

Central Lancashire Authorities

Local Plan Examination

Tuesday 13th January 2026

Matters 8 & 9 – Employment Land Need and Allocations

Policies EC1 – EC4

Issue 8 – Are the provisions of the plan in relation to the provision of employment land justified and consistent with national policy?

Issue 9 - Are the proposed employment allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?

- 8.1 Is the employment land need figure of 173 hectares for the Plan period justified and are the assumptions and methodology from which it was arrived at soundly based?
- Why does the Employment Land Study (ER06a) use an employment based forecast for the office requirement but uses past take up to forecast B2 and B8 needs?
 - The housing requirement uses jobs growth employment forecasting to arrive at a figure that takes into account employment growth. Should assumptions as to the employment land requirement and housing supply be aligned and if so how? What factors would account for a differing approach?
- 8.2 Does the assessment take adequate account of strategic employment needs, regional and national growth strategies and the specific locational requirements of different sectors?
- What assumptions have been made in relation to the contribution made to employment land supply by the Enterprise Zone at Salmesbury?
 - In particular, should the Employment Land Requirement make provision for large scale logistics development?
- 8.3 Are the findings of the Employment Land Review in relation to the suitability of existing sites reasonable?
- What is the identified supply of existing sites within the three Authorities?
 - Are its conclusions in relation to existing supply soundly based?

- What is the resulting “shortfall” that the Plan seeks to address for the Plan period?
- 8.4 Were the employment sites identified in the Plan selected in comparison with possible alternatives using a robust and objective process?
- 8.5 What factors were taken into account in how employment sites have been distributed across the Plan area? Does each Authority meet its own needs? Would a shared supply be an appropriate approach?
- 8.6 For each of the following identified sites:
- EC2.1 Land East of the M61, Chorley
 - EC2.2 Former Gas Works, Bengal Street, Chorley
 - EC3.1 Former Alstom Works and Wider Site, Channel Way, Preston
 - EC3.2 Preston East Junction 31A M6
 - EC3.3 11 Roman Road Farm
 - EC3.4 Riversway, Maritime Way, Preston
 - EC4.1 Land North of Lancashire Business Park
 - EC4.2 Land at Leyland Business Park, Farington
- a) Are the requirements set out in Policies EC2, EC3 and EC4 clear, justified and effective?
 - b) Have the site constraints and off-site impacts been appropriately taken into account in the allocation of the site?
 - c) Is there robust evidence that the assumptions regarding the infrastructure required for development are realistic and that it will be deliverable?
 - d) Is there evidence that the development of the allocation is viable and developable during the plan period?
 - e) Are there any omissions in the policies, and are they sufficiently flexible?
- 8.7 Taken in the round, does the identified supply make appropriate provision for the future employment needs within the three Authorities for the Plan Period?