

mpsl

Land at Toy Farm Euxton

Development Statement | December 2022





Eddisons

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1 INTRODUCTION

This Development Statement has been prepared on behalf of the Cooper family and relates to their land at Toy Farm, Euxton in Chorley. The Site extends to approximately 32 hectares and is formed of two distinct parcels either side of Southport Road to the immediate east of Euxton. The land being promoted has the potential to deliver around 600 homes, which could be delivered in a series of phases.

This statement confirms that the site is available, suitable, achievable, and therefore a deliverable site, appropriate to be released from the Green Belt and allocated for residential development. The Site will make an important contribution towards meeting the future housing needs of Chorley. The remainder of this Development Statement is structured as follows:

- 2 Site Description**
- 3 Policy Context**
- 4 Green Belt Assessment**
- 5 Sustainable Location**
- 6 A Deliverable Site**
- 7 Design Principles**
- 8 Summary and Conclusions**

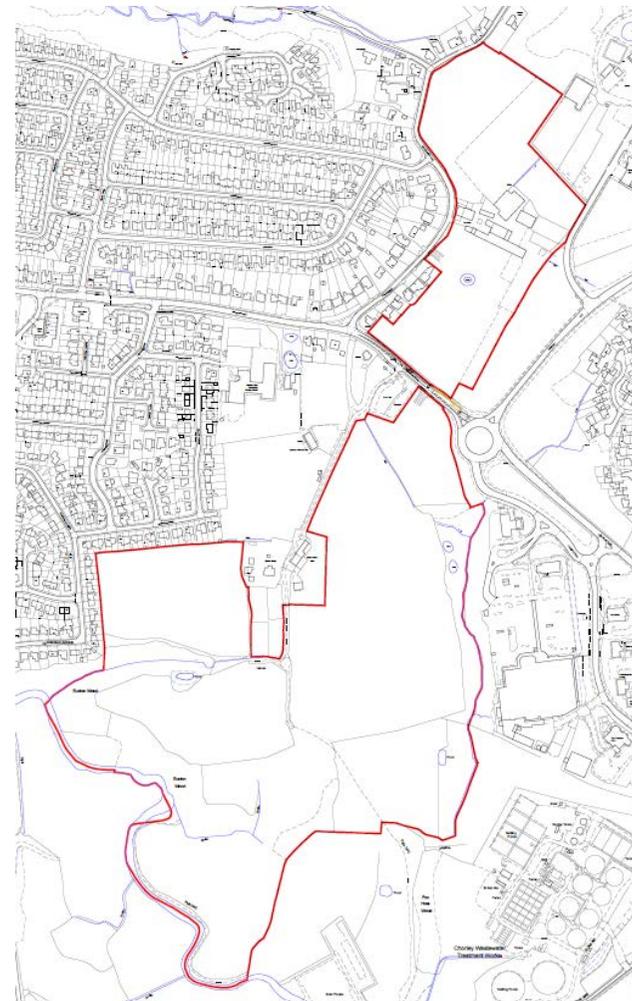


2 SITE DESCRIPTION

The Site is located in an expanse of land between the urban areas of Euxton and Chorley within the borough of Chorley. The Site is divided by the A581 (Southport Road) into two distinct parcels of land which combine to cover approximately 32 hectares of land which is predominantly greenfield and in agricultural use. A location plan is provided at Figure 1.

The southern parcel of land spans approximately 25 hectares of land that comprises primarily of agricultural land. There are also large clusters of trees towards the south. The southern boundary of the southern parcel follows the River Yarrow. Immediately to the west of the northern boundary is Euxton Cricket Club and the Euxton Skate Park.

The southern parcel is also comprised of two parcels of land that exhibit different characteristics (See Figure 2). **Area 1** is rectangular and is heavily influenced by the existing settlement of Euxton, with the homes along Bredon Avenue (north) and Hawkshead Avenue (west) framing the land. The southern and eastern boundaries are lined by dense vegetation and trees which have the effect of enclosure. **Area 2** is more expansive, and the levels change considerably towards the southern end, down towards the River Yarrow. The eastern boundary is characterised by dense woodland which forms a clear visual barrier between the settlements of Euxton and Chorley.



This plan is for indicative purposes only. Contains Ordnance Survey data. © Crown copyright and database rights 2022.

Figure 1: Location Plan

3 POLICY CONTEXT

Development Plan

The development plan currently comprises the Chorley Local Plan 2012 – 2026 Site Allocations and Development Management Policies Development Plan Document (Adopted 21 July 2015) and the Central Lancashire Adopted Core Strategy Local Development Framework (Adopted July 2012). The **Chorley Local Plan Policies Map** designates the Site as Green Belt.

Chorley Local Plan 2012 – 2026 Site Allocations and Development Management Policies Development Plan Document

The Chorley Local Plan also designates the Site as being one of two Areas of Separation within the Borough to help protect built up areas from merging into each other and maintain the openness of these areas of countryside by preventing inappropriate development. The Site assists the Area of Separation that exists between Chorley and Euxton and this has influenced the form and extent of development that could be brought forward as part of a masterplanning process.

The Site is also located within one of the three Valley Parks in the borough of Chorley – Yarrow Valley. These parks consist of areas of countryside that have considerable recreational value due to their location adjacent to the main urban centres within the borough. Therefore, the Site is subject to policy HW3: Valley Parks which states that proposals to enhance the recreational value of the Valley Parks will be permitted if it can be demonstrated that they would not detract from the amenity, recreational and wildlife value of the Valley Parks.

Central Lancashire Adopted Core Strategy Local Development Framework (July 2012)

The Central Lancashire Adopted Core Strategy identifies Euxton as one of six Urban Local Service Centres across the whole of Central Lancashire and Policy 1 states that some growth and investment will be encouraged to help meet housing and employment needs in these settlements. Table 1 indicates that approximately 9% of all additional net dwellings will be delivered in these areas, which at the time equated to 2,100 dwellings.

Clearly, as the Core Strategy was adopted in 2012, the forthcoming Local Plan review will assist in re-establishing future housing development needs across Central Lancashire as a whole and by association in Chorley and Euxton.

Central Lancashire Local Plan Review

The land at Toy Farm is being promoted in the context of the ongoing Central Lancashire Local Plan Review and has previously been submitted for consideration as part of Call for Sites exercises, so is a location that has been promoted for growth throughout the Local Plan preparation process.

The Issues and Options paper was subject to consultation between November 2019 and February 2020 and the Preferred Options consultation is due to commence in December 2022, with Submission anticipated in 2023 followed by adoption in 2024.



4 GREEN BELT ASSESSMENT

The site is currently located within the Green Belt, however as outlined within Section 3 of this Statement it is proposed that the site be considered for removal from the Green Belt and allocated for residential development within the Central Lancashire Local Plan.

Exceptional circumstances would exist to release land from the Green Belt in Chorley if housing needs cannot be met in full during the plan period within the existing urban area or on land currently safeguarded for development. As part of the emerging evidence base, a Green Belt Designations Study (GBDS)(2022) has been prepared by consultants LUC. The Assessment considers the contribution individual parcels of land make to the five Green Belt purposes outlined at Paragraph 138 of the NPPF, namely:

- a. To check the unrestricted sprawl of large built-up areas;
- b. To prevent neighbouring towns merging into one another;
- c. To assist in safeguarding the countryside from encroachment;
- d. To preserve the setting and special character of historic towns; and
- e. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

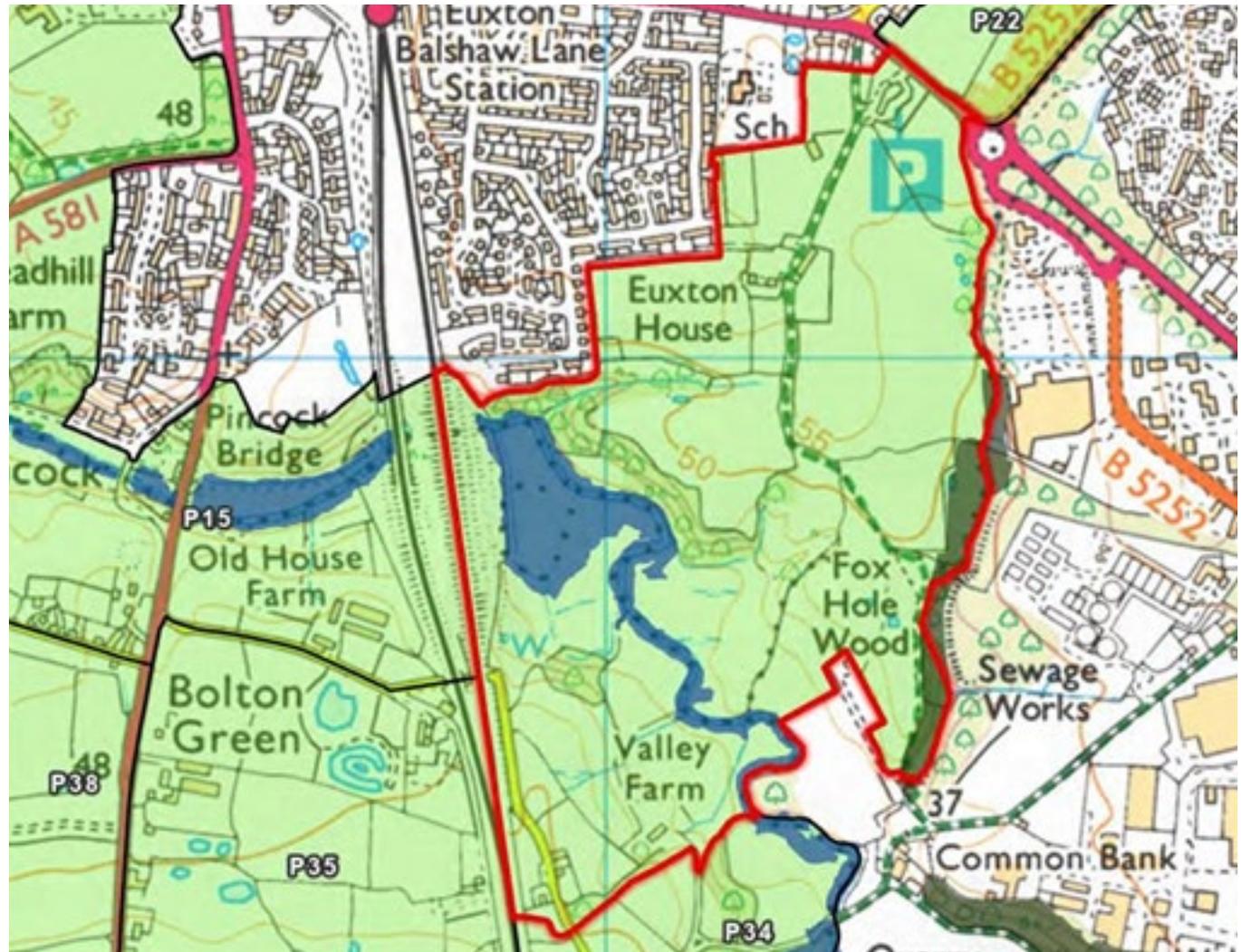


Figure 3: Parcel P21 taken from LUC GBDS (2022)

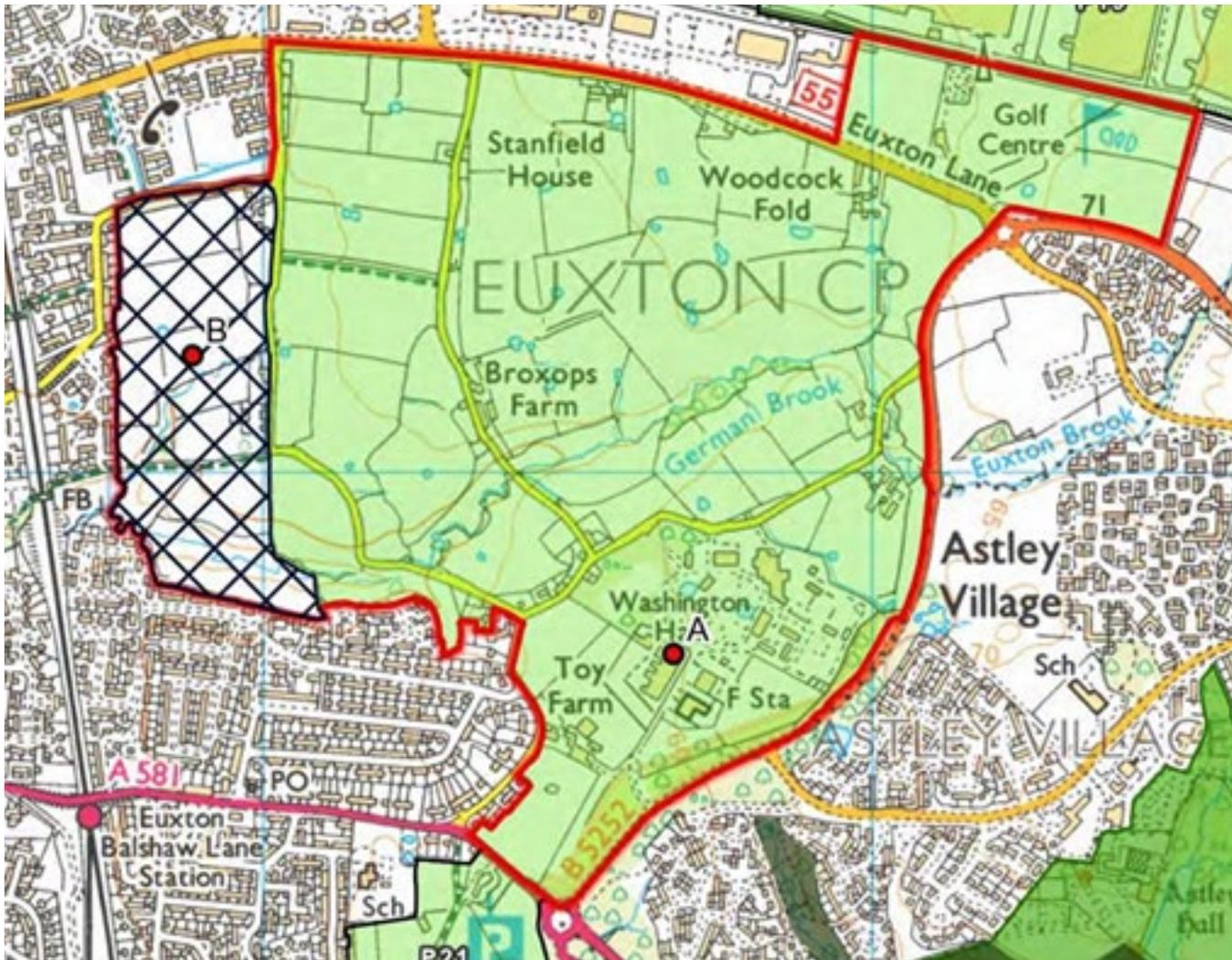


Figure 4: Parcel P22 taken from LUC GBDS (2022)

As the site is divided by Southport Road it has been identified in two separate Parcels within the GBDS, as indicated in Figures 3 and 4. Parcel P21 extends beyond the Site's southern boundary and so the findings for the individual parcel of land being promoted could be materially different. Likewise, land to the north of Southport Road has been identified as a small part of a significantly larger parcel (Parcel P22).

The GBDS has taken the approach that in respect of Purpose 5, all Green Belt land is considered to make an equal contribution to this purpose and so all sites in the assessment are concluded to make an 'Equal Contribution'. Euxton is not a 'Historic Town' and so both Parcels are concluded to make 'Limited/No Contribution' in respect of this purpose. These Purposes are therefore not considered further.

The table overleaf summarises the conclusions of the Study in respect of each parcel and a comment is also provided in respect of the parcel of land that is being promoted.

The outcome of the GBDS is of course only one of many considerations when determining whether land is considered appropriate for release from the Green Belt. Subsequent masterplanning, wider sustainability objectives and the benefits associated with the delivery of housing in this location when considering all reasonable alternatives will also be factors that will ultimately influence the outcome of the Plan Making process.

Green Belt Purpose	Parcel P21	Parcel P22	Toy Farm Consideration
<p>Purpose 1 – Checking the unrestricted sprawl of large built-up areas</p>	<p>Moderate Contribution The parcel's contribution to preventing sprawl is limited due to being contained to an extent by Euxton and Chorley, which both form part of the Central Lancashire large built-up area. However, the parcel still retains some connectivity to the wider Green Belt to the south.</p>	<p>Limited/No Contribution The parcel is almost entirely contained by Euxton, Buckshaw Village and Chorley, which form part of the Central Lancashire large built-up area. The parcel therefore lacks connectivity to the wider Green Belt, which limits the contribution it makes to preventing sprawl of the large built-up area.</p>	<p>Both Parcels have a strong interrelationship with the urban settlement of Euxton and this is acknowledged within the GBDS. The land specifically being promoted at Toy Farm has an even closer association to the existing settlement than the wider parcels and so overall both parcels are considered to make Limited/No Contribution to this Purpose</p>
<p>Purpose 2 – Preventing neighbouring towns from merging into one another</p>	<p>Significant Contribution The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The A581 to the north of the parcel acts as a connecting feature between the settlements.</p>	<p>Significant Contribution The parcel lies in a very narrow gap between Euxton and Buckshaw Village and Chorley to the southeast. The railway line in the north of the parcel and the A581 to the south of the parcel act as connecting features between the settlements.</p>	<p>It is acknowledged that this land forms a key Area of Separation between the settlements of Euxton and Chorley and the assessment has considered each parcel in its entirety. Through careful masterplanning it would be possible to ensure that a buffer is still maintained along the eastern boundary which will assist in maintaining a clear separation between the two settlements. The dense vegetation to the east of the parcel already performs this function to a large degree. If development comes forward and the Green Belt boundary alteration is applied in this way the harm against this Purpose would be minimised.</p>
<p>Purpose 3 – Assisting in safeguarding the countryside from encroachment</p>	<p>Significant Contribution The parcel is generally comprised of rural uses and tree cover at much of the inset edge creates strong distinction from the urban areas of Euxton and Chorley. Development would be a significant encroachment on the countryside.</p>	<p>Moderate Contribution Although the parcel lies in close proximity to inset development on all sides it's a relatively large area with small, well-hedged fields and stronger tree cover along German Brook. This means that land closer to the core of the parcel retains a strong rural character. Development within this area would therefore be considered significant encroachment on the countryside.</p>	<p>The assessment of Parcel P22 makes a clear distinction in respect of the Toy Farm land (Map Point A), acknowledging that the washed-over development south of Washington Lane weakens this area's distinction from the urban edge, as does the Fire Brigade Centre and roads to the east, which further add to a sense of enclosure. If considered in isolation of the wider parcel it is considered that the land makes Limited/No Contribution towards this Purpose. Again, it is considered that in respect of Parcel P21, the smaller 'Parcel 1' of the Toy Farm land (as indicated in Figure 2 of this Statement) has a completely different characteristic to the wider parcel and so makes less of a contribution towards this Purpose.</p>

Green Belt Purpose	Parcel P21	Parcel P22	Toy Farm Consideration
Overall Conclusion	<p>Prevention of the coalescence of towns (Purpose 2) and safeguarding the countryside from encroachment (Purpose 3) are likely to be significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. Furthermore, dense tree cover at much of the inset edge creates strong distinction between the parcel and the inset area. As such, there are no strategic-scale areas within the parcel that make a lower contribution.</p>	<p>Prevention of the coalescence of towns (Purpose 2) and safeguarding of the countryside from encroachment (Purpose 3) are likely to be the most significant considerations when determining the potential for release of land for development within this parcel. Land lies in a very narrow gap between Euxton and Buckshaw Village and Chorley and therefore any strategic release of land within the majority parcel would result in significant weakening of the settlement gap. The wider impact of any release on the contribution of land to Purpose 3 will be limited by the parcel's containment, but any partial release within the parcel is likely in turn weaken the distinction of land in adjacent fields. Washed-over development south of Washington Lane (map point A) weakens this area's distinction from the urban edge, but any strategic scale release in this area would contribute to merging of Euxton and Chorley. The area of safeguarded land in the west of the parcel (map point B), other than the southern end which is contained by the wooded course of German Brook, has weaker distinction from inset areas than land on other edges of the parcel, where roads and/or tree cover provide stronger boundaries. Any development here would in turn have a knock-on impact on adjacent Green Belt to the east, but the containment of this safeguarded land on three sides by residential development means that a strategic-scale development would not decrease the width of the settlement gap.</p>	<p>It is evident that certain elements of the LUC GBDS would have a different outcome if individual elements of the Toy Farm land had been considered in isolation. Through a carefully masterplanned approach, it is possible to maintain the integrity and function of the Green Belt and Area of Separation that exists such that this land can be considered appropriate for Green Belt release with a new durable Green Belt boundary then being established.</p>

5 SUSTAINABLE LOCATION

The Site it is sustainably located in relation to a wide range of existing services and facilities in both Euxton and Chorley. The accessibility of the site to education, shops, services, other community facilities and public transport is considered in more detail below.

The existing links and Public Rights of Way will be retained and enhanced where possible within the detailed design stage. A number of these offer the opportunity to provide improved pedestrian and cycle links to Yarrow Valley and key local facilities.

The early masterplanning work, considered later in this Development Statement, highlights the scope to provide pedestrian (and cycle links) towards neighbouring residential areas and Yarrow Valley to the south.

Education

In respect of access to education provision, a number of primary and secondary schools are located close to the site. Balshaw Lane Primary School is located to the immediate west of the Site and Buckshaw Primary School (1.2km), Euxton CofE Primary School (1.3km) and St Mary's Catholic Primary School (1.3km) are located within close proximity. The nearest secondary school is Parklands Academy (1.2km). The site is therefore extremely well catered for in terms of access to education facilities.



Shops and Services

The site is within easy walking distance of a wide range of shops and services being only 450 metres east of the centre of Euxton Local centre, which includes two convenience stores (Nisa Local and Premier), a Post Office, hairdressers/barbers, off licence, public house, delicatessen, and hot food takeaways. A Tesco Extra (with Petrol Filling Station) and McDonalds is just 550m east of the Site.

The Site is therefore extremely well served in respect of shops and services.

Employment

Employment opportunities are provided through the wide range of shops and services available within the surrounding area. Ackhurst Business Park is 600m east and contains a large number of business and there are also other commercial premises along the Foxhole Road/Ackhurst Road corridor, including on Common Bank Industrial Estate.

Further afield, connections via bus and train services enable easy access to the major employment destinations of Buckshaw Park, Chorley, Preston, Bolton, Manchester and Liverpool, along with other destinations.

Public Transport

The site is well served by existing public transport provision with bus stops located on Southport Road. Services 109, 409, 793, 804 and 812 operate along this corridor and provide regular daily services to destinations such as Chorley Town Centre, Preston City Centre, Buckshaw Village, Leyland and Clayton-le-Woods.

Euxton Balshaw Lane railway station is 850m west of the Site and provides regular daily services to Liverpool, Preston, Blackpool along with a number of other destinations en route.

Buckshaw Parkway Station is 2.5km to the north and provides access to a further range of destinations including Manchester, Bolton, Preston and Blackpool. The Site is therefore extremely well served by public transport.

Healthcare

Chorley and South Ribble Hospital is located 2.3km north east of the Site and local GP practices include The Euxton Medical centre (1.8km) and Buckshaw Village Health Centre (2.6km), which also provide dental services. Other dental services are available at mydentist (1.6km) on Wigan Road in Euxton.

Walking and Cycling

There is an established network of pedestrian footpaths and cycle routes surrounding the site. A definitive Public Right of Way (Ref: 9-14-FP 22) runs alongside the western boundary of the southern parcel (see Figure 5) and will need to be taken in to account as part of the masterplanning process. The opportunity exists for the Site to enhance this Public Right of Way and improve accessibility to Yarrow Valley Park and to connect into the wider footpath network that exists in Euxton and Chorley.

National Cycle Route Network route number 55 runs to the east of the Site and local cycle network routes adjacent to the Site provide a direct connection to this route from immediately adjacent to the Site.



Figure 5: Public Right of Way

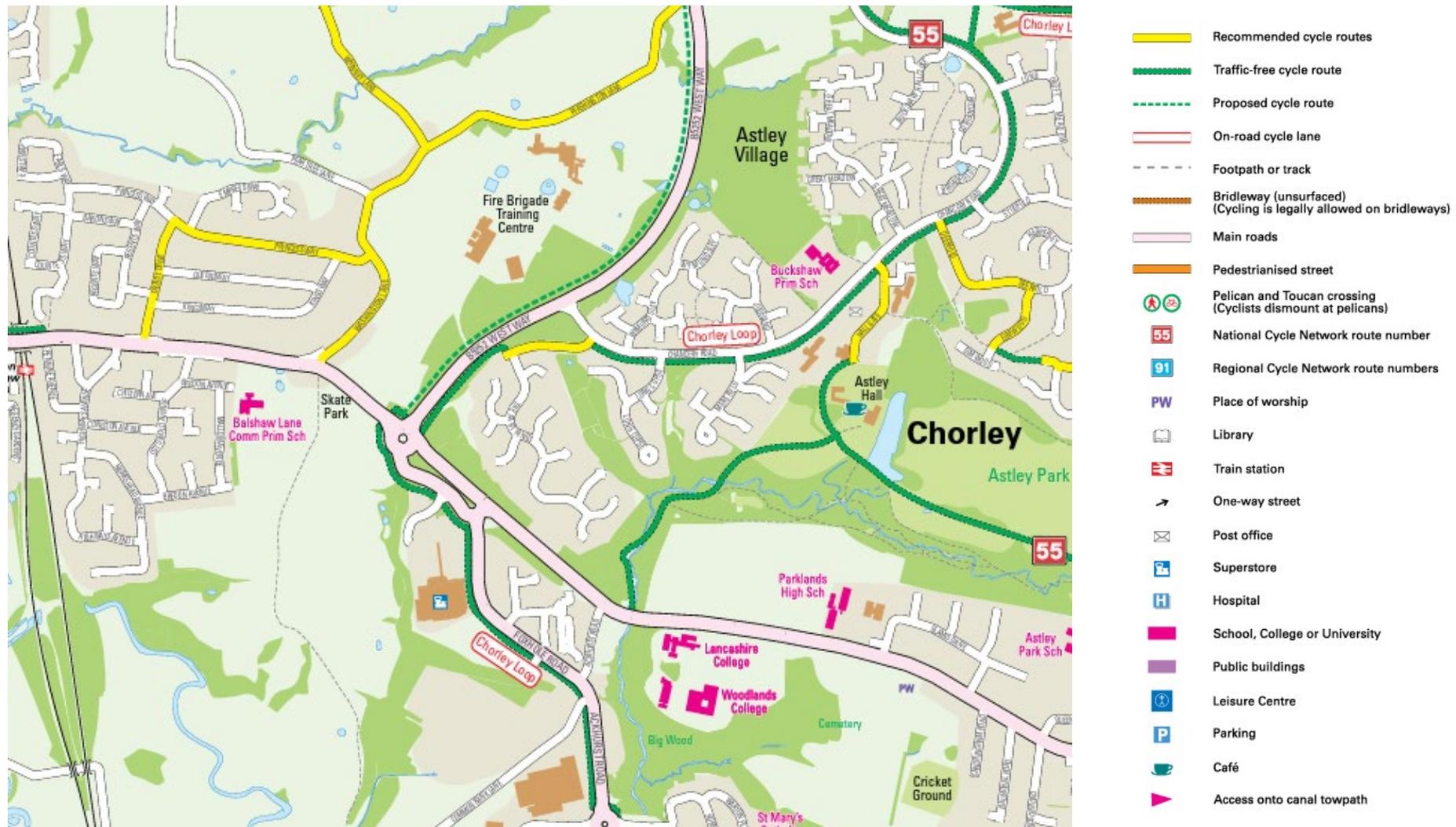


Figure 6: Local Cycle Networks

Sports, Recreation & Community Uses

Euxton Cricket Club and Yarrow Skate Park are located immediately adjacent to the Site and provide important recreational and social amenity for the local community. The Site forms part of Yarrow Valley Park, albeit the land is not currently publicly accessible and so the proposed development offers the opportunity for enhancements to be delivered in respect of the accessible areas of the Park.

Astley Park is located 1.6km to the east of the site and Euxton park 950m to the west. Sporting facilities, including a 3g football pitch are available for hire at the nearby Parklands Academy. West Way Sports Hub 1.1km to the north also provides access to excellent football facilities.

The Local Amenities Plan produced by Eddisons at Figure 7 provides details of the location of the amenities described above in addition to others.

In accordance with the National Planning Policy Framework, the land at Toy Farm is suitably located for housing development as it is accessible to a wide range of education, healthcare, retail, sports, recreation and community facilities.

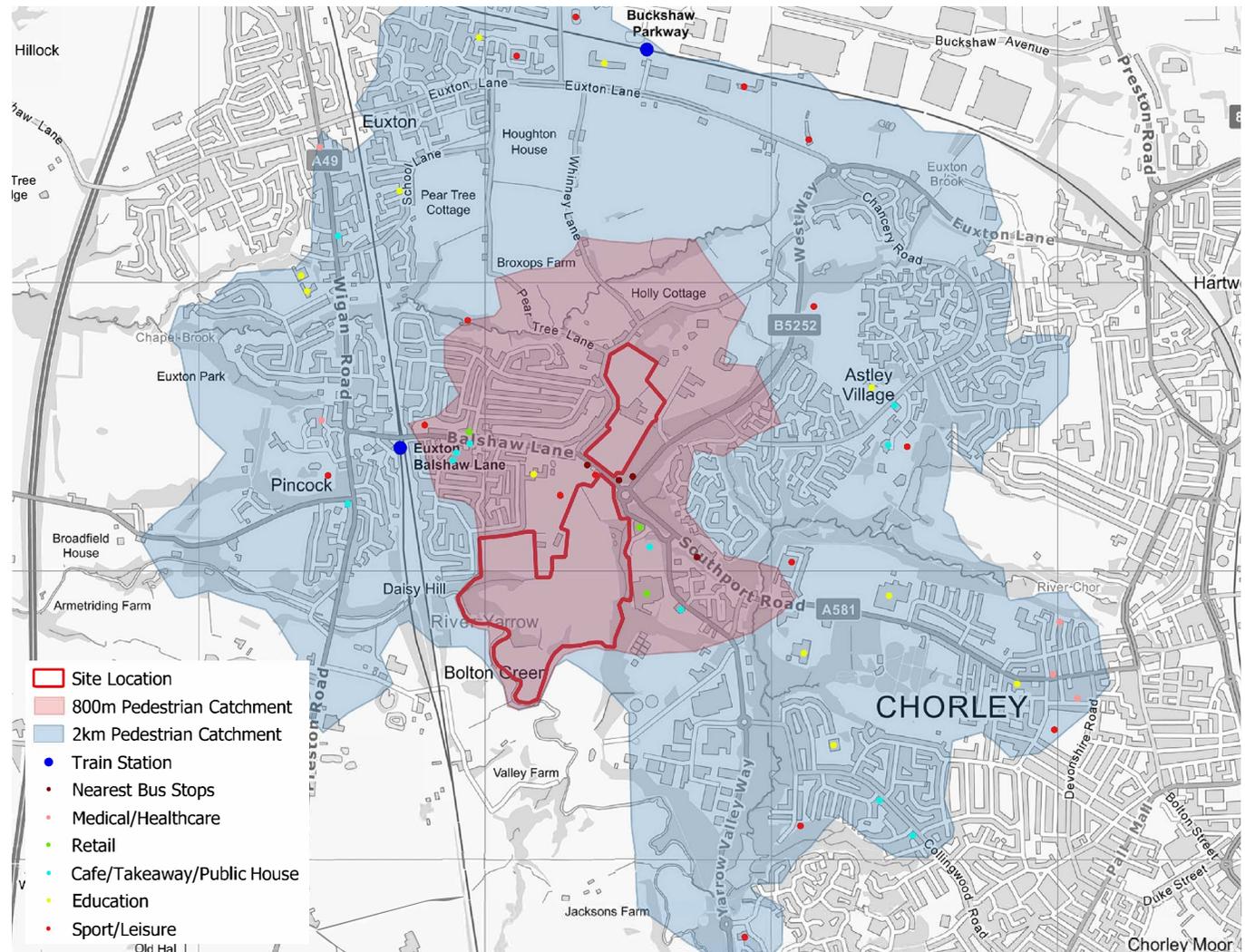


Figure 7: Local Amenities Plan

6 A DELIVERABLE SITE

Annex 2 of the National Planning Policy Framework defines a deliverable site as one that is available now, offers a suitable location for development now and that is achievable with a realistic prospect for housing to be delivered on the site within five years. It goes on to state:

- a. Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b. Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

The remainder of this Section will assess whether the site is available and suitable for residential development and whether it is achievable that housing completions can begin on the site within five years from being allocated.

Available

The Site is in single ownership and the landowner is willing for the land to be considered available for development. Accordingly, an Illustrative Masterplan has been prepared and high level technical advice has been provided to help inform it.

The landowner is willing to engage with land promoters and developers in order to ensure that development of the land can come forward in the manner and timescales intended, delivering homes within the early years of the Central Lancashire Local Plan period.

There are no identified ownership or major physical constraints that would prevent development starting on site upon receipt of the necessary consents.

The site can therefore be considered available.

Suitable

It has been demonstrated in Section 4 that the site is in a highly sustainable location and is therefore an appropriate location in which to locate new residential development.

It should be noted that although there is an illustrative masterplan covering the whole site, as described within Section 2 of this Statement there are a number of distinct parcels which could come forward on a phased basis and be accessed/delivered independently.

As outlined in the remainder of this Section, there are no constraints that would preclude the development of the site in the short term.

Access and Highways

Eddisons have considered the possible means of access to the Site and with reference to Figure 8, a priority junction on to Southport Road is proposed in respect of the southern parcel, with associated highway improvements to the access for vehicles turning right into the Site. The existing bus lay-by on the southern side of Southport Road will be unaffected by the works and the necessary 2.4m x 43m visibility splays can also be achieved. It is then intended to relocate the existing bus lay-by and widen the highway using land in the ownership of the landowner and highway land to accommodate this improvement.

Access to the northern parcel can be provided directly from Washington Lane, avoiding any conflict with the proposed access to the southern parcel. Again, this will be via a priority junction arrangement with the necessary 2.4m x 43m visibility splay being achieved.

A detailed Transport Assessment will need to be undertaken but it is anticipated that any impact upon the local highway network would be 'less than severe', as required by the NPPF and so development in the manner intended should not be refused on highway grounds. Any necessary off site highways improvements can be agreed with the highway authority and brought forward at an appropriate time to allow the delivery of the proposed development.

The Illustrative Masterplan proposes a series of internal road networks with clearly defined hierarchies allowing for legibility of movement and ensuring that highway safety is maintained.

As described in Section 5 of this Statement, the Public Right of Way that runs adjacent to the southern parcel is to be maintained and connectivity through the Site improved, with more routes provided than are currently available given the private status of the land. The Site also benefits from excellent cycle connectivity and so cycle access will form a central part of the development strategy.

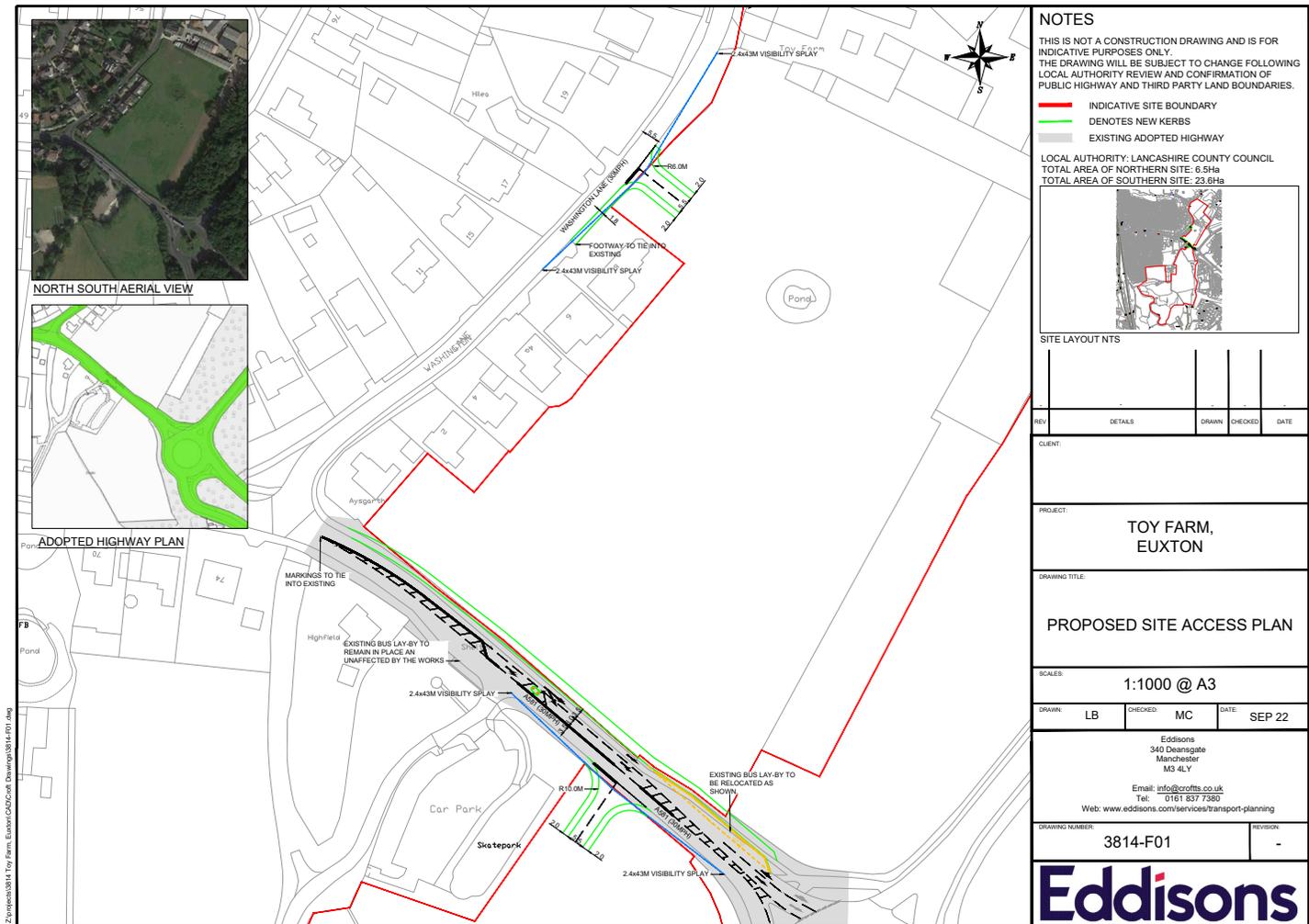


Figure 8: Access Arrangements

Ground Conditions

AJP have carried out a search of coal mining risks and this has helped to inform the production of the Illustrative Masterplan. Figure 9 highlights where high risk areas are located (denoted by the black hatching) and so a Coal Mining Risk Assessment will be undertaken to fully inform the detailed design of any scheme. Given the greenfield status of the land (Toy Farm and the adjacent buildings are excluded from the development area at this stage, but could easily be incorporated or redeveloped), there are not anticipated to be any other significant ground conditions or contaminants that would have a fundamental impact upon the delivery of housing at the Site.



Figure 9: Coal Mining Risk Areas

Green Infrastructure

A key aspect of the masterplanning of the Site has been to maximise the interrelationship between the built form of development and wider countryside. This has been achieved through the introduction of a series of green corridors that provide critical east-west and north-south links, which will also realise significant benefits towards biodiversity improvements.

Flood Risk and Drainage

AJP have confirmed that the site is in Flood Zone 1 with some localised surface water flooding at the most southern end of the site adjacent to the River Yarrow. There is however risk of flooding from reservoirs as shown in Figure 10 on the EA Flood Risk map.

The masterplanning exercise has recognised this key constraint and so development parcels are to be located in Flood Zone 1 only, ensuring that any risk of flooding is minimised.

A main sewer runs along the far western corner of the southern parcel and so it is necessary for an easement to be provided in respect of this key United Utilities asset and again, this has been accounted for when producing the illustrative masterplan.

Ecology

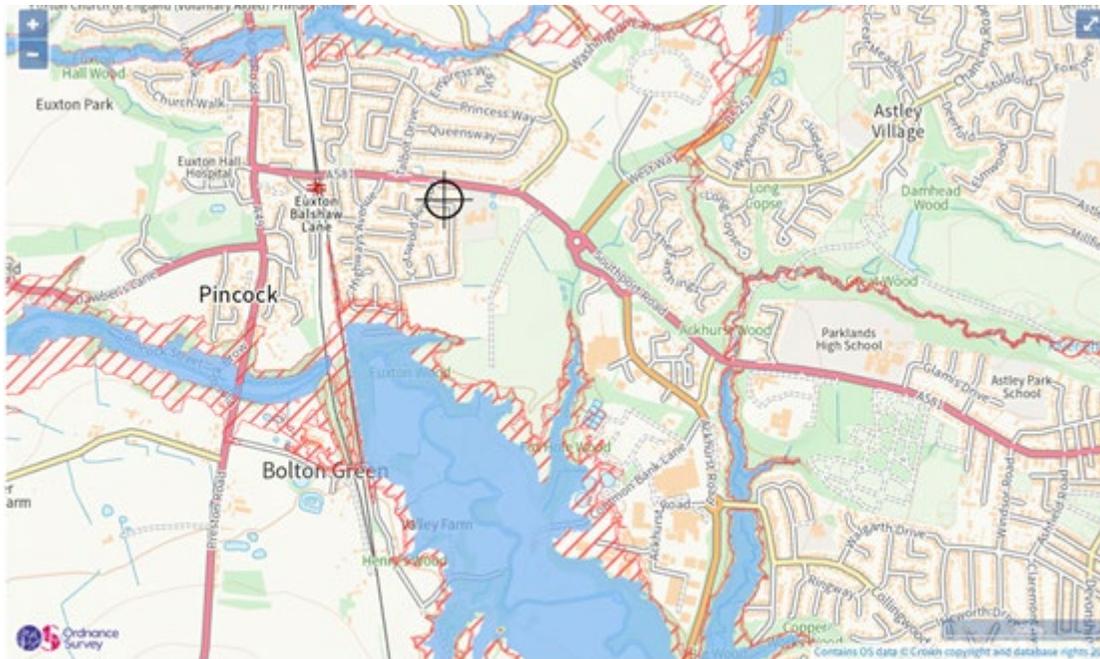
The gross site area extends to c. 32 hectares, but the net development area proposed with reference to the Illustrative masterplan is just 16 hectares. 14 hectares of Public Open Space and green infrastructure is to be provided outside of the defined development parcels (which will also include elements of green infrastructure alongside built development) and so the potential to achieve the necessary biodiversity net gain is significant.

Historic Environment

The Site is not within or adjacent to a Conservation Area. The only listed building in close proximity is the Grade II Listed Barn north east of Euxton House Farmhouse, as indicated on the Historic England Map Search extract provided in Figure 11. The barn is outside of, but adjacent to, the site boundary and is set within a clearly defined setting. An appropriate buffer is therefore to be maintained and a detailed Heritage Assessment undertaken as detailed proposals for the scheme are produced.

Achievable

The typology of the site is that of greenfield in agricultural use and there are no obvious abnormal costs anticipated in relation to ground conditions. Based on the Illustrative Masterplan, and the strong housing market that exists in Euxton, it is considered that development of the site for residential use in the manner intended is viable and achievable.



Maximum extent of flooding from reservoirs:

● when river levels are normal ■ when there is also flooding from rivers ⊕ Location you selected

Figure 10: EA Flood Risk Map

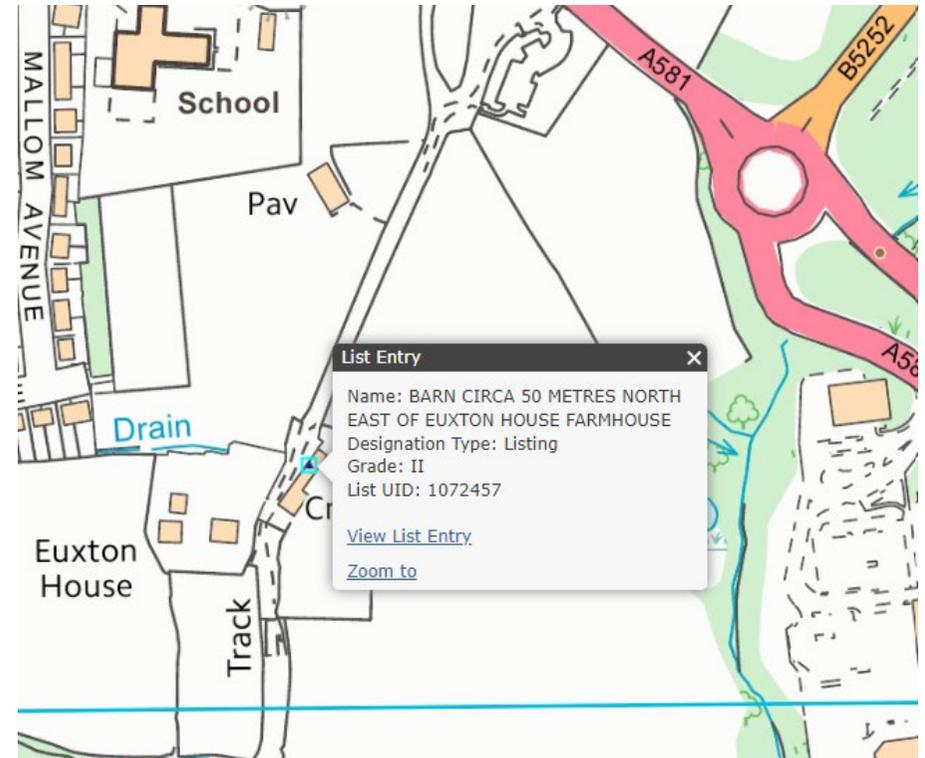


Figure 11: Historic England Listed Buildings Map Search extract

7 DESIGN PRINCIPLES

MPSL have prepared an Illustrative Masterplan to demonstrate how the land under the landowners control can be delivered for residential development in a manner that responds positively to the site specific opportunities and constraints.

Details of the approach that has been taken when producing the Illustrative Masterplan are now provided.

Opportunities & Constraints

This Statement has established that there are no known major technical constraints which would automatically preclude the proposed residential development of the Site. Physical features have been recognised to be important considerations and the response below outlines how the design has reacted positively to each consideration. The associated Opportunities & Constraints Plan is provided at Figure 12.

Key 'fixed' constraints that exist in the southern parcel are the existing sewer (and need for an associated easement) as indicated by the yellow hatching on the O&C Plan. Public Right of Way (Ref: 9-14-FP 22) is also identified as a key constraint, but also provides significant opportunity through integration, enhancement and increased linkages.

Coal Mining Risk Areas also exist in the southern areas of the Site, as do areas that have the potential for flood risk. Some ponds are also present, but these are not considered to represent a major constraint and can easily be integrated into the development.

The properties that back on to the Site along Bredon Avenue and Hawkshead Avenue create a sensitive boundary and it will be necessary to make sure that adequate levels of amenity are maintained.

Opportunities in the **southern parcel** include the prospect to provide a safe and convenient access from Southport Road, the integration of green corridors helping to improve accessibility and biodiversity and the potential to create an active frontage adjacent to Euxton Cricket Club.

In respect of the **northern parcel**, less constraints exist, with the key one being the Coal Mining Risk Area in the north east corner. Well defined hedgerows that delineate some of the existing field boundaries have the potential to be integrated as far as possible into the scheme and a water body also exists to the south of Toy Farm which can easily be accounted for as part of the masterplanning process. Toy Farm itself could be demolished and incorporated into the development should the northern parcel come forward in its entirety.

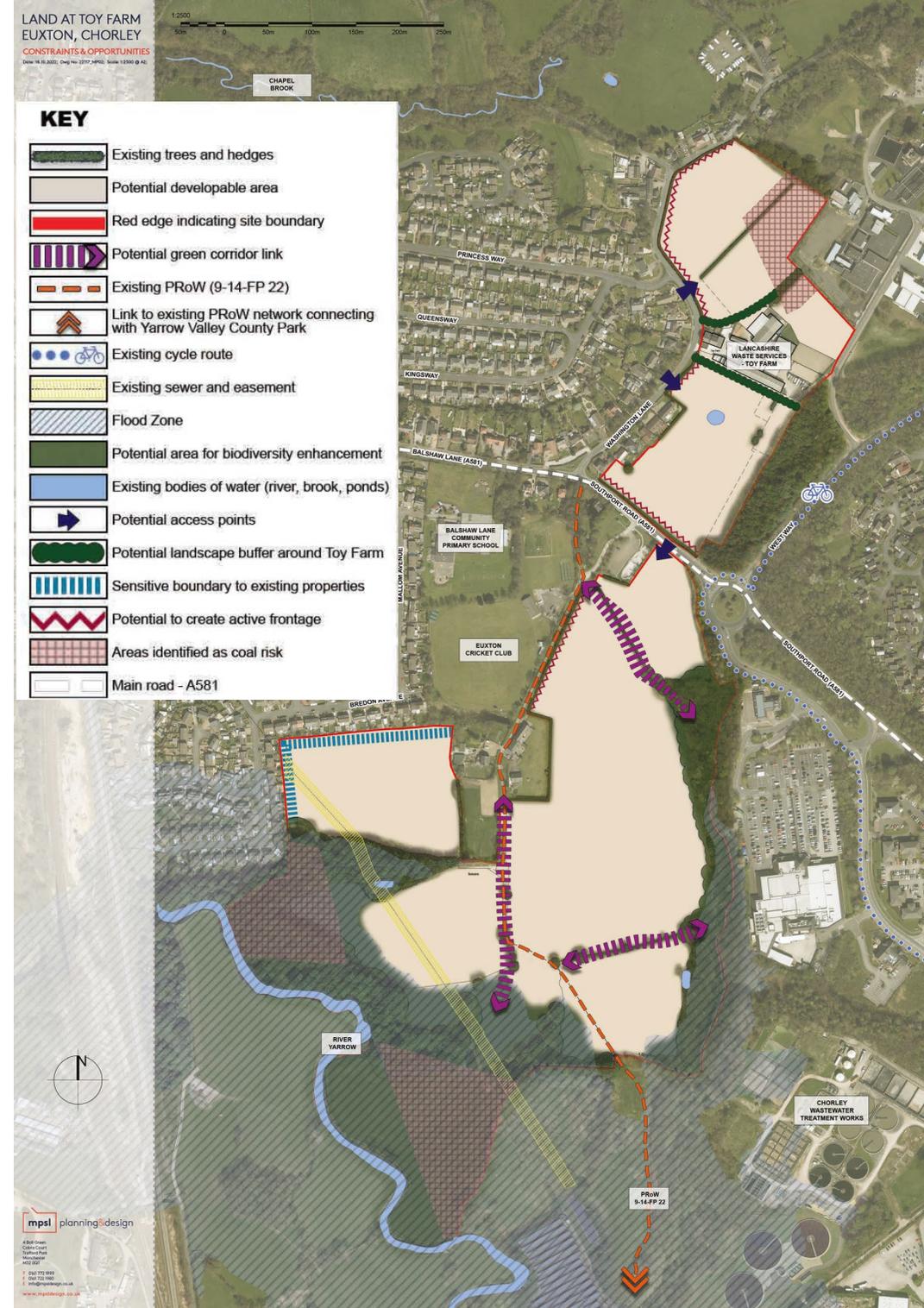


Figure 12: Opportunities & Constraints

The opportunity also exists to create an attractive street scene fronting the extent of Washington Lane, helping to integrate the scheme into the existing settlement of Euxton.

Illustrative Masterplan

Whilst the masterplan is purely illustrative at this stage, it demonstrates a clear Vision for the site. It builds upon the opportunities and constraints identified in order to create a high quality, sustainable extension to Euxton. The key elements of the Illustrative Masterplan can be described as follows:

Gateway Character

1. Principal entrance/access points should create an attractive gateway into the site, which is complemented by green space.
2. The development should create a strong development frontage to Southport Road (A581), and Washington Lane, complemented by landscape buffers.
3. Focal reference points should be created across the site, which act as key way finders.

Design Principles

1. Development edges should respect/respond to the rural setting, through the use of internal lanes or private drives, with outward facing properties.
2. The development should form unobstructed views across the open countryside and existing woodland to the south & east.
3. Incorporate the existing PRoW within an enhanced green corridor, providing empowered pedestrian / cycle route.
4. Create areas of formal / informal play spaces which promote imaginative play spaces for children.
5. Provide focal buildings across the site which create key reference / trigger points.
6. The development should create individual character areas across the site which contribute towards forming a cohesive sense of place.
7. Create a clear and distinct street hierarchy which navigates users through the site.



Figure 13: Illustrative Masterplan

8. Existing open space / woodland to the south creates an opportunity to form an enhanced biodiversity area, which promotes on-site wildlife habitats.
9. Green corridors should create an attractive landscape network which connects with existing green space.
10. Tree lined avenues should create a north-south link which connects with the southern area of open space.
11. Landscape buffers should create natural screening to the north and south of Lancashire Waste Services and Toy Farm.
12. Pedestrian routes should create a permeable network of routes and links which connect with existing infrastructure.



8 SUMMARY AND CONCLUSIONS

The landowner is actively promoting the land at Toy Farm for release from the Green Belt for it to be identified as a Housing Allocation as part of the forthcoming Central Lancashire Local Plan Review.

The Site represents a sustainable, logical opportunity for housing development adjacent to the existing settlement of Euxton. It is ideally placed to contribute towards meeting local housing needs in the area and across Chorley and Central Lancashire as a whole. The Site is capable of delivering around 600 new homes in a phased manner which responds positively to the context of the site and surrounding area.

This Development Statement has demonstrated the following:

- The site is well related to the existing settlement of Euxton and the necessary Area of Separation can be maintained from Chorley to the east.
- The site is in a highly sustainable location, within an acceptable walking distance of a wide variety of local services and facilities, including primary and secondary schools, convenience stores, recreational facilities, health services, employment opportunities and other key amenities.

- Frequent bus services into Chorley town centre and Preston City Centre along with other destinations are available adjacent to the Site and Euxton Balshaw Lane and Buckshaw Parkway railway stations provide access to a range of destinations farther afield including Manchester, Liverpool, Preston, Bolton and Blackpool.
- When considered against the five purposes for including land within the Green Belt set out in paragraph 138 of the NPPF, the site is considered appropriate for release from the Green Belt.
- There are no physical or other technical constraints which would prevent the development of the site for housing. The ability exists for the site to be brought forward in a series of parcels which can be developed independently allowing for either simultaneous or phased delivery.
- The Illustrative Masterplan establishes key design principles which would ensure the development responds positively to its context – preserving the existing woodland surrounding the site and interacting positively with the site's other green and blue infrastructure, protecting the amenity of neighbouring residents and achieving a durable new boundary to the Green Belt that maintains the Area of Separation with Chorley.

The site is **available, suitable and achievable** and therefore a **deliverable** site, capable of meeting the specific housing needs of Chorley and Central Lancashire.



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