enjoy;
- protection of our historic and natural environment;
- active travel options;
- education and skills;
- healthy lifestyles; and
- addressing climate change.

The Plan sets out a strategy to deliver:

- Over 26,600 new homes across the 3 Council areas.
- Over 150 hectares of employment land supporting the creation of new office, industrial, warehouse and well paid high skilled jobs.

The Strategic sites present the opportunity to create new high-quality neighbourhoods with a range of house types and tenures, employment opportunities, active travel options, infrastructure, services and facilities and green and blue infrastructure.



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The Plan presents the opportunity to build on the success of the City Deal, a funding programme that brought £430m to central Lancashire. The City Deal provides for the improvement of transport infrastructure, investment for regeneration, skills and employment and supports growth now and in the future. The Plan will help the Councils secure further private and public investment to regenerate our city and town centres, provide homes and grow the economy.

Central Lancashire has much to contribute to the local and regional economy and the Plan will help each Council prepare for growth as enablers, pro-active development partners, and to respond positively to development proposals. We want a Plan to inform the future decisions about our areas, and this document provides the tool by which we can achieve this.

We believe the Plan is positively prepared, justified, effective, and consistent with national policy, meeting the tests of soundness set out in national planning policy. It reflects a collaborative approach between the three authorities and our stakeholders, ensuring that development is directed to the most appropriate locations while safeguarding the character and quality of Central Lancashire.

We look forward to working constructively with you throughout this Examination process to demonstrate that the Plan provides a strong and deliverable strategy for the future of our communities.

Thank you

Chris Hayward BA Hons MCD MRTPI

Director of Development and Housing



Preston City Council