



Homes
England

The Housing and Regeneration Agency

Central Lancashire Local Plan Team
Regulation 19 Consultation
Third Floor
Town Hall
Lancaster Road
Preston
PR1 2RL

By Email: centrallancashireplan@chorley.gov.uk

11th April 2025

Dear Sir / Madam

Central Lancashire Local Plan: Regulation 19 Submission Local Plan Consultation

This representation is submitted on behalf of the landowners contained within the proposed allocation HS3.2: Apsley House, Farington (hereafter referred to as the "Site") of the Central Lancashire Local Plan ("CLLP").

The proposed allocation includes land owned by:

- Homes England – 11.1 ha :
- G & W Love (individual landowner): 3.7 ha and
- Northern Trust Group (with Lanley Homes): 8.5 ha

A land ownership plan is provided at Appendix 1.

This representation focuses on Policy HS3.2: Apsley House, Farington only and sets out the landowners' joint support for the proposed allocation. Other representations have been submitted by each landowner individually to the Regulation 19 consultation and in response to the previous consultation stages for the CLLP.

Included within this representation are the following:

- Appendix 1 – Land Ownership Plan
- Appendix 2 – Concept Framework
- Appendix 3 – Housing Trajectory

All of the landowners support the efforts of the Central Lancashire Authorities (Preston, South Ribble and Chorley) [the CLAs] in preparing a joint Local Plan to address the future needs of the area. They also support the preparation of Plans to ensure long term housing needs and economic growth ambitions are met in full.

The landowners of HS3.2: Apsley House, Farington are fully committed to the delivery of residential development at the earliest opportunity and consider that the allocation has capacity for 448 dwellings.





The allocation is suitable, available and achievable and the majority (330 dwellings) can be delivered in the first five years of the Plan period following adoption.

Policy HS3.2: Apsley House, Farington

The allocation is located approximately 2.5km from Leyland and Penwortham town centres and 1km from Lostock Hall (Tardy Gate) district centre. It comprises land bound by the Preston to Ormskirk railway line to the south, Penwortham Way to the west and Chain House Lane / Coote Lane to the north.

Within the CLLP, the Site is proposed for allocation under Policy HS3.2: Apsley House, Farington for 435 homes.

All the landowners are supportive of Policy HS3.2 and the allocation of Apsley House, Farington for new dwellings. The Site is:

- **Suitable:** The Site is considered suitable for residential development as a robust understanding of constraints and opportunities has informed the Concept Framework for the proposed allocation (provided at Appendix 2) and the understanding of housing capacity on the Site. It demonstrates that there are no technical, environmental and legal constraints to the Site's delivery.
- **Available:** The proposed allocation is in multiple ownerships, and is being promoted jointly by Homes England, G & W Love and Northern Trust Group (with Lanley Homes). The land jointly promoted by the landowners is available for development now.
- **Achievable:** The Housing Trajectory provided at Appendix 3 demonstrates that the Site can be delivered early and in full within the Plan period. Each landowners' site can be phased and delivered independently of each other, to accelerate housing delivery at the earliest opportunity.

As noted above, the Site is allocated for c.435 dwellings in the CLLP (under Policy HS3.2) however this is a lower capacity than our analysis has indicated. Following a review of technical constraints, we consider the Site has capacity for c.448 dwellings (an increase of 13 dwellings) and we request this modification to the allocation.

Collaborative Approach to Placemaking

As noted above, the allocation consists of three landowners: Homes England, G & W Love and Northern Trust Group (with Lanley Homes). All landowners have been working collaboratively throughout the preparation of the Local Plan to promote and coordinate the proposed allocation.

Recognising the need within Policy EN1 (referenced in the allocation's Key Development Considerations) for a collaborative approach to ensure the allocation is brought forward in a well-planned and timely manner, Homes England, G & W Love and Northern Trust Group (with Lanley Homes) have agreed and signed "Letters of Understanding".

The "Letters of Understanding" set out agreed aims and objectives needed in order to bring forward comprehensive housing development across the proposed allocation.





The aims and objectives agreed between all landowners are to:

- Work together to positively promote the allocation through the emerging Local Plan.
- Ensure that any planning and related technical due diligence work for each parties' land ownerships ensures a coherent solution to deliver the allocation as a whole.
- Collaborate on technical matters around masterplanning, access, drainage and any other relevant technical matters to achieve a mutually beneficial delivery solution to all parties.

Further to the agreed Letters of Understanding, and to ensure there is good placemaking across the allocation, the landowners have also produced and agreed a joint Concept Framework for the allocation – provided at Appendix 2.

This Concept Framework demonstrates a housing capacity of c.448 dwellings. It shows how each respective ownership within the allocation can be individually delivered, whilst avoiding uncoordinated piecemeal development and ensuring the proper planning of the area. The three sites can be delivered individually and phased to deliver concurrently (as included in housing trajectory in Appendix 3) and/or in any order.

The design principles that underpin the Concept Framework are:

- **Sustainable Travel Link:** To create a place that is well integrated into the existing built surroundings, the Concept Framework identifies where sustainable travel links could be provided from the western portion of the proposed allocation, towards the land to the north, (the Strategic Site Allocation – Pickering's Farm, Penwortham, SS6 and Local Centre) and wider consented scheme (LPA Reference: 07/2021/00886/ORM). This link would secure better cycle and pedestrian links to the north, improving permeability. Scope to improve public transport and upgrade bus stops on Chain House Lane / Coote Lane can also be explored if this is deemed desirable by South Ribble and Lancashire County Council.
- **Vehicular Access:** High-level access appraisals have been carried out to inform the location of the proposed vehicular access points. This creates two loop roads and provides primary access points on to Chain House Lane and Coote Lane. An access is also proposed on to Church Lane which is anticipated will only serve a small number of homes.
- **Wider connections:** The Concept Framework identifies opportunities to draw points of connection into and through the allocation creating well-connected street and path networks. To improve permeability in numerous directions, opportunities are identified to provide connections towards Bamber Bridge and Lostock Hall Railway Station. Opportunities to improve active travel routes along Chain House Lane, Coote Lane and Church Lane will also be explored.
- **Open Space and Play Space:** The Concept Framework demonstrates how a range of open spaces, including play space and natural walking routes across both the western and eastern portions of the allocation, could be provided. These walking routes can support well-being and access to nature.
- **Biodiversity Net Gain:** The Concept Framework will weave opportunities for habitat creation and enhancement throughout the landscaping strategy. In accordance with national planning policy, 10% Biodiversity Net Gain will be provided for the proposed allocation.





- **Surface Water Drainage:** The allocation is in Flood Zone 1 and is not at risk of flooding. The Concept Framework demonstrates how natural surface water swales within the green spaces on-site could manage surface water flooding.

By adopting an integrated and collaborative approach, the landowners can fully explore and understand both the barriers and opportunities on the allocation, thereby ensuring that the collective development contributes positively to placemaking.

A holistic and collaborative approach to deliverability and connectivity is being pursued and the landowners have worked together to ensure that the three parcels remain independently deliverable and can therefore accelerate housing delivery across the allocation.

Proposed Modifications

Based on the work undertaken to date, all landowners consider Policy HS3.2: Apsley House, Farington, is sound as it is justified by technical evidence, it is available to be brought forward for development now and is a suitable and sustainable location for new housing development.

For completeness, a modification is requested to the draft policy to clarify that the capacity of the Site is 448 dwellings and not 435 dwellings. This is to ensure it is justified (reflecting our proportionate evidence of the allocation's capacity) and consistent with national planning policy by ensuring an effective use of land to meet the need for homes (Paragraph 124 of the NPPF).

The landowners consider the Key Development Considerations can be met in full within individual planning applications and are confident that no modifications are necessary to this policy wording.

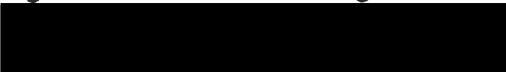
Summary

The landowners are working in collaboration to ensure that the allocation is brought forward in a well-planned and timely manner, immediately from adoption, and for completion early in the Plan period. The landowners are fully committed to the delivery of residential development on the proposed allocation at the earliest opportunity.

The landowners welcome further discussions with the CLAs to bring this allocation forward. We will continue to engage as appropriate a look forward to continuing to work with the CLAs on supporting the preparation of the CLLP.

Yours faithfully,

Signed on behalf of Homes England


Lucinda Taylor
Head of Planning and Enabling - North West

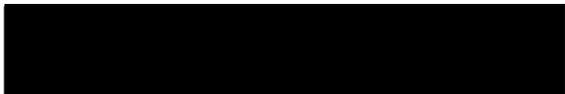




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Signed in acknowledgement on behalf of G & W Love



G & W Love

Signed in acknowledgement on behalf of Northern Trust and Lanley Homes



Neil McManus
Senior Development Manager





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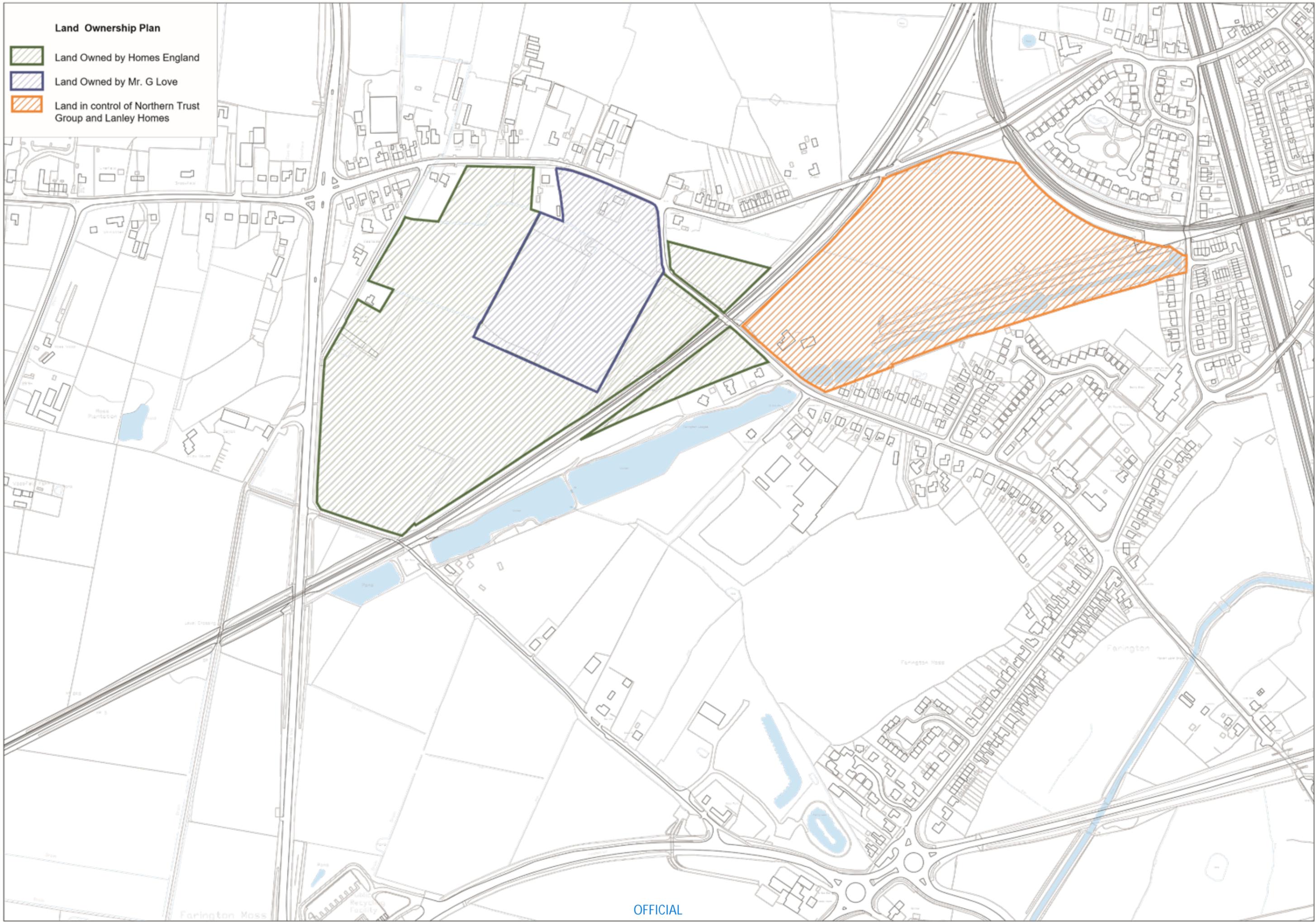
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Appendix 1 – Land Ownership Plan of Policy HS3.2: Apsley House, Farington



Land Ownership Plan

-  Land Owned by Homes England
-  Land Owned by Mr. G Love
-  Land in control of Northern Trust Group and Lanley Homes



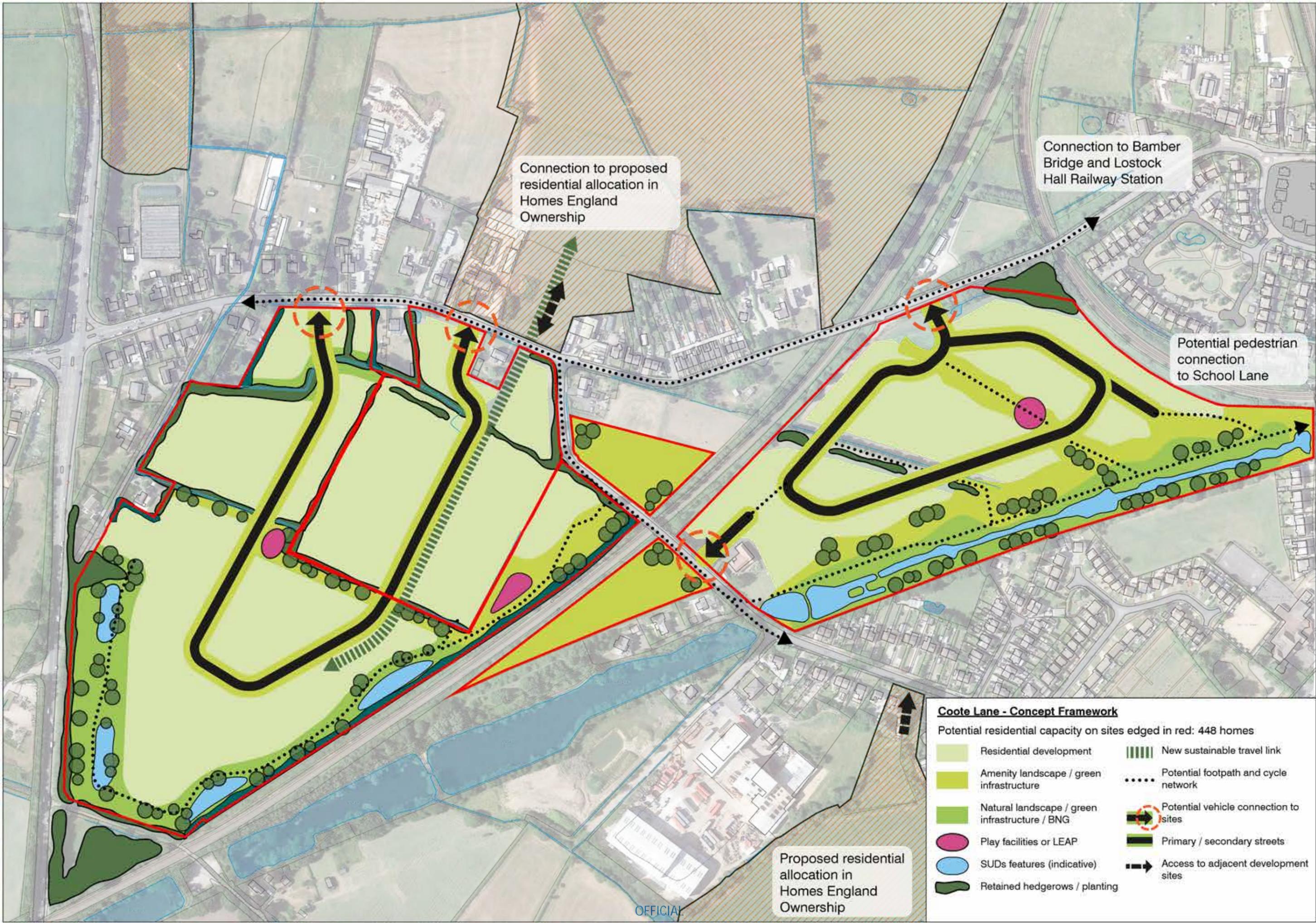


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Appendix 2 – Concept Framework





Connection to proposed residential allocation in Homes England Ownership

Connection to Bamber Bridge and Lostock Hall Railway Station

Potential pedestrian connection to School Lane

Proposed residential allocation in Homes England Ownership

Coote Lane - Concept Framework

Potential residential capacity on sites edged in red: 448 homes

- Residential development
- Amenity landscape / green infrastructure
- Natural landscape / green infrastructure / BNG
- Play facilities or LEAP
- SUDs features (indicative)
- Retained hedgerows / planting
- New sustainable travel link
- Potential footpath and cycle network
- Potential vehicle connection to sites
- Primary / secondary streets
- Access to adjacent development sites



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Appendix 3 – Housing Trajectory of Policy HS3.2: Apsley House, Farington



Appendix 3 – Housing Trajectory of Policy HS3.2: Apsley House, Farington

Landowners	Sept 2028	March 2029	March 2030	March 2031	March 2032	March 2033	March 2034	March 2035	Total
Mr Love	16	32	32	20					100
Homes England				24	49	49	49	49	220
Northern Trust Group (with Lanley Homes)	16	32	32	32	16				128
Total	32	64	64	76	65	49	49	49	448