

# Central Lancashire Local Plan 2023-2041

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)  
(ENGLAND) REGULATIONS 2012



## Regulation 19 Pre-Submission Plan

### REPRESENTATION FORM

The easiest way to submit your comments is online at <https://centrallocalplan.citizenspace.com/planning/cllp-regulation-19-representation-period/> . Alternatively, you can scan the QR code on the right, using a smartphone, to be taken to the webpage. **We would encourage you to use the online form wherever possible.** Where online is not possible, you can complete this form and return it to us using the postal address on the final page.



#### Submission form

This form has two parts-

**Part A** – Personal Details: need only to be completed once. **We will not be able to accept responses where personal details are not provided.**

**Part B** – Your representation(s): Please fill in a separate sheet for each representation you wish to make relating to each individual policy.

You will be asked to give details of why you consider the policies of the Local Plan to be sound or unsound, please be as precise as possible. You will also be asked to set out the modification(s) you consider necessary to make the Local Plan policies sound in respect of any soundness matters you have identified. You will need to say why each modification will make the policy sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

#### Privacy Notice

If you have any questions about how the Central Lancashire Authorities will handle your personal data, please see our Data Protection Policy Statement or contact us via email at [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk)

- Chorley Privacy Statement: <https://chorley.gov.uk/privacy>
- Preston Privacy Statement: <https://www.preston.gov.uk/article/1231/Data-protection-policy-statement>
- South Ribble Privacy Statement: <https://southribble.gov.uk/privacypolicy>

**Part A: Personal Details\***

We will not be able to accept responses where personal details are not provided.

1. Please provide your contact details.

*\*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) in the Person Details boxes below but complete the full contact details of the agent in Agent Details.*

	Representor Personal Details	Agents Details (if applicable)
Title	Ms	Mrs
First Name	Holly	Laura
Last Name	Froggatt	Marchant
Job Title (where relevant)	Senior Planning and Enabling Manager	
Organisation (where relevant)	Homes England	Ove Arup and Partners Limited
Address Line 1	Three New Bailey	
Address Line 2	Salford	
Town	Manchester	
Postcode	M3 5AX	
Telephone number		
Email address	████████████████████ ██████████	
What authority do you live / work in? ( <i>Chorley, Preston, or South Ribble</i> )		

**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>Homes England</b>
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**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS2.13 - Eaves Green
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support Policy HS2.13 and the allocation of Eaves Green, off Lower Burgh Way, Chorley for 29 dwellings. The allocation of Eaves Green, off Lower Burgh Way, Chorley under Policy HS2.13 is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England do not propose any modifications to Policy HS2.13.

(Continue on a separate sheet /expand box if necessary)

**Please note:** In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

***Please note*** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Third Floor, Town Hall, Lancaster Road, Preston, PR1 2RL by filling in this representation form.

**Forms must be received by midnight on Monday 14 April 2025.**



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<b>Name or Organisation:</b>	<b>Homes England</b>
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If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS2.25 – Pear Tree Lane
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support Policy HS2.25 and the allocation of Pear Tree Lane, Euxton for 100 dwellings. the allocation of the Pear Tree Lane Site under Policy HS2.25 is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England do not propose any modifications to the wording of Policy HS3.1. However, it is requested that the allocation boundary is modified to reflect the full Homes England's ownership as shown in Appendix C, available in the email representation.

(Continue on a separate sheet /expand box if necessary)

**Please note:** In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

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	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

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Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

***Please note*** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

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<b>Name or Organisation:</b>	<b>Homes England</b>
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Comment being made against:	Reference (please provide)
Policy:	EC5.2 – Cowling Farm, Chorley
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support Policy EC5.2 and the allocation of Cowling Farm, Chorley for 242 dwellings. The allocation of Cowling Farm, Chorley under Policy EC5.2 is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England do not propose any modifications to Policy EC5.2.

(Continue on a separate sheet /expand box if necessary)

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**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

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Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

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<b>Name or Organisation:</b>	<b>Homes England</b>
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If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check ‘No’, please also confirm below which of the ‘tests’ it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support the continued allocation of SS6.A as part of Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham, for c.1,350 dwellings. Homes England are collaborating with Taylor Wimpey and have secured outline planning permission on 2 January 2024 for 1,100 dwellings on part of this allocation (the application references are 07/2021/00886/ORM and 07/2021/00887/ORM). More detailed commentary on this proposed allocation is included within the representation jointly submitted with Taylor Wimpey.

Homes England support the allocation of SS6.B as part of Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham, for c.545 dwellings.

Work has been undertaken to understand the housing trajectory of the Site with this outlined in Appendix A of the email representation. As such, Homes England’s land ownership within allocation SS6.B as part of Policy SS6 (A+B): Strategic Site Allocation – Pickering’s Farm, Penwortham is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation. To support the delivery of the Site, a Development Statement has been prepared provided in Appendix B which is available in the email representation which includes a Concept Framework for the Site. This considers all constraints and opportunities to define a development capacity for Homes England's landownership.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward

your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England do not propose any modifications to Policy SS6.B.

(Continue on a separate sheet /expand box if necessary)

**Please note:** In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

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**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>Homes England</b>
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**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

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Comment being made against:	Reference (please provide)
Policy:	HS3.1 – Emnie Lane, Leyland
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support Policy HS3.1 and the allocation of Emnie Lane, Leyland for 500 dwellings. As such, the allocation of Emnie Lane, Leyland under Policy HS3.1 is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

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Homes England do not propose any modifications to the wording of Policy HS3.1. However, it is requested that the allocation boundary is modified to reflect the full Homes England's ownership as shown in Appendix C, available in the email representation.

(Continue on a separate sheet /expand box if necessary)

**Please note:** In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

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	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

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<b>Name or Organisation:</b>	<b>Homes England</b>
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Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS3.2 – Apsley House, Farington
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England are supportive of Policy HS3.2 and they consider allocation of Apsley House, Farington sound as it is justified by technical evidence, is available to be brought forwards for development now, and is a suitable and sustainable location for new housing development.

However, for completeness, a modification is requested to draft Policy HS3.2 to clarify the capacity of the Site is 448 dwellings and not 435 dwellings. Homes England confirms their land ownership of the Site as shown in Appendix C, available in the email representation. It should be noted Homes England do not own the full extent of the Apsley House allocation and their land ownership has capacity for circa 220 dwellings.

The allocation consists of three landowners: Homes England, G & W Love, and Norther Trust Group (with Lanley Homes). All landowners have been working collaboratively throughout the preparation of the CLLP to promote and coordinate the allocation. Further details are provided in an updated Development Statement available in Appendix B of the email representation, and a separate letter has been jointly submitted by all landowners setting out their approach to collaboration.

To ensure there is good placemaking across the allocation, the landowners have produced a joint Concept Framework for the allocation, available in Appendix 2 in the email representation. This demonstrates a housing capacity of 448 dwellings across the allocation. Work has been undertaken to understand the housing trajectory of the Site outlined in Appendix A, which available in the email representation.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward

your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England are supportive of the allocation, however for completeness, request a modification to Policy HS3.2 to state the allocation has the capacity to deliver up to 448 dwellings.

With this modification, Homes England consider Policy HS3.2 to be sound as justified by technical evidence (reflecting our proportionate evidence of Site capacity), it is available to be brought forward for development now, offers a sustainable location for development, and offers a sustainable location for development and is consistent with national planning policy by ensuring an effective use of land to meet the need for homes (Paragraph 124 of the NPPF).

(Continue on a separate sheet /expand box if necessary)

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

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**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>Homes England</b>
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**3. To which part of the Local Plan does this representation relate?**

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.  
If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HS3.5 – Church Lane, Farington
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Sound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support the allocation of Church Lane, Farington under policy HS3.5 for the delivery of 200 dwellings. The allocation of Church Lane, Farington under policy HS3.5 is considered sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England do not propose any modifications to the wording of Policy HS3.5. However, it is requested that the allocation boundary is modified to reflect the full Homes England's ownership as shown in Appendix C, available in the email representation.

(Continue on a separate sheet /expand box if necessary)

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No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

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<b>Name or Organisation:</b>	<b>Homes England</b>
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Comment being made against:	Reference (please provide)
Policy:	ENV.2 – Central Park (Lime Kiln Farm)
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Unsound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England support in principle the allocation of Lime Kiln Farm (EN5.2) as part of Policy EN5 and supporting text within paragraph 7.31, however consider the policy not sound as an element is unjustified.

Homes England support the aspirations of the Central Park set out in the “Central Parks Masterplan” produced by Capita and have had initial discussions with South Ribble Borough Council including the Parks and Recreation Team to explore further how this scheme can be delivered. It has been agreed with the Council that in order for the Central Park to come forward, enabling residential development is required at Lime Kiln Farm. This is reflected in Policy EN5.2.

Work has been undertaken to confirm the viability of the enabling development. The appraisal highlights that viability may be challenging and the need to pursue a higher capacity for up to 150 new homes is required to ensure the Central Park can come forward. How this capacity could be achieved on-Site has been considered and reviewed within the Development Statement in Appendix B, available in the emailed representation.

As such, whilst Homes England support the principles of Policy EN5.2, a modification to the policy to state that enabling residential development for up to 150 new homes will be permitted, is requested, in order to enable the delivery of a Central Park. The remainder of the policy wording is supported by Homes England.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England are supportive of the allocation in principle, however, a modification is requested to be reflected to state that enabling residential development for up to 150 new homes will be permitted, in order to enable the delivery of a Central Park. A modification is requested to change the wording of policy to:

*Land is allocated for a Central Park to the northeast of Lostock Hall. To help deliver the Central Park a limited amount of enabling residential development (up to 150 dwellings at Lime Kiln Farm) will be permitted. However, any scheme for residential development must clearly identify how this will enable the Park to be delivered ensuring good linkages to the wider greenspace network. This may include the physical transfer of land to South Ribble Borough Council and/ or developer contributions.*

With this modification, Homes England consider the allocation of Central Park with enabling residential development under Policy EN5.2 to be sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

(Continue on a separate sheet /expand box if necessary)

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England, as a key landowner across Central Lancashire, would like to attend all hearing sessions relating to their land ownerships. Please refer to the submitted representation for further details.

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**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>Homes England</b>
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Comment being made against:	Reference (please provide)
Policy:	HS4.3 – Land at Eastway
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Unsound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England are supportive in principle of the allocation of Land at Eastway in Policy HS4.3, however consider the policy not sound as an element is unjustified.

Homes England consider that the capacity of this Site is greater than that proposed in the emerging policy HS4.3. Work has been undertaken to consider whether a development of 56 dwellings as proposed in the policy would be viable. The appraisal highlights that viability is challenging and there is a need to pursue a higher capacity of up to 95 dwellings. Homes England have previously submitted a Development Statement showing how 95 dwellings could be achieved on the Site.

The Key Development Considerations in Appendix 6 related to this allocation under Planning Obligations, ID2 set out that “The Site is suitable for a residential led development and could accommodate affordable housing or extra care along with open space/sports pitch provision commensurate with the scale of residential development proposed.”. Homes England have concerns regarding the soundness of the requirement for sports pitches and consider this element is not justified.

Firstly, Homes England consider that Eastway is not suitable for sports pitch provision. The Site is only 4.3 hectares in size therefore it would be unlikely that the Site could accommodate such sport provision (and ancillary uses such as changing facilities, toilets etc), alongside car parking. Sport pitches would also require appropriate setbacks / buffers to the residential uses (as usually required by Sports England) and also to the M55, reducing the area for this provision considerably. The Site is also more suited towards residential development given it adjoins existing development.

Secondly, the evidence base document, Central Lancashire Playing Pitch Strategy & Action Plan (2018) identifies a need for sports pitch provision linked to anticipated housing growth across Preston. The majority of this housing growth is set to be delivered in the west of the North West Preston area, some distance from the Eastway Site. To align with the concentration of this housing growth, and ensure they are easily accessible by the local community, we consider a more appropriate strategy for the provision of new sports pitches would be to locate them to the west of North West Preston and not on the Eastway Site.

Thirdly, the Site has been identified in the Strategic Housing and Economic Land Availability Assessment (SHELAA, January 2025) as being suitable for housing and 'being suitable, available, and achievable with mitigable constraints'.

- The impact of delivering a sports pitch provision on this Site, would reduce the capacity to deliver homes on the Site and Homes England consider its inclusion would not be commensurate with the scale of the development.
- There is therefore only the evidence to support provision of open space on the Site commensurate with the quantum of residential development and not the provision of sports pitches and open space for wider use. The Key Development Considerations wording as written to provide sports pitches for wider use has not been justified, nor is it viable.

For further details on Homes England's response to this policy, please review Appendix A of the email representation.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Homes England are supportive of the allocation in principle, however, a modification is requested to reflect the overall allocation capacity of 95 dwellings. A modification is requested to change the wording of the Key Development Considerations: Planning Obligations ID2 to:

*The Site is suitable for a residential led development and could accommodate affordable housing or extra care along with open space/sports pitch provision commensurate with the scale of residential development proposed. A planning contribution may be required to help mitigate the impacts of development.*

We would request that the policy HS5 is updated to reference the green space along the M55 as a green buffer to mitigate noise and air pollution from the M55.

Homes England notes that the red line boundary included within the Local Plan is different to their ownership. Therefore, Homes England propose the allocation boundary is amended within the Local Plan to reflect Homes England ownership (this

relates to minor errors at the edge of the boundaries to the north, north-east and south-west).

With this modification, Homes England consider the allocation of residential use to be sound as it is justified by technical evidence, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

(Continue on a separate sheet /expand box if necessary)

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

*Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.*

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**Part B: Please use a separate sheet for each representation you wish to make**

<b>Name or Organisation:</b>	<b>Homes England</b>
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**3. To which part of the Local Plan does this representation relate?**

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Comment being made against:	Reference (please provide)
Policy:	EN17: Development in the Open Countryside
Paragraph:	
Development Site:	
Policies Map:	
Evidence:	
Other (Please state):	

**4. Do you consider the Local Plan is: Unsound**

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Sound  (If you check 'No', please also confirm below which of the 'tests' it fails to meet)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Positively prepared	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Consistent with national policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England recognises that the Site is currently allocated as Open Countryside in the Preston City Council Local Plan (2015) under policy EN1 and is proposed to remain in Open Countryside, under policy EN17.

The Site is positioned on the edge of an area identified as an Area of Separation as set out in the draft Local Plan. This designation serves to retain the defined development boundaries of neighbouring settlements where there is risk of coalescence as outlined in Policy EN18. The policy notes that development in these areas can be considered appropriate where they accord with Policy SS1 and do not undermine the physical extent or visual separation of settlements.

There are opportunities for Bleasdale Road to provide a small semi-rural extension to this existing settlement, connecting and enhancing the existing residential community through a high-quality design and embedding into the area through existing PRow, aligning to Policy EN1: Well Designed Places. Development of the Site can therefore be considered to be in accordance with this as it would not risk coalescing the existing settlement at Whittingham with any other and would retain the local distinct identity.

As outlined in the South Ribble Housing Demand and Needs Assessment (2024), there is a demonstrable need for specialist accommodation for older people across the area. There is a need for an additional 1399 additional C3 dwellings<sup>1</sup> over the plan period (2023-2041) and 464 C3 extra care units. The Site represents an opportunity to contribute to meeting this demand in a sustainable location, neighbouring an existing settlement with good access to public transport, services and facilities aligning to Policy HS12: Specialist Housing. The Site is located close to public transport provision, which offers services to Longridge town, Blackburn Town Centre and Preston City Centre, which each offer a range of services and facilities which would support the needs of future residents.

The Concept Framework included within the Development Statement, available in Appendix B of the email representation, outlines how the design of the development can sensitively respond to the existing context including local distinctive architecture, planting, field patterns and drainage networks. Ensuring the sensitive design of the Site also aligns strongly to Policy EN17 of the Local Plan and Paragraph 84 of the NPPF.

(Continue on a separate sheet /expand box if necessary)

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Homes England are supportive of the allocation EN17: Development in the Open Countryside in principle, however, a modification is requested to remove the Bleasedale Road Site from Policy EN17 and allocate it for residential development for specialist needs (such as older person accommodation).

This would meet the tests of soundness as the allocation is justified by technical evidence to provide much needed specialist housing, it is available to be brought forward for development now, offers a sustainable location for development and is consistent with national planning policy.

(Continue on a separate sheet /expand box if necessary)

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Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

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