

Central Lancashire Local Plan

CLAs Clarification: Camelot Site, Charnock Richard PR7 5LP

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### **Camelot Site (omission site)**

The planning application on the site of the former Camelot Theme Park is in outline for up to 350 new homes with all matters reserved except for the principal access into the site, the LPA reference is [25/00577/OUTMAJ](#).

The application is at an advanced stage of consideration with only some outstanding highway issues left to resolve. These issues relate to the interconnectivity between the two development parcels and confirmation from the Local Highway Authority on the list of conditions and s106 requirements required to make the application acceptable.

Once these are received the LPA will be in a position to progress the application towards making a recommendation to Planning Committee in the new year. However, on the 3rd December 2025, the applicant notified the LPA of their intention to serve an appeal against the Council's failure to determine the application, with a likely date of submission of an appeal on 17 December 2025. The LPA is continuing to work in a positive and proactive manner with the applicant in order to progress the application.

For plan making, as set out in the SHELAA methodology, site suggestions received for sites located in the Green Belt (with the exception of those that were previously developed) were parked until it had been established whether there were sufficient suitable, available and achievable sites outside of the Green Belt to meet the housing requirement.

Paragraph 146 of the NPPF (2023) states that if exceptional circumstances can be demonstrated for Green Belt release, priority should be given to previously developed sites. Therefore, previously developed sites in the Green Belt were considered through the SHELAA.

The Camelot site was assessed and identified as a potential housing allocation in the Reg 18 CLLP. Upon conclusion of the SHELAA site assessments prior to Reg 19, it was established that there were sufficient suitable, available and achievable sites that conformed with the spatial strategy outside of the Green Belt to meet the housing requirement, therefore exceptional circumstances for Green Belt release could not be demonstrated and the site was discounted.