

CENTRAL LANCASHIRE LOCAL PLAN PUBLICATION VERSION CONSULTATION (REGULATION 19)

Representations by Redrow Homes Ltd

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1. Introduction

Redrow Homes welcomes the opportunity to respond to the Central Lancashire Local Plan Publication Version Consultation (Regulation 19). As a leading developer, Redrow is committed to supporting sustainable growth across the region and ensuring that housing policies align with local needs, economic opportunities, and national planning policy.

2. Housing Requirement - Policy HS1

The Central Lancashire authorities have identified a shortage of sites to meet the region's housing needs under the emerging Local Plan. While policy HS1 states a supply of 25,579 units between 2023 and 2041, the actual delivery analysis suggests a shortfall of 2,487 units over the plan period. Redrow supports the Home Builders Federation (HBF) in highlighting that this figure represents only 80% of the standard method's assessment, leading to fears of housing undersupply and the inability to meet long-term demand. Economic developments, including the National Cyber Force headquarters and other regional investment initiatives, are likely to drive housing demand beyond current projections.

This reduction stems largely from a downward revision of deliverable units at Strategic Site SS3 to 1,000, and the removal of brownfield sites in Preston City Centre. Additionally, the requirement for authorities to review Local Plans every five years limits the role of large-scale windfall sites in meeting housing supply.

At the point of adoption for the emerging Local Plan, none of the three Central Lancashire authorities will be able to demonstrate a five-year housing land supply. A significant number of proposed allocations are expected to come forward in the first five years, but there is no clear evidence of imminent housing completions, such as detailed planning permissions or developer interest. This issue is particularly pronounced in South Ribble, where all retained allocations have been removed from the five-year housing supply.

3. Housing Allocations – Policy HS2, HS3 & HS4

Redrow supports the concerns raised by the HBF regarding the housing allocations set out in Policies HS2, HS3, and HS4. The HBF has emphasised the need for a balanced approach to development that ensures a variety of housing types, tenures, locations, and markets, allowing the Plan to effectively meet housing needs. Redrow agrees that the Plan should provide a diverse range of deliverable and developable sites across the Borough, promoting competition and choice to achieve the required housing supply.

Furthermore, Redrow supports the HBF's call for a sufficient buffer in housing land supply to prevent shortfalls. A surplus of allocated sites would allow for flexibility in the market and ensure continued delivery against housing requirements, maintaining a five-year supply and meeting the Housing Delivery Test. Redrow supports the recommendation that the Plan include a broad range of sites to promote competition and guarantee that housing needs in Central Lancashire are fully met.

4. Harrison's Farm, Adlington

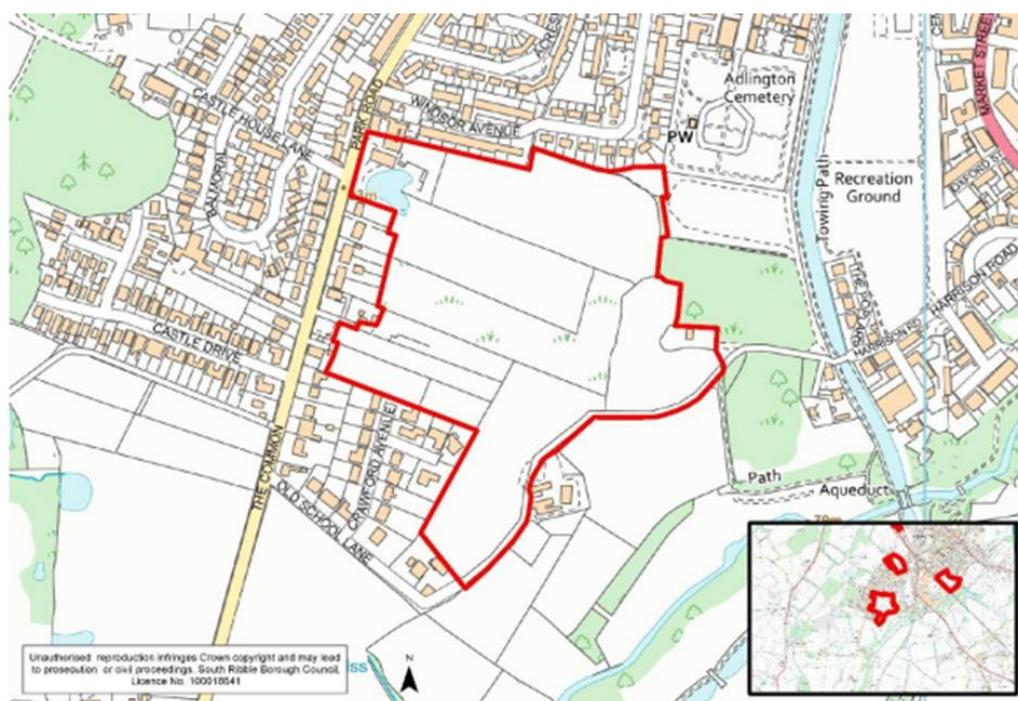
Land at Harrisons Farm, Adlington, designated as Safeguarded Land (ref BN3.2) under the adopted Chorley Local Plan, is located west of Adlington's centre. While the Central Lancashire Local Plan states that safeguarded land has either been allocated for development or excluded due to constraints, Redrow disputes this, arguing the site has not been thoroughly assessed.

The Local Plan is being developed under transitional arrangements, with the Council recognising the need for an immediate review to support even greater growth. This land, previously removed from the Green Belt to meet long-term development needs, is designated for future use. Even if the Council determines it is not required within the current planning period, its Safeguarded status should be maintained to ensure flexibility for future development

Instead, the site has been reallocated under Policy EN5.1 for Green Infrastructure. While Redrow recognises the pressing need for cemetery and allotment land in Chorley and has therefore removed the designated areas for such purposes from the site in accordance with both the adopted and emerging Local Plan, Redrow objects to the use of the remaining land for off-site Biodiversity Net Gain (BNG)

Land at this location should be allocated for housing rather than off-site BNG due to its suitability and strategic context for residential development. The site lies within Adlington, a Tier 3 District Centre as defined by the Central Lancashire Local Plan, which clearly recognises such areas as appropriate for housing growth. It is a well-contained parcel of land, surrounded on three sides by existing development, making it a logical and sustainable extension of the settlement. Additionally, the site benefits from excellent access to local services and facilities, including a primary school, train station, pub, and retail outlets, all of which support sustainable living and reduce car dependency.

While the importance of delivering BNG is fully acknowledged, it is considered that there are other more suitable council-owned sites within the wider area that can support the delivery of BNG objectives without compromising the delivery of much-needed housing in a sustainable and strategically appropriate location. Given these locational advantages and the urgent need for new homes, this site should be prioritised for residential development.



5. Conclusion

The Council has conducted a flawed site selection process, hastily withdrawing existing Local Plan designations to push through a new Regulation 19 Local Plan. This approach lacks flexibility in supply and disregards clear development opportunities, resulting in an unsound strategy.

Redrow asserts that land at Harrison's Farm, Adlington should be designated for residential development in the Local Plan, in line with its Safeguarded status. If the Inspector does not support this proposal, the existing Local Plan's Safeguarded designation should be retained, with a new policy or an amendment to EN15 reflecting this stance.